

understood has affected its popularity, particularly over winter months. The new centre would enable a greater and wider range of services to be offered from a purpose built facility.

The applicant advises the the Young People's Centre would provide:

- A high level of safety and security for young people;
- daytime, afternoon and evening clubs;
- Purpose built and adaptable spaces to offer a range of information learning programmes and workshops;
- Equipment such as pool and table tennis tables;
- Storage to accommodate resources and equipment;
- Confidential space to offer additional support to those who need it;
- a place where young people can take ownership and take a positive role within the community.

It is understood that there are already eight Young People's Centres within the borough and that this will provide a much needed facility to Harefield.

The applicant has provided justification for the loss of open space is this location such that no objections are raised to the principle of the development. Despite the very strong local opposition to the facility, the development nevertheless meets current Council policies and guidelines relating to residential amenity such that, on balance, and subject to relevant conditions, the development is considered acceptable.

Notwithstanding the concerns raised by residents over traffic, parking and congestion issues, it is not considered that the facility would give rise to such a significant increase in traffic or parking demand, which would be so prejudicial to pedestrian and highway safety that refusal could be justified.

Amended plans have been received which, together with appropriate conditions, are considered to satisfactorily address concerns raised regarding noise and, notably, notwithstanding the many comments received from residents relating to issues of safety and security, no objections have been received in this regard from the Metropolitan Police.

On balance, the development is considered to comply with current local, London Plan and national planning policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

2 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.

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers

1315-PL(01)001 00 (Site Location Plan)
1315 PL(04)001 00 (Existing Site Plan)
1315 PL(04)002 Rev.02 (Proposed Site Plan)
Z3413-100 Rev.08 (General Arrangement Plan)
1315 PL(04)101 Rev.00 (Ground Proposed)
1315 PL(06)100 Rev.00 (Elevations)
1315 PL(05)100 Rev.00 (Section 1-2)
1315 PL(05)101 Rev.00 (Section 3-4)
000000-PE-XX-DR-DR-C-PL01 Rev.P01 (Proposed Drainage)
Z3413-400 00 (Tree Pit Staking and Guying Details)

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM5 General compliance with supporting documentation

The development hereby permitted shall be carried out in accordance with the following specified supporting plans and/or documents:

Ecological Impact Assessment, prepared by ADAS dated March 2016
Ground Investigation Report, prepared by Ground Engineering dated March 2016
Phase 1 Environmental Survey, prepared by Pick Everard dated 07/01/16
Interim Transport Statement, prepared by Pick Everard dated 11/03/16
Supplementary Transport Statement, prepared by Pick Everard dated 07/04/16
Interim Travel Plan, prepared by Pick Everard dated 07/04/16
Tree Quality and Constraints Report, prepared by ADAS dated March 2016

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

REASON

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

5 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have

been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM8 Tree Protection

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

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

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

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

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

REASON

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

8 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping

- 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
3. Details of Landscape Maintenance
- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
- 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

9 COM10 Tree 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 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

10 COM12 Use

The premises shall be used as a young person's centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure the impacts of alternative uses, particularly in terms of noise, traffic and parking implications, can be properly assessed prior to any use coming into force, in accordance with Policies OE1, AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 COM15 Sustainable Water Management

Prior to commencement of development, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall clearly demonstrate how it:

a) Manages Water:- The scheme shall demonstrate ways of controlling the surface water on site by providing information on:

a) Suds features:

(i) incorporating sustainable urban drainage in accordance with the hierarchy set out in Policy 5.13 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided,

(ii) calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume to Greenfield run off rates at a variety of return periods including 1 in 1 year, 1 in 30, 1 in 100, and 1 in 100 plus Climate change,

(iii) Levels and overland flooding should be mapped, both designed and exceedance routes above the 100, plus climate change, including flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

b) Receptors:

(i) Capacity demonstrated for Thames Water foul and surface water network, and provide confirmation of any upgrade work required having been implemented and receiving watercourse as appropriate.

(ii) Where infiltration techniques (soakaway) or a basement are proposed a site investigation must be provided to establish the level of groundwater on the site, and to demonstrate the suitability of infiltration techniques proposed on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

(iii) Where groundwater is found within the site and a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased.

(iv) identify vulnerable receptors, ie WFD status and prevent pollution of the receiving groundwater and/or surface waters through appropriate methods;

c) Minimise water use: The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

(i) incorporate water saving measures and equipment.

(ii) provide details of water collection facilities to capture excess rainwater;

(iii) provide details of how rain and grey water will be recycled and reused in the development.

d) Long Term Management and Maintenance of the drainage system:

(i) Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

(ii) Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

e) During Construction:

How temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014); to ensure drainage is handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015); to conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015); and to ensure developments have suitable infrastructure in place to support them and improve water quality in accordance with Policy 5.14 Water quality and waste water infrastructure, (March 2015).

12 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

13 NONSC Youth Centre Management Plan

Before the proposed building is brought into use a Youth Centre Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall set out a programme of actions to control the following:

(i) Noise nuisance and anti-social behaviour in and around the site, including

management strategies to control youths entering and exiting the site during all hours of use;

(ii) Provision to ensure that all programmes operated from the site take account of the proximity of residential neighbours and seek to ensure that, where possible, the programmes are undertaken during normal day-time hours;

Once approved, the facility shall be run in accordance with the approved Youth Centre Management Plan for as long as the facility remains on site.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

14 COM20 Air extraction system noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Ecology

Prior to occupancy of the development a scheme for the inclusion of measures to promote and support flora and fauna shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhance wildlife opportunities within the landscaping and the fabric of the building in line with the recommendations set out in the Ecology Report (ADAS, March 2016). These measures shall include bat and bird boxes, habitat walls and a range of plants to encourage and support wildlife. The scheme must also include a living wall/screen. The scheme shall aim to include an area of land or enhance an existing feature that is dedicated to wildlife habitat. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

16 NONSC Soil testing

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted to and approved in writing by the Local Planning Authority. All soils used for the landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Details of access

Prior to commencement of development a scheme for the provision and management of the proposed southern access to the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i) details of the shared surface construction to include demarcation of the footway in a different colour,
- ii) details of the cross over from Ash Grove,
- iii) details of low level lighting to vehicular and pedestrian routes,
- iv) details of signage to be put up at the entrance advising drivers that entry is restricted and gates closed at appropriate times to restrict unauthorised entry,
- v) details of pedestrian visibility splays for vehicles emerging onto Ash Grove; and
- vi) measures to demonstrate how vehicles will safely turn right onto Ash Grove, either through the provision of acceptable sight lines through alterations to boundary treatments or through the provision of a speed table.

REASON

To ensure highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 SUS6 Green Travel Plan

Prior to occupation of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (2015) Policies 6.1 and 6.3.

19 NONSC Non-openable windows

Notwithstanding the approved plans, all windows shall remain fixed and non-openable at all times.

REASON

To safeguard the amenity of surrounding properties in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 COM21 Sound insulation /mitigation

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of physical, administrative measures, noise limits, a noise management plan and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

21 NONSC Plant noise

The rating level of noise emitted from the plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON

To safeguard the amenity of the surrounding area in accordance with policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

22 NONSC Opening hours

The opening hours of the Young People's Centre shall be limited to between the hours of 15.45 and 21.45 during term time weekdays, 09:30 and 17:30 on Saturdays and Sundays and between 09.00 and 22.00 on weekdays during school holiday periods.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

23 NONSC Servicing and deliveries

The premises shall not be used for the delivery and loading or unloading of goods, including the collection of refuse and recycling, outside the hours of 0800 and 1800, Monday to Friday, and between the hours of 0800 and 1300 on Saturdays. No deliveries shall take place on Sundays, Bank Holidays or Public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

24 NONSC Lighting scheme

No building or use hereby permitted shall be occupied or use commenced until a report detailing the lighting scheme and predicted light levels at neighbouring residential properties has been submitted to and approved in writing by the Local Planning Authority. Artificial lighting to the development must conform to requirements to meet the Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone - E2 contained within Table 1 of the Institute of Light Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005.

REASON

To safeguard the amenity of neighbouring properties in relation to light pollution in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

25 NONSC Refuse/Litter

No development shall take place until a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority.

The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
BE22	Residential extensions/buildings of two or more storeys.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R3	Indoor sports, leisure and entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 I11 The Construction (Design and Management) Regulations 1994

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

7 I12 Notification to Building Contractors

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

8 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control

of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

10 134 Building Regulations 'Access to and use of buildings'

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

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

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

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

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

reasonable.

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

11 159 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.

12

The Council's Access Officer has advised as follows:

1. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
2. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
3. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

13

With regard to condition 20 you are advised that the Noise Management Plan, to prevent disturbance to local residents resulting from the development, shall include undertakings and procedures for:

- i. The name(s) of an on-site supervisor responsible for the behaviour of patrons and for liaison with local residents;
- ii. Recording of complaints and response to those complaints;
- iii. The control and use of outside areas;
- iv. The control of noise break out from within the building;

- v. The control and use of fire doors (No access and egress except for emergencies);
- vi. The control and use of sound limiting devices, which shall be installed in accordance with the manufacturer's instructions, and shall be attached to all sound amplification equipment used areas such as the Sports Hall and Activities Hall. The device shall be located in a lockable cabinet and set at a level to the satisfaction of the Environmental Protection Unit (EPU). The keys shall be held by the designated premises supervisor or other authorised manager and shall not be available to any other person. The limiter shall not be altered without prior agreement from the EPU. The sound limiting device shall be designed to activate a visual warning and prevent any increase in volume once the pre-determined sound limit has been reached.
- vii. The annual review of the approved Noise Management Plan and, if necessary, the submission and approval of a revised Noise Management Plan;
- viii. Any other matters that are reasonably required by the local planning authority. The approved Noise Management Plan shall be followed and/or implemented at all times the property is in use.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.3ha irregularly shaped plot, which accommodates an area of informal public open space, predominantly laid to grass with a children's playground towards its north east end.

The space lies on a south-west / north-east axis and is broader to the south-west, tapering to the north-east. It is bisected by a public footpath with pedestrian links through the gaps in the houses to the north (next to four tenanted garages, accessed via Ash Grove) and south. The space is relatively featureless, composed of short mown grass and tarmac and bordered by timber fencing and hedges, with occasional tree planting. Other than the children's playground, which offers limited equipment, it provides no formal sporting or other recreational facilities.

The site falls within a predominantly residential area, largely characterised by two-storey semi-detached and terraced houses and maisonettes. Residential gardens immediately bound the site on all sides.

The site has no formal designation and falls within the developed area as shown on the Hillingdon Local Plan. However, notwithstanding this, it must be acknowledged that it provides informal and accessible public open space to local residents.

3.2 Proposed Scheme

This application seeks full planning permission for the erection of a single-storey young persons centre, with double height sports hall and associated facilities, in addition to the demolition and reprovision of four garages at Ash Grove Open Space in Harefield.

The proposed young persons centre, which would provide holiday and after school sessional activities for young people between the ages of 8 and 19, would be located at the north east end of the site, its main entrance facing towards the pedestrian access from the north west and its taller, sports hall element, located at its south west end, towards the centre of the open space.

The building would accommodate approximately 417m of internal floorspace, comprising the following facilities:

- A 138.1m² sports hall. The applicant advises that this would be used for badminton, five-a-side football, basketball and other indoor games.
- A 101m² association area/activities hall. This would provide a flexible space for group and individual activities and would include a cyber cafe, pool table, games consoles and tables and seating.
- An entrance lobby, reception and staff office.
- A 35.6m² dance studio.
- A 35.4m² kitchen. This would be a large domestic kitchen for supervised cooking and baking.
- WCs.
- Storage space.
- A plant room.
- Secure outdoor area for managed activities during favourable weather.

The applicant advises that term time activities would be split into two sessions:

- 15.45 - 18.45 for school years 4, 5 and 6 (ages 8 - 10)
- 18.45 - 21.45 for school years 7, 8 and 9 (ages 11 - 13) /senior age group aged 14-19 (it is understood the senior age group sessions are likely to take place on different days to those for younger children).

During term time the centre could also be used for Hillingdon education programmes and other activities during the day. Outside term-time holiday clubs would be run.

At peak occupancy the centre would have capacity to accommodate up to 60 young people and five staff. Maximum opening hours would be:

Monday - Friday: 9am - 10pm

Saturdays: 9.30am - 5.30pm

Sundays: 9.30am - 5.30pm (ad hoc)

Externally, mono-pitch roofs of different heights and angles would be provided to the sports hall, the studio and the activities hall. A flat roof would be provided to the lobby and office area. The building would be predominantly finished in brickwork with aluminium door and window frames and a metal standing seam roof.

The existing block of four garages located adjacent to the north west pedestrian access to the site are in relatively poor condition. The application proposes their demolition and replacement with new garages, of a similar size and scale, in the same location. These would be finished in precast concrete panels with steel doors.

A minimum of 4.5m would be maintained between the building and the boundary fence to the nearest residential properties to the north. Amended plans have been received which confirm that, other than as an emergency exit route, this space will not be used for outdoor activities.

The existing north west to south east footpath through the park would be retained, albeit this would be routed around the building. Shared vehicular and pedestrian access would be from the south east. Eight car parking spaces, including one disability standard space, and three motorbike spaces would be provided in front of the building, centrally located to the site. One electric vehicle charging point, capable of charging two vehicles, would be provided. Cycle parking for up to 20 bicycles would be provided behind the garages and in view of the main entrance.

Significant hard and soft landscape enhancements would be provided to the remainder of the site including creation of flexible play areas, provision of children's play equipment, a grass recreation area, additional boundary planting, meadow planting, creation of a footpath around the park, provision of seating, ecological enhancements, etc. New tree and boundary planting would also be provided towards the north eastern end of the site to provide some screening between the building and the adjoining residential properties.

No floodlighting is proposed as part of this development. However, wall and column mounted LED lighting, with optics to minimise light pollution and automatic lighting control would be provided to the car park and accesses.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Noise

Hillingdon Supplementary Planning Document - Air Quality

Hillingdon Supplementary Planning Document - Contamination

Hillingdon Supplementary Planning Document - Planning Obligations

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.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- BE22 Residential extensions/buildings of two or more storeys.

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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R3	Indoor sports, leisure and entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **22nd April 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Part 3, Paragraph 15 of The Town and Country Planning (General Development Procedure) Order 2015 sets out the requirements for publicity for applications for planning permission. It confirms that an application for planning permission which is not EIA development and which is not a major application must be publicised by giving the following requisite notice:

- (a) by site display in at least one place on or near the land to which the application relates for not less than 21 days; OR
- (b) by serving the notice on any adjoining owner or occupier.

In excess of these minimum statutory requirements, consultation letters were sent to 471 local owner/occupiers and the Harefield Tenants' and Residents' Association. Seven site notices were also posted and a hard copy of the plans provided to Harefield Library.

88 letters of objection have been received, which raise the following concerns:

Use/Location/need:

1. Inappropriate location for the building. Better sites exist in the village, such as Harefield Academy,

the existing community centre, the scout huts at Taylor's Meadow, Taylor's Meadow, Harefield Rugby Club, Harefield Village Green, the library, the library hall, the church hall, the building next to the Kings Arms, the green outside Harefield Academy at the junction of Northwood Road and Northwood Way, the recreation ground off Moorhall Road and Watts Common.

2. Harefield Academy's facilities, which are already in use until 10pm, could be used in line with their Community Use Agreement, which was a conditional requirement of their planning permission.

3. This should be built in somewhere more accessible, along a main road and away from residents, as with other youth centres in the borough.

4. The people of Harefield should be asked where they want the youth centre to be built.

5. Other buildings in the village would better benefit from this investment.

6. The current location is too remote for all the children and students.

7. Harefield already has an underused youth centre. It's not clear why another one is needed.

8. No youths around Harefield would use a youth centre.

9. There are very few children living in Ash Grove who will benefit from this.

10. The village needs a youth centre but it should not serve children and adults from elsewhere, who won't care about keeping the area clean and tidy.

11. Numbers will dwindle and the building will be closed within a few years.

12. Children will not use it at the times stated and opening hours of other youth centres in the borough suggest take up by the target group is insufficient to make the services cost effective.

13. The open space is tired and dirty and the Council can't even keep on top of emptying the bins and stopping the kids that burn the bins and fences. Residents' campaigns to have it refurbished have been ignored but if this was done it would better serve the entire community and ensure wildlife is not affected.

14. Too many children are planned to attend and the age group up to 25 years old is crazy.

Loss of park:

15. Loss of the park, which is used daily by residents - public green areas mean a lot to residents as an integral part of life's quality.

16. Contrary to Government's recently publicised desire to conserve green open spaces.

17. Local children use the playground everyday - there will no longer be anything for smaller children to play on.

18. The remaining grass is too small so residents will need to exercise their dogs elsewhere. This is unfair on the elderly and mobility impaired.

19. Residents often sit on the bench and enjoy the green surroundings.

Traffic/parking:

20. Increase in traffic and congestion.

21. Insufficient parking and drop-off/pick-up provision for parents and visitors - Parking in the area is already at saturation point and this will add to congestion on the narrow roads.

22. There is limited access for vehicular traffic.

23. The use of the south entrance for vehicular traffic is a disaster waiting to happen. Access will be impeded for fire engines and ambulances due to high levels of on-street parking, especially around the bends and in the evenings. This is already a problem and damage was caused to a resident's car by a fire engine attending an incident at New Year.

24. Unlike the location of other youth centres in the borough Ash Grove is a very quiet area with restricted road width.

25. Many residents live in maisonettes and have multiple cars, which adds to the parking pressures.

26. The parking survey does not show a true representation of the parking situation as it was not carried out when everyone was home from work.

27. The application suggests most people are likely to walk but there is no evidence of this - most people use their cars even for very short distances.

28. The proposed vehicle crossing will result in loss of on-street parking.

29. Large lorries and delivery trucks would have difficulty manoeuvring around parked cars and are likely to cause damage to parked vehicles during construction.

30. The site is only served by one bus route followed by a short walk.
31. Dangerous bends in road.
32. Will parking permits be offered to residents and will residents have to pay for these?

Noise/lighting/disturbance/etc:

33. Noise. This will echo off the surrounding houses.
34. The noise impact assessment fails to consider the 'Community Noise' impacts and fails to comply with World Health Organisation guidelines.
35. The youth centre will be booked for parties and other events and used for outdoor activities - this will cause noise, kids screaming and shouting and whistles blowing 24/7.
36. It is residents' human right to be able to enjoy their gardens in peace and quiet.
37. Residents will be unable to open their windows in the summer due to the noise - this will particularly affect the sick and elderly.
38. The noise survey suggests doors and windows should be kept closed at all times but this is not possible.
39. The noise survey states supervising adults will control outdoor noise levels - this is not possible where teenagers are concerned.
40. Assurances need to be provided that the recommendations of the noise survey can be met.
41. The application fails to comply with most of the criteria listed in Local Plan policies OE1 and OE3.
42. The opening hours are ludicrous and bound to be extended.
43. Those waiting to pick children up at night will leave their engines running, causing disturbance.
44. Dust, noise and disruptions to services such as gas, electric, water and internet will be an on-going issue during construction.
45. Light pollution from external lighting and floodlights - residents do not want a noisy, floodlit sports centre in this location.
46. Smell of food and rubbish from the kitchen and bins respectively.
47. An increase in pedestrian and vehicular traffic, noise and litter pollution will be detrimental to the quality of life of all residents.

Residential amenity/visual impact:

48. Loss of outlook.
49. Loss of privacy.
50. Loss of daylight to the nearest properties and gardens.
51. This is a quiet area with a broad age range of residents, including lots of elderly people, which is why many people moved here.
52. The building will be imposing and intrusive.
53. Proximity to residential properties and gardens - this raises significant concern over privacy, overlooking and loss of light, especially for families with very young children, who have the right to play in a safe and secure environment.
54. Residents have a right to a private and family life.
55. The building is too big and looks hideous and out of character for the area.

Crime:

56. Increase in crime and antisocial behaviour including drugs, alcohol, bad behaviour, violence, vandalism and burglaries.
57. There is no police station in the village and policing will be too retroactive.
58. Incidents of damage and anti-social behaviour have already occurred - the garages are broken into now - this will increase the risk.
59. Elderly residents will become more vulnerable.
60. Visitors to the area won't feel safe going home at night - 60 kids attending late at night will be very intimidating and there are no police around to assist if matters get out of hand.
61. Lack of local security cameras.
62. This affects the safety of the neighbourhood - walking through the park is already daunting.

63. The building would be prone to vandalism as its location is out of sight of police patrols.
64. This will attract youths from outside the area who will tear around the village on their bikes causing a nuisance.
65. This could become a focal point for groups of youths similar to those who gather at the village common but residents won't have the option to walk on by as they do there.

Ecology

66. The Ecological Assessment was undertaken at the wrong time of year. Hedgehogs, bats, newts and grass snakes are present in the area. Why are bat boxes proposed if there are no bats?
67. Inquisitive pets and wildlife will get trapped, injured or killed.
68. Foxes, bats and birds, including red kites, will be frightened away during the construction and never come back.

Other:

69. Inadequate consultation - elderly people are not on social media and only six houses were notified. Very limited information was provided and residents' fears have not been addressed. This has caused a lot of anger. There should be a planning meeting for the residents of Ash Grove and an inquiry into this.
70. It will become redundant following budget and funding cuts leaving a large ugly building.
71. There is an ulterior motive for this - it will be a cash cow for the Council make up for shortfalls when children's' services budgets get cut.
72. In time this will be turned into an alternative use.
73. Decrease in property values.
74. Door numbers on the plans are incorrect - this means the acoustic survey and possibly other surveys conducted are incorrect.
75. The CGIs show trees which do not exist in nearby gardens.

Five letters of support have been received, which make the following comments:

- i) Something like this is definitely needed in the village.
- ii) This will be a great thing for all ages to enjoy.
- iii) Great idea.
- iv) Will be great for the youth to finally have an official place to go to keep them off the streets.
- v) About time the kids have somewhere to go.
- vi) It will be good to have this facility in Harefield.

Harefield Tenants' and Residents' Association:

"Approx 50 residents attended the monthly meeting of the Harefield Tenants and Residents Ass on the 11th April, residents were in favour of a youth club but I will list objections that were raised.

1. it was felt the pre consultation was insufficient ie residents to be effected, youth committee what was needed on site, tenants and residents ass, alternative sites.
2. the proposed development would put a great strain on the ash grove estate, roads, parking, pick up points and dropping off sites.
3. very concerned re emergency vehicles ie fire and ambulances a very congested roads.
4. noise issues at night when centre being left, car doors banging and loud voices.
5. height of sports hall close to houses stopping light would have an impact on their homes.
6. hours of opening seem excessive weekends in the future could be a problem.
7. the village academy has available space for private rental which when planning was approved was one of the conditions.
8. the general feeling was wrong site.

I made it clear that the HTRA was neutral on this application but I must say these concerns are valid."

Following submission of additional information (including a Supplementary Transport Statement and a Planning Statement) and amended documents (including an amended Design and Access Statement, amended plans to address minor inconsistencies, and CGIs) a new 14 day consultation was carried out, expiring 22/04/16.

26 additional letters of objection were received. The following additional concerns are raised:

- i) The noise will affect shift workers.
- ii) Green Travel initiatives don't work, especially for those living outside the area, because people need flexibility to come and go when they need and because children/youths will be driven to the centre due to their parents' concerns over their safety.
- iii) If this goes ahead the Council will receive endless complaints from residents.
- iv) Many attendees will be youths who have been excluded from school.
- v) The council are too eager to concrete over more and more of the village & green spaces but put up banners in other parks promoting otherwise.
- vi) Residents won't be able to walk their dogs here anymore.
- vii) The noise report gives no certainty that suggested measures will be adhered to and suggests noise levels will only be acceptable if residents only have their windows slightly open.
- viii) The Transport Assessment counts spaces along Northwood Road, which never gets used for parking, and in front of driveways as available parking spaces.
- ix) The figures in the Transport Statement suggest traffic in Ash Grove could increase by 100% to 500% depending on time of day.
- x) This will dominate the skyline of residents backing onto the park.
- xi) This will affect pedestrian safety around Ash Grove.
- xii) Overdevelopment of the site - the height and proximity of the building to residential properties could create a feeling of over crowding, negatively affecting mental health & well being.
- xiii) The height of the sports hall is unjustified and unnecessary - sports facilities are not needed here as they exist at Harefield Academy.
- xiv) Ash Grove is home to a number of bats and Tawny owls, which would be affected.

One letter of support was received, but questions were raised over what would be done to prevent youths climbing onto the garage roofs, trespassing into neighbouring gardens and throwing balls against the walls of houses.

The Chair of the Harefield Young People's Group made the following comments:

- i) Facilities for the Young and the Community should be combined as these are sorely lacking in Harefield. All other parts of the Borough have a Centre except us.
- ii) The Council should incorporate the residents' concerns and adjust the plans to suit if they object or find another site more suitable.
- iii) The Youth of Harefield deserves the same as other young people in the Borough - Harefield is always the last to have anything and is forgotten.
- iv) For years such facilities have been sought after so a purpose built centre in Harefield would be welcomed with open arms by the young and community in general.
- v) Wherever the Council proposed the building it would always meet with objections by residents.
- vi) This would be a successful and much used place and it would be good to see the project completed either on the site proposed or another belonging to the Council.
- vii) The Park Lane Village Centre and the Community Centre at the South of the village are always booked and have activities with hardly any space available so there is a great need here in Harefield.

Residents were reconsulted once again following the further receipt of amended plans. These showed the slight repositioning of the building; provision of obscure glazing to upper level windows; increased landscaping around the building; provision of acoustic fencing along the access way;

provision of bin stores; a reduction in lighting around the building; adjustments to the location of the emergency exit to the sports hall; relocation of the motorcycle parking spaces and confirmation that the narrow space immediately surrounding the centre, between the building and fence line to the east and south, would be used for maintenance and emergency access only. The consultation period ends on 06/05/16. 11 additional letters of objection have been received to date. Any further comments received will be reported to Committee via an addendum.

The following additional concerns have been raised thus far:

i) location of play equipment will cause noise nuisance.

LONDON FIRE SERVICE

No comments received.

METROPOLITAN POLICE

In principle, no objections are raised to this development, however, due to where it is located, it must achieve SBD accreditation.

Internal Consultees

ACCESS OFFICER

The Design & Access Statement refers to 8 car parking spaces, including one accessible for staff and visitors. The statement confirms the requirement for level access thresholds and other facilities required to satisfy Part M to the Building Regulations.

Conclusion: no concerns are raised from an accessibility standpoint, subject to standard informatives regarding induction loops and indoor lighting.

ENVIRONMENTAL PROTECTION UNIT (Noise/Air Quality/Lighting/Disturbance)

An acoustic assessment of the proposed site has been provided.

No objections are raised to this planning application subject to conditions and informatives relating to the following:

1. Scheme for site noise control
2. Rating level of noise emitted from plant and/or machinery
3. Deliveries and refuse collection (hours)
4. Lighting
5. Litter/waste
6. Construction Management Plan
- 7 Noise management plan

Officer comment: The Local planning Authority normally only imposes a Construction Management Plan on major development proposals. This is not classified as a 'major' application so point 6 in the above list is not considered appropriate.

ENVIRONMENTAL PROTECTION UNIT (Contamination)

A Phase 1 Environmental Survey and a Report on a Ground Investigation have been provided.

The site does not appear to have a contaminative use. There may be some asbestos in the garages that will have to be dealt with on demolition to prevent it spreading into the soil. The Phase 1 Survey did not find any past contaminative use of concern or potential hot spots in need of further investigation, and likewise with the Council's historic maps. The site investigation clarified the ground

conditions with some limited chemical testing. The results do not show any elevated levels of contaminants which are of concern with regard to the generic standards used.

A site soil / import condition is necessary so the newly constructed landscaped areas and replacement playground are tested for contamination.

SUSTAINABILITY OFFICER

From an ecological perspective , no objections are raised to the proposed development.

The proposals are not likely to have enough of a negative impact to warrant refusal. The site is predominantly amenity grassland and heavily maintained. There is limited ecological value. Of more value is the bordering hedgerows and trees, the majority of which will be maintained.

The development will therefore have a minimal impact. However, the construction activity and general increase in human activity on site will have a general impact. Given the quality, type and abundance of sensitive receptors (none to low) and type of impact (low), a condition requiring the submission of a scheme for the inclusion of measures to provide and support flora and fauna, to seek enhancement measures in line with the NPPF and other planning policy, is recommended.

FLOOD AND WATER MANAGEMENT OFFICER

The high level of ground water limits the types of sustainable drainage which can be provided. Accordingly, no objections are raised subject to the standard drainage condition which requires full details of sustainable water management to be provided.

TREES/LANDSCAPE OFFICER

- A Tree Survey, by ADAS, has assessed the condition and value of 10 individual trees, 2 groups and 2 hedgerows.

- There are no 'A' or 'B' grade trees on, or close to, the site.

- T4 is a 'U' grade tree with all others graded 'C'. These do not constitute a serious constraint on development. However, they are on the site boundaries and the intention is to retain them.

- The Design & Access Statement describes the site and the proposal for the Young People's Centre.

- The landscape character and proposals are described more fully in a separate Landscape Statement, by Gillespies, dated March 2016.

- This report includes a site analysis, an illustrative masterplan, illustrative precedents and landscape character supported by sections / elevations and an indicative palette of hard and soft landscape materials.

- The landscape report indicates an intention to re-develop the whole site to a high standard in association with the Young People's Centre.

- The existing pedestrian access points will be retained.

- The Centre will be accommodated in the northern third of the site, with a small car park for staff which will be accessed via the eastern access point. Existing trees will be retained and boundary planting with trees will provide some limited screening of the new building.

- The broader southern end of the site will be laid out to provide an attractive mix of spaces to facilitate and encourage active play areas as well as passive informal recreational uses.
- Boundary planting around the southern end will include trees, a wildflower meadow and bee border, with an informal footpath set back the rear boundaries of the neighbouring houses.
- The plan and sections indicate the introduction of mounding within the recreational space.
- The changes of level should be detailed to ensure that the profiles are gentle enough to maintain easily and low enough so that they do not create vantage points into the neighbouring private rear gardens.
- The submission is supported by Gillespies drawing No. Z3413-100 Rev 02 General Arrangement Plan and Z3413-110 Rev 00, Soft Landscape Plan.
- Gillespies drawing No. Z3413-400 Rev 00, provides typical tree pit details.
- While the building is very close to the rear boundary of neighbouring houses, the planting scheme will, in time, help to filter the views of the development.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendation: No objection, subject to the above observations and COM6 (levels), COM7 (materials), COM8 (tree protection) and COM9 (landscaping).

HIGHWAY ENGINEER Access

The vehicular access will remain from the south side of Ash Grove, with pedestrian access from the south as well as from the north. The vehicular access is a single lane width with the pedestrian foot path running alongside it.

A Condition is required seeking details of the shared surface construction to include demarcation of the footway in a different colour, cross over from Ash Grove, and low level lighting to vehicular and pedestrian routes.

The access is wide enough to accommodate a fire tender. However the tracking provided in the Transport Statement relies on no vehicles parked in Ash Grove on the opposite side of the entry point of the access. The distance of the building from the public highway is well within the reach of a fire hose (40 m) as such the fire tender could attend to the fire.

Additionally the building could be equipped with fire sprinklers, although this is a matter for Building Control.

Parking on site is to be restricted to staff and disabled users, no drop offs are to be permitted in the proposed parking area. The northern pedestrian route adjacent to the 3 garages would be the preferred drop off point. It has a wide cross over and forecourt and is also closer to Northwood Road than the southern access.

As such a Condition is required to enable appropriate signs to be put up at the entrance to the southern access advising drivers that entry is restricted and gates closed at appropriate times to

restrict unauthorised entry.

The pedestrian visibility splays for vehicles emerging on to Ash Grove are required and ought to be conditioned.

Sight lines for vehicles emerging on to Ash Grove - to the left are 2.4 x 40 m and are acceptable. However to the right are currently substandard (2.4 x 17 m). Localised lowering (approx. 1.0 m length) of the side fence would enable acceptable sight lines to be achieved, failing which a speed table in Ash Grove would be required to lower speeds and would have to be conditioned. Speed surveys show a maximum 85%ile speed of 27 mph.

Trip Generation

Traffic flow and on street parking surveys were carried out in Ash Grove. For trip generation and modal split the sample site used is a youth centre in West Drayton. The catchment area is a local school and older kids from Harefield Academy for whom it is a very short walk to the proposed Youth Centre. Not more than 50% of young people are expected to travel by car. The maximum capacity of the new centre would be 60 young people. Peak attendance would be after school sessions between 15.45 and 21.45 during term time, except during school holidays when the highway network is not so congested.

Therefore term time opening hours ought to be Conditioned. As such there would be very little traffic impact during the morning peak hour. It is estimated that 40% of young people travel to the current youth centre at St Marys Church hall in Harefield. If this figure was to be replicated, given the highest capacity of 60 attendees, at the new Harefield centre, then this would total 24 young people being dropped off by car per session. The drop off for the early (3.45 hrs) is outside the peak hours. The drop off and pick up for the second section (18.45 hrs) is just outside the evening peak hour.

Parking surveys within 200m of the site show a maximum parking stress of 58% (after 18.30 hrs). Even if all 60 people travelled by car (ie 100% car use and no drop offs) there would be a sufficient number of on street parking spaces within 200m of the site to accommodate this demand.

Cycle and motor cycle parking

The findings of the transport study identifies a demand for 20 cycle parking spaces which have been provided, as well as 3 motorcycle/moped spaces. Cycle spaces ought to be under a covered area.

Public Transport

Two bus stops are located by Harefield Academy, 200m from the site, served by the 331 bus, frequency 20 to 30 minutes.

Accident Analysis

During the 36 months until 30th Sept. 2015 two accidents were reported, both slight in light and dry conditions. The first one where a 16 year old overshot the cross roads with Spring Grove and Ash Grove on a motorcycle and collided with a vehicle.

The second one involved two cars when a vehicle moved off from a stationery position into another car which was in motion on the south east side of the Ash Grove loop.

An interim travel plan has also been submitted with the application.

WASTE DEVELOPMENT MANAGER

a) The application is for a youth centre. 1 x 1,100 litre type of bulk bin to safely and hygienically contain the waste arising from this type of organisation is recommended. This design of bin has dimensions of 1,260mm x 990mm x 1,100mm high.

An additional bin for recycling waste is good practice.

b) The bulk / wheeled bins should be sited on an area of hard-standing, with a smooth surface, so that it can be washed down with water and disinfectant. The surface should be cambered so the 'run off' flows towards a proper drain.

c) The collectors should not have to cart a bulk bin more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard). The collection crew would therefore need to access the bin from Ash Grove.

d) The gradient of any path that the bulk bins have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the path is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site falls within the developed area, as designated in the Hillingdon Local Plan. It does not fall within the Green Belt or a Conservation Area and has no other specific designations. Accordingly, in considering the principle of the development the key matter for discussion relates to the acceptability of the loss of open space in this location.

Whilst not a formally designated open space, current planning policies nevertheless seek to safeguard such areas unless justification can be provided for their loss.

Local Plan: Part 1 Policy EM4 (Open Space and Informal Recreation) confirms that the Council will safeguard, enhance and extend its network of open spaces and that there will be a presumption against any net loss of open space.

This is reiterated by Local Plan: Part 2 policy R4 which confirms that the loss of open space will be resisted, particularly if there is a local deficiency.

London Plan policy 7.18 similarly seeks to resist loss of open space although its wording is specific to 'protected open spaces' and so arguably it does not strictly apply in this instance.

Paragraph 74 of the NPPF states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

1. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3. the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Hillingdon's Open Space Strategy 2011-2026 confirms that "Open Space should be taken to mean all open space of public value, [not just including land], which offers important

opportunities for sport and recreation and can also act as a visual amenity."

The Open Space Strategy seeks to provide an understanding of the current and future supply and demand for open space; develop local standards and allow the identification of areas of deficiency; identify opportunities to address these deficiencies; and identify open spaces for improvement.

It categorises different types of open space based, predominantly, on their size. At under 0.4 hectares the site in question would be regarded as a 'pocket park.'

Notably, it identifies Harefield as having some deficiencies in district and metropolitan level open space only. It does not identify it as an area deficient in small and local open spaces or playgrounds.

With specific regard to open space needs within Harefield it concludes as follows:

"Harefield Ward meets both components of the quantity standard for "recreational" open space and all other space. There are small areas of deficiency in access at 400m and a more significant area of deficiency in central Harefield at a District level. A small area in the far west of Harefield also has no access to Metropolitan level open space. The priority should be to address the District level deficiency area in Harefield by upgrading lower level spaces."

It recommends that the deficiencies in accessibility to District level open space are addressed by upgrading suitable lower level spaces and that the quality of spaces is improved where needed.

In light of the above policy support for the retention of open spaces, the applicant has submitted a detailed Planning Statement which seeks to demonstrate that the loss of the open space can be justified in this instance. This sets out the planning policy context and the applicant's reasoning behind its argument.

The Planning Statement contends that:

- a) The existing land does not have any designations and the playground facilities are of poor quality.
- b) Paragraph 74 of the NPPF confirms that open space should not be built on unless, amongst other criteria as stated above, the development is for sports or recreational provision which is in greater need. The provision of the young persons centre together with open space and play equipment is argued to meet this exception.
- c) Based on Hillingdon's Open Space Strategy, the site does not fall within an area deficient in small or local open spaces or playgrounds.
- d) Given the small size of the site, it would be incapable of meeting the areas deficiencies in district level open space (typically sites of 20 hectares or more) and would be unsuitable for upgrading.
- e) The existing open space is not of a high quality and the play equipment is in need of renewal.
- f) The provision of a young person's centre here together with improved playground provision will provide a significant enhancement of the facilities here.

It concludes that Paragraph 74 of the NPPF and the Open Space Strategy provide the justification for departure from London Plan and Local Plan policy and that the principle of development should therefore be considered acceptable.

Whilst not specifically mentioned within the applicant's Planning Statement, current planning policy relating to community use provision is also of relevance.

Current local, London Plan and national planning policies seek to support development proposals for new and enhanced community facilities. Local Plan Part 1 Policy C11 confirms that the Council will seek to support proposals for community and social infrastructure provision. Local Plan Part 2 Policy R3 seeks to promote formal, accessible, recreational facilities and policy R10 goes on to confirm that the Council will "regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of this plan."

London Plan (2015) policy 3.16 reiterates the general support for such facilities, as does the NPPF, which encourages Local Planning Authorities to deliver community and cultural infrastructure through their strategic policies.

The general policy support for such facilities, combined with the applicant's valid arguments regarding the loss of the open space in this location, are considered sufficient to demonstrate that the loss of open space can be justified in this instance, in accordance with the requirements of Paragraph 74 of the NPPF. The Council's Open Space Strategy confirms that this is not an area deficient in this type of open space. Furthermore, significant landscape enhancements would be made to the remaining open space to create a more visually attractive and inviting amenity area for residents and, arguably, the provision of a young people's centre in this location would provide alternative much needed sports and recreational provision.

Notwithstanding the above, several objections have been received from residents relating to the principle of the development in this location. Some residents have argued that the development is neither needed or wanted, suggesting that it will be significantly underused if used at all, and that it will eventually be shut down or turned into an alternative use. Residents have also argued that alternative sites should be considered. These matters are addressed below:

Need:

Paragraph 74 of the NPPF, to which the applicant argues the development complies, requires that the needs of the development outweigh the loss of any open space which might occur. Accordingly, the need for the development is a valid planning consideration.

Relatively limited information is provided within the supporting documents relating to the need for the proposed development. However, the applicant advises within the Design and Access Statement that there has been a 4% population increase within Harefield since 2001. 19.3% of residents in Harefield are under the age of 16 and this number is growing with approximately 1,500 people between the ages of 10 and 19 in the village today. The applicant also advises that Harefield Young People's Project was established in 2015 but has limited spaces due to a lack of suitable facilities.

It is understood that the Harefield Young People's Project was established in 2015 and that it currently delivers one session per week for young people in the area. However, session times, capacity and the facilities on offer are currently limited due to the lack of a fit for purpose venue to operate from (the applicant has verbally advised that the sessions take place in a local church but that numbers have dwindled over winter months due to a lack of

internal heating).

As stated above, limited information has been provided relating to the need for the centre. However, the continued growth in population, including amongst children and young people, across the Borough in recent years is well documented and this has been reflected in the Council's Borough wide School Expansion Programme. Within Harefield, both the Infant School and the Junior School were expanded in 2013 to cater for these growing numbers and it is well publicised that there is increasing pressure for secondary schools across some parts of the borough. With the growing number of children and young people in the borough it stands to reason that there will inevitably be a growing demand from this age group for facilities such as this and it is understood that similar facilities already exist in other parts of the borough.

The applicant's assertion that the 10-19 age group in Harefield is growing is evidenced elsewhere across the borough, particularly in schools. Based on this, in addition to the assertion that the existing facilities are not fit for purpose, officers have no reason to further question the need for the facility in this instance.

Location:

Numerous residents also question the location of the development, suggesting that it is totally inappropriate and that better alternative sites exist. The applicant provides no commentary on alternative sites considered and nor, in this instance, in strict policy terms is there any requirement for them to do so. The open space is not formally protected and it does not benefit from any specific designations where a sequential test might be needed. Accordingly, there is no requirement for the applicant to demonstrate that there are no better alternative sites available. The development must be assessed on its merits based on the application site proposed. That said, it is noted that many of the alternative sites put forward by residents (including the village green, Harefield Academy, Taylor's Meadow, Harefield Rugby Club, the green outside Harefield Academy at the junction of Northwood Road and Northwood Way, the recreation ground off Moorhall Road and Watts Common) fall within the Green Belt and, in some cases, also have other designations, which would preclude development. Furthermore, many of the sites suggested do not fall within the Council's ownership.

Conclusion:

As already mentioned, the site does not fall within the green belt and has no other designations which would preclude development. The policy support for the provision of high quality community facilities must be acknowledged. This, combined with the need for the development, the benefits the facility could bring to young people from the village and the significant enhancements proposed to the remaining open space, is considered sufficient to justify the small loss of park which would occur. On this basis, no objections are raised to the principle of the development, subject to the proposals meeting site specific criteria. Given the proximity of the site to residential properties careful consideration will especially need to be given to matters which could impact upon residential amenity. These are discussed in detail below.

7.02 Density of the proposed development

This application proposes the erection of a new youth centre. Residential density is not therefore relevant to the consideration of this application.

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

Not applicable. The site does not fall within an Archaeological Priority Area, Conservation

Area of Area of Special Local Character. Furthermore, there are no listed buildings within the vicinity of the site.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Not application. There is not green belt land within the vicinity of the site.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst policy BE19 seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The application site is characterised by a relatively featureless small park, predominantly comprising mown grass, tarmac, limited children's play equipment and a row of four tenanted garages at its northern entrance. The building and its associated facilities would be clearly visible from within this space. However, notwithstanding that the remaining open space would be reduced in size, it is considered that, visually, the youth centre would nevertheless provide a focal point here. Furthermore, the proposed landscape enhancements would assist in softening the visual impact of the building and would significantly enhance the visual amenities of this open space.

Notably, whilst the building would inevitably be larger than the surrounding development, its height would be similar to that of nearby properties. Furthermore, the different roof forms proposed combined with the single-storey elements ensure that visually, the massing of the building is broken up and more domestic in scale than might otherwise be the case, whilst internally still ensuring a functional spaces can be provided.

The park is bounded by two-storey, brick-built, semi-detached and terraced houses and maisonettes with relatively short rear gardens. As such, no long distance views are available into the park and all but for glimpses between houses the proposed development would be largely screened from view from the street. As such, it is not considered that it would have any significant impact on the visual amenities of the street scene.

Taking into account the operational requirements of the young persons centre, the proposed design of the building, the significant landscape enhancements proposed and the limited visual impact the building would have on the wider surrounding area, it is not considered that the proposed development would have such a detrimental visual impact on the character and appearance of the surrounding area or the Ash Grove street scene that refusal could be justified.

7.08 Impact on neighbours

The site falls within a residential area and is bounded by two-storey dwellings and their gardens on all sides. Policies BE19, BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

Residents' very strong concerns over loss of privacy, loss of light, loss of outlook and over dominance of the building are noted. Due to the nature of the site, the close proximity of the building to residential properties and the nature of the proposed use, very careful consideration will need to be given to matters of residential amenity.

With regard to concerns regarding loss of outlook, it must be noted that whilst in planning terms individuals do not have a right to a view over someone else's land, issues such as over prominence and overshadowing, which can affect outlook are valid planning considerations.

The Council's SPD on Residential Layouts recommends that in order to protect the daylight and sunlight available to adjoining properties, and to protect against potential over domination, a minimum distance of 15m should be maintained between adjoining two or more storey buildings. The proposed building is predominantly single-storey. However, at approximately 9m high to its ridgeline, the height of the proposed sports hall would be equivalent to that of a two-storey building. Notwithstanding this, following receipt of amended plans which show the slight repositioning of the building within the plot, a minimum distance of at least 15m is maintained between the building and the rear facade of the nearest residential properties, in accordance with current Council guidelines.

Numerous residents have specifically raised concerns over loss of daylight to their gardens and it is acknowledged that some increased overshadowing of residents' gardens could occur during parts of the day. As mentioned above, to assist in addressing this issue, amended plans were received which showed the repositioning of the building to ensure minimum Council guidelines on this matter could be adhered to. Furthermore, it must be noted that those properties likely to be most affected by this, immediately to the south east of the development, would already experience overshadowing from existing trees, such that it is unlikely the location of the building here would considerably add to this, particularly during summer months when the trees are in leaf.

The development complies with current guidelines relating to overdominance and loss of daylight to habitable rooms. No such guidelines exist for garden areas. However, those gardens to the south, which would be most affected by overshadowing, would already experience some loss of daylight from existing boundary trees. Accordingly, whilst the building would be clearly visible from all neighbouring properties and it would inevitably result in a less open outlook, on balance, it is not considered that the development would have such an overbearing impact or that it would result in such significant increased loss of daylight to residential properties that refusal could be justified.

With regard to loss of privacy, the guidance states that a minimum distance of 21m should be retained between facing habitable room windows above ground floor level in order to ensure there is no unacceptable overlooking. Notwithstanding this, despite the provision of high level windows in some of its elevations, the proposed building would be single-storey and, as such, no views would be available from high level windows. High ceilings are proposed in some parts of the building to accommodate sporting and other activities. However, no first floor or mezzanine levels are proposed.

No overlooking to residential properties or gardens would occur from ground floor level windows due to existing and proposed fencing and planting which would provide screening around the site boundaries. Although high level windows are proposed, these are purely to allow light into internal spaces and are not accessible for views out towards residential properties due to their height above ground level.

Significant concern has particularly been raised by residents whose gardens are to the rear of the proposed studio due to perceived overlooking of young children from the development. The bottom sill of windows in this elevation would be approximately 3.5m above ground level. Accordingly, no overlooking could occur from them. However, in order

to reduce the perceived impact of overlooking, amended plans have been received which show these, in addition to high level windows on the side elevations, to be obscure glazed.

Several residents have raised concerns over perceived light pollution from floodlights. No floodlighting is proposed. Issues relating to light pollution are discussed in further detail in part 7.22 of this report. Issues relating to noise and disturbance from the site will also be addressed later in this report as will issues relating to security.

Overall, whilst the development would inevitably result in the youth centre and its associated facilities being located very close to residential properties, it nevertheless just complies with current minimum Council guidelines relating to residential amenity. Accordingly, on balance, it is not considered that it would result in such a level of overlooking, overshadowing or over dominance that it would have such a detrimental impact on residential amenity that refusal could be justified.

7.09 Living conditions for future occupiers

This consideration relates to the quality of residential accommodation and is not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed young persons centre would cater for up to 60 young people, between the ages of 8 and 19, and five staff. During term time, it would offer two sessions, one for younger attendees between 15.45 and 18.45 and one for older attendees between 18.45 and 21.45. During holiday periods the centre would open between 09.00 and 17.00.

Eight car parking spaces, including one disability standard space, would be provided on site for staff and disabled users only. Furthermore three motorbike/moped spaces would be provided in addition to shelters for up to 20 bicycles. No formal drop-off/pick-up facilities would be provided, the expectation being that the road would be used for this.

The Transport Statement contends that a high proportion of young people will travel on foot or by bicycle, as is the trend at other youth centres in the borough. The site is within walking distance of a sizeable residential area, Harefield Junior School, Harefield Academy and bus stops along Northwood Road. Taking this into consideration, in addition to trends seen at similar sites elsewhere in the borough, it is accepted that the centre is unlikely to generate a high volume of traffic, which would have a significant impact on the local highway network.

Notably, the term time start and finish times for the two sessions are outside peak travel times. During holiday periods there would generally be less traffic on the roads and, as such, the proposed 9am-5pm opening times during school holidays are considered acceptable. Furthermore, it is unlikely all users would start and leave at the same time and proposed Travel Plan measures, which would be secured by way of condition should planning permission be granted, would assist in encouraging use of sustainable modes of travel and ensuring the impact of the development, in terms of traffic and parking demand, is limited.

The Transport Statement provides details of parking surveys which were carried out in the locality between the hours of 15.00 and 22.00. These demonstrate that there is ample on-street parking capacity during these hours within the vicinity of the site.

Subject to the imposition of appropriate conditions, to secure the provision of a green travel plan, appropriate lighting, signage and visibility splays, the Council's Highway Engineer has notably raised no objections to the development and it is not considered that the

development would lead to such a significant increase in traffic or parking demand over and above that which already occurs on Ash Grove, that refusal could be justified.

Notably, several residents have raised specific concerns relating to there being restricted access for fire engines. This would appear to be an existing problem, which has been highlighted by an incident which occurred in recent months when a fire tender caused damage to a parked car. As already mentioned, it is not considered that the proposal would result in a significant increase in traffic or parking demand. Drop-off and pick-up associated with the facility would be likely to take place close to the site entrances, particularly the north entrance which is most conveniently accessed from the main road (Northwood Road), where Ash Grove is at its straightest and widest. The Council's Highway Engineer has confirmed that the proposed vehicular access is of a suitable width for a fire engine to gain access to the site. However, should this be hindered by parked vehicles on the road, the fire hoses would be of sufficient length for the fire tender to serve the site from the road. Accordingly, refusal could not be justified on these grounds.

Overall, notwithstanding residents' concerns regarding traffic, parking, access and congestion, it has been demonstrated that the overall impact of the development on the local highway network will be limited and the Council's Highway Engineer has raised no objections on these grounds. Accordingly, it is considered that the proposal would comply with policies AM2, AM7, AM9, AM14 and AM15, of the Hillingdon Local Plan Part 2.

7.11 Urban design, access and security

- Urban design

This has been addressed to some extent in part 7.07 of the report. The scale, bulk and mass of the proposed building would be broken up by the proposed varying roof heights and different roof pitches, which reflect the three core elements within the building, the sports hall, the activities hall and the dance studio. The height of the building would be similar to that of nearby properties and its visual impact would be softened by proposed landscaping and tree planting. A neutral material/colour palette of brick facades with aluminium door and window frames and a metal standing seam roof is proposed. On balance, given the location of the building and the constraints of the site, no objections are raised on design grounds in this instance. Should planning permission be granted full details of all external materials and finishes to be used would be required by way of condition.

- Security

It is understood from comments received and visits to the site that occurrences of crime and antisocial behaviour are not unknown within the park. Residents have particularly given mention to issues such as vandalism of the garages, trespassing into neighbouring properties, burglary and setting of fences on fire and there is a general fear that such issues will increase as a result of the development.

Whilst these concerns are acknowledged, it is nevertheless considered that the presence of a purpose built young persons centre in this location could help to reduce the risk of such issues occurring. It would notably provide a secure boundary to properties immediately adjoining the building and would also significantly increase passive surveillance of the park.

The Metropolitan Police have notably raised no objections to the proposals, subject to a condition requiring that the development achieves Secure by Design accreditation which, amongst other measures, would require the installation of CCTV cameras to enhance the safety of the park.

7.12 Disabled access

The applicant has confirmed that level access will be provided throughout the development. There will be a single point of access, which would be controlled by staff at all times and the lobby would have electronic access control. One disability standard parking space would be provided close to the building's entrance. The Design and Access Statement confirms that the development will full comply with Part M of the Building Regulations and that the building design will ensure inclusive access for all. The Council's Access Officer has notably raised no concerns with regard to accessibility.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

- Trees/landscaping

No trees or landscape features of merit would be removed as part of the proposals. Amended plans have been received which move the building further from the southern boundary to ensure the proposed retention of trees along this boundary is viable and to also allow sufficient space for landscape enhancements, including additional tree planting, to be provided around the edges of the building.

Additional planting in the form of new trees and raised planters around the edges of the building and a green wall to the main sports hall elevation would assist in softening the visual appearance of the building. Careful consideration would however need to be given to type, size and species of trees planted to ensure they would not cause unacceptable overshadowing of adjoining properties. Full details of a landscaping scheme to include such details would be required by way of condition.

Extensive hard and soft landscape enhancements are proposed to the remainder of the park, including provision of new children's play equipment, seating, tree and meadow planting.

It is considered that the landscape proposals would significantly enhance the visual amenities of the park and assist in softening the visual impact of the proposed development and, notably, the Council's Trees/Landscape Officer has raised no objections. Accordingly, the development is considered to fully accord with the objectives of policy BE38 of the Hillingdon Local Plan Part 2.

- Ecology

The site comprises mown grass and areas of tarmac with limited landscaping. Accordingly, it is not a site which would typically have a high ecological value. Nevertheless, an Ecological Impact Assessment has been submitted in support of the application. This concludes that the site is of negligible ecological value, containing widespread common habitats and that the development is unlikely to have any impact on biodiversity.

The landscape proposals include various measures which seek to enhance the biodiversity of the park, including wild meadow planting, bird boxes, bat boxes, hedgehog habitat creation, a rain garden and insect houses. The Council's Sustainability Officer has notably raised no objections to the proposals subject to a suitably worded condition to secure the proposed ecological enhancements.

7.15 Sustainable waste management

Amended plans have been provided which shown the provision of a refuse store, capable of accommodation two Eurobins. This complies with the recommendations of the

Council's Waste Services Manager. Full details of the refuse storage would be required by way of condition. However, it should be noted that the youth centre will ultimately have discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy. However, the applicant has conformed that sustainable building measures would be incorporated into the scheme, which would fully comply with relevant Building Regulations. Notably, amongst other measures, air source heat pumps and energy efficient lighting would be provided.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone or critical drainage area and no issues associated with flooding or drainage have been identified. The Council's Flood and Water Management Officer has notably raised no objection in this regard subject to a standard condition to require full details of sustainable urban drainage to be delivered on site.

7.18 Noise or Air Quality Issues

- Noise

Significant concern has been raised over the impact of noise from the development on residential amenity. The development would inevitably lead to an intensification of the space and a range of activities would be provided within the young person's centre which have potential to cause noise nuisance. Accordingly, careful consideration needs to be given to such impacts.

An Acoustic Assessment has been provided, which makes various recommendations to ensure that noise breakout from the building can be controlled to acceptable levels. However, it is unclear from the information provided at this stage whether these recommendations have been taken on board.

Amended plans have been provided which show that it is no longer proposed to use the narrow outdoor space to the rear and south of the building for outdoor supervised group activities. Instead, it is now proposed that this space would accommodate maintenance and emergency access only. The amended plans also indicate the provision of acoustic fencing along the access road and the relocation of a fire door to the sports hall. These measures are positive. However, concern remains over the potential impacts of noise from the development on residential amenity.

The Council's Environmental Protection Unit have advised that, subject to conditions to ensure the control of noise from the building, that no objections are raised. Notably, given that this is an existing uncontrolled public open space, it is not considered that refusal could be justified on grounds of intensification of use of the remaining outdoor space.

On balance, subject to appropriate conditions, the development is considered to comply with policy OE3 of the Hillingdon Local Plan: Part 2.

- Air Quality

The site does not fall within an Air Quality Management Area and it is not considered that it would generate such a significant increase in traffic to/from the site that it would have any significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

7.19 Comments on Public Consultations

Issues relating to use, location, need, loss of the park, traffic, parking, noise, lighting, disturbance, impact on residential amenity, visual impact, crime and ecology have been

addressed in the body of the report or by conditions where appropriate.

Point 69 raises concerns over inadequate consultation. Numerous residents have both verbally and in writing expressed anger at what they perceive to be inadequate pre-application consultation. Whilst their views on this are acknowledged, it must be noted that any pre-application consultation carried out by applicants/developers is entirely voluntary and outside the control of the Local Planning Authority. Consultation carried out throughout the planning process is detailed in part 6 of the report and is far in excess of minimum statutory requirements.

Point 70 suggests the building will be made redundant following budget cuts and points 71 and 72 suggest the building will become an alternative use. The application must be assessed on its merits based on the information available at the time of assessment. A new planning application would be required for the change of use of the building.

Point 73 suggests the development will result in a decrease in property values. This is not a material planning consideration.

Points 74 and 75 advise of inconsistencies in the plans. Amended plans have been provided which address these inconsistencies.

No new issues were raised by the second round of consultation.

In the third round of consultation concerns were raised over noise from the relocated play equipment. As the play equipment would be relocated to an existing uncontrolled area of open space, it is not considered refusal could be justified on these grounds. Notably landscaping, including tree screening, would provide a visual screen.

The comments of the Harefield Tenants' and Residents' Association are noted, as are those of the Harefield Young People's Group.

The comments in support are acknowledged.

7.20 Planning obligations

Not applicable. There are no planning obligations associated with this development. The development would however be liable for the Mayoral CIL and the applicant has been requested to provide the relevant forms prior to the scheme being reported to Planning Committee.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

- Lighting

Residents have raised concerns over the impact of lighting from the development, particularly floodlighting, on residential amenity. As stated elsewhere in this report, no floodlighting is proposed. However, external 'pedestrian lighting columns' are proposed around the development. Full details of these would be required by way of condition to ensure they have no detrimental impact on residential amenity.

- Contamination

The applicant has submitted a Ground Investigation Report and a Phase I Environmental Survey in support of the application. These confirm that there is no risk of contamination from the site. The Council's Contaminated Land Officer has raised no objection subject to

a condition regarding soil testing.

Notably, relevant Environmental Health legislation regarding the removal and disposal of asbestos would need to be complied with should this be present in the garages to be demolished. This is governed by Environmental Health rather than Planning regulations.

- Construction impacts

Several residents have raised concerns over the impacts of the development on the surrounding area during construction. Impacts of construction, such as noise, dust, vibration, etc, would be dealt with by way of Environmental Health rather than planning legislation.

- Smell and odour

Residents have raised concerns over smell and odour from the proposed kitchen and refuse store. Conditions would be imposed requiring full details of the refuse store, which would need to be covered and secure. A condition would be attached to require further details of how smell from the kitchen would be controlled should planning permission be granted.

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

The proposal is considered to comply with current planning policies which seek to encourage enhanced community provision. Whilst some loss of open space would occur, justification for this has been provided such that, on balance, the benefits of the development are considered to outweigh this loss.

The development would be located on a relatively small plot, hemmed in by residential properties on all sides. Accordingly, it would inevitably have some visual impact to residents overlooking the site. Nevertheless, it complies with minimum Council guidelines relating to overshadowing and over prominence such that, on balance, it is not considered that refusal could be justified on these grounds.

Despite its height, the building is single-storey and no unacceptable levels of overlooking would occur to neighbouring properties.

No objections have been raised by the Metropolitan Police to the scheme and the imposition of a Secured by Design condition would ensure issues of safety and security are carefully considered in liaison with the police.

Notwithstanding residents' concerns on the matter, it is not considered that the development would result in a significant increase in traffic, congestion or parking demand which would warrant the refusal of the application.

The development has a high potential to cause issues of noise and disturbance which could be detrimental to residential amenity. However, it is considered that such issues could be addressed by way of appropriate planning conditions.

On balance, the development is considered to comply with current local, London Plan and

national planning policies relating to such developments and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document: Accessible Hillingdon

Hillingdon Supplementary Planning Document: Residential Layouts

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Noise

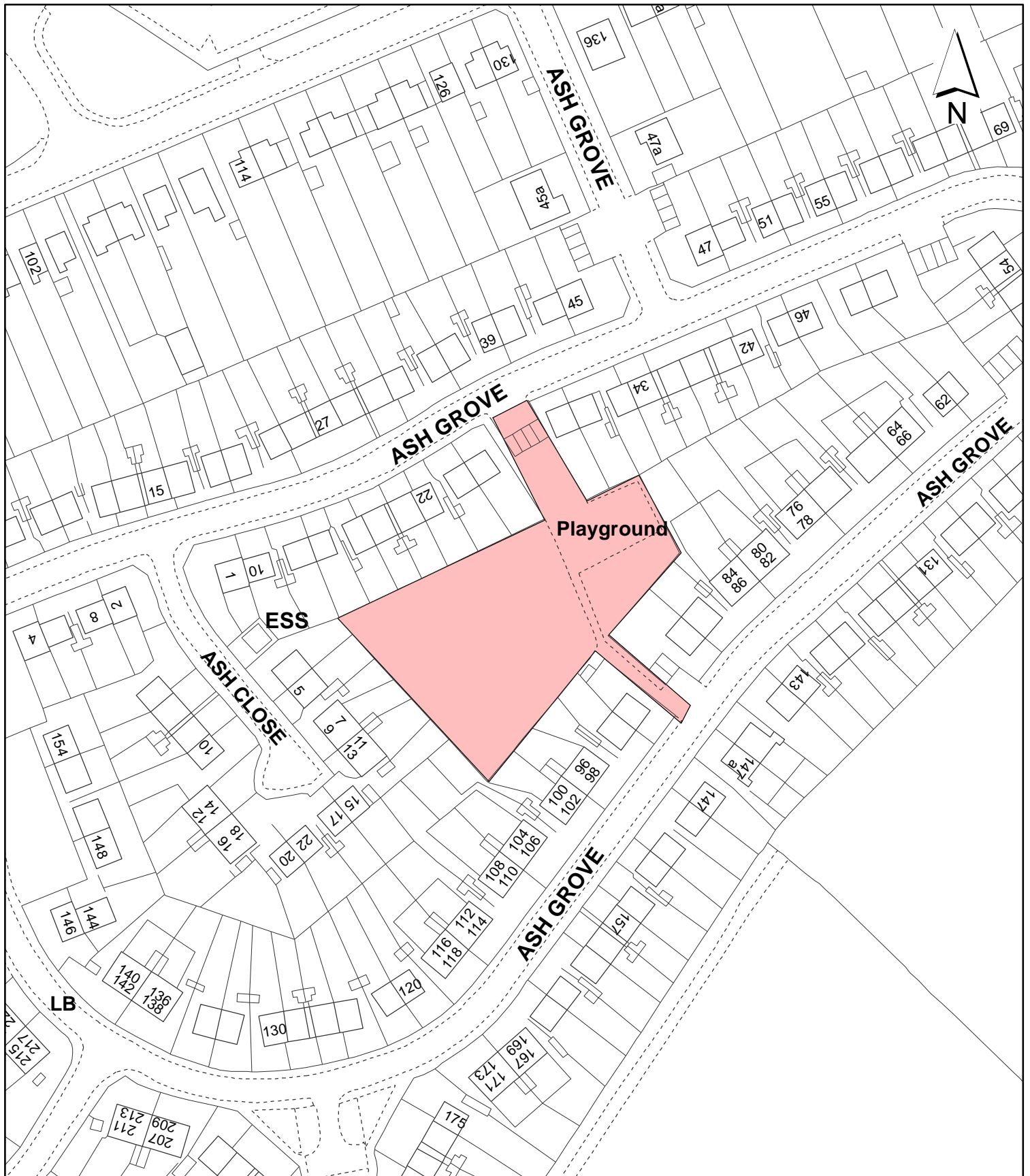
Hillingdon Supplementary Planning Document - Air Quality

Hillingdon Supplementary Planning Document - Contamination

Hillingdon Supplementary Planning Document - Planning Obligations

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

**Ash Grove
Open Space**

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

Planning Application Ref:
71704/APP/2016/1038

Scale:
1:1,250

Planning Committee:
Major

Date:
May 2016

