

Report of the Head of Planning, Sport and Green Spaces

Address GAELIC ATHLETIC ACCOS. SPORTS GROUND WEST END ROAD RUISLIFF

Development: Variation of condition 2 of planning permission reference 24373/APP/2014/1946 dated 13/3/2015 (redevelopment of the GAA Sports Grounds), to allow a reduction in the overall length of the main stand from 136.8m to 101.4m; a reduction in the overall covered area from 54.6m to 39m; removal of proposed terrace on the north boundary; construction of 2 step viewing area to replace the north terrace; construction of 2 step viewing area to east and west of the main stand (Section 73 application).

LBH Ref Nos: 24373/APP/2016/1511

Drawing Nos: 7321 2000 Rev B. Ex drainage
7321 2001 B(1). proposed storm fou
7321 2002 Rev. B Pitch drainage proposec
7321 2003 Rev. A main stand
7321 2004 Rev. A elevation main stand
7321 6200 Location Plan
7321 2005 Rev. B Internal Road layout
7321 2009 Rev. A Sections
7321 2010 Rev. A west/south
7321 2011 Rev. B Step section
7321- Contrast Drawings
Stage 1 RSA Report V1.
Revised Flood Risk Assessment Rev02-25-09-0:
Revised Transport Assessment & Travel Plan Rev C
7321-2001 Rev. B Storm/foul drainage proposec
MODE SHARE ASSESSMENT
2013 - 44 pp 107 site survey
7321-2001 Rev B Revised Drainage Layout
7321 - 2004 Rev. A Watermain Layout
7321-1003 Rev. B
7321-SK04 Rev. D
7321-SK05 Rev. E
7321-SK06 Rev. D
7321-SK07 Rev .B
7321 180416 London GAA Planning Statemen
Air Quality Assessment
Tree Survey Report
Design and Access Statemen
Floodlight Assessment
Heritage Assessment
Noise Assessment Repor
Utilities Assessment
Euromat secification
Energy Addendum Repor

Date Plans Received: 18/04/2016

Date(s) of Amendment(s): 18/04/2016

Date Application Valid: 18/04/2016

1. SUMMARY

The application seeks minor material amendments to the planning permission reference 24373/APP/2014/1946 dated 13/3/2015 for the redevelopment of the GAA Sports Grounds. The amendments sought involve a reduction in the overall length and covered area of the main stand, and replacement with a 2 step viewing area to east and west of the main stand; the removal of proposed terrace on the north boundary and replacement with a 2 step viewing area.

Other elements of the original approval, including the extension of the existing car park and provision of overspill parking, a new exit onto West End Road (left turn only), a realigned and reconstructed grass pitch with 1.2m high spectator fence all around, floodlights to the training pitch, together with drainage and irrigation facilities and retractable ball keep nets on northern side of the pitch, remain unchanged.

244 local residents/amenity groups have been consulted. To date, 3 individual responses have been received, objecting to the planning application, primarily in terms of traffic generation and impact on residential amenity.

The principle of the redevelopment of the site for outdoor sporting facilities has already been established by virtue of the original planning consent. The proposal does not amount to inappropriate development in the Green Belt, and as such, there is no need to establish whether very special circumstances arise. The upgrading of the sporting facilities is consistent with the development plan and no objections are therefore raised to the principle of the continued use and enhancement of the site as an outdoor sports facility.

There are no objections in principle to the amended and reduced scheme for the stands and canopy in conservation or design terms.

Subject to mitigation, it is considered that development would not adversely affect the amenities of nearby residential properties from the activity generated by the development, in terms of noise and outlook, or light spill from the proposed floodlights. In addition, no objections are raised in terms of parking and the highway implications of the development subject to conditions and planning obligations.

Approval is recommended accordingly, subject to the conditions and planning obligations imposed on the original planning consent.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, and subject to referral to the Secretary of State, under the Consultation Direction 2009 and HS2 Safeguarding Direction, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to any relevant amendments agreed by the Head of Planning and Enforcement and also those requested by the Greater London Authority and the following:

A) The Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or Section 278 Highways Act 1980 (as amended) and all appropriate legislation to secure:

(i) The applicants meet the full costs in connection with the design and

implementation of a scheme of off site highway improvements, to be subject to a Section 278 agreement, including access/egress arrangements and keep clear markings on West End Road

(ii) Submission of a Green Travel Plan outlining means and methods of reducing private transport use and the promotion of other sustainable forms of transport (including a shuttle bus service and the provision of a £20,000 bond)

(iii) Submission of a delivery and servicing plan (DSP), a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) in accordance with London Plan and TfL guidance

(iv) Traffic studies, in order to assess the impact of left turn traffic emanating from the site on the Polish War Memorial roundabout and agreement of a scheme for appropriate highway improvements (where necessary) and funding the cost of installing such improvements

(v) Project Management & Monitoring Fee: 5% of total cash contributions (if a cash contribution is required as result of (i) and (iv) above).

B) That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

C) That subject to the above, the application be deferred for the determination by the Head of Planning and Enforcement under delegated powers to approve the application, subject to any alterations required by the Head of Planning and Enforcement, the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

D) That if the above Section 106 agreement has not been finalised by 31st August 2016, or other time frame as may be agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of off site highways works and a Travel Plan). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

E) That if the application is approved, the following conditions be attached:

1 T1 Time Limit - full planning application

The development hereby permitted shall be begun before the 22nd January 2018.

REASON

To comply with Section 73 and 91 of the Town and Country Planning Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers

2013 - 44 pp 107 site survey

7321 6200 Location Plan

321 2000 Rev B. Ex drainage

7321 2001 Rev. B proposed storm foul

7321 2002 Rev. B Pitch drainage proposed
7321 2003 Rev. A main stand
7321 2004 Rev. A elevation main stand
7321 2005 Rev. B Internal Road layout
7321 2009 Rev. A Sections
7321 2010 Rev. A west/south
7321 2011 Rev. B Step section
7321- Contrast Drawings
7321- 2004 Rev. A Watermain Layout
7321-1003 Rev. B
7321-SK04 Rev. D
7321-SK05 Rev. E
7321-SK06 Rev. D
7321-SK07 Rev. B
Euromat secification

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

REASON

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

3 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until mitigation measures have been completed/put in place in accordance with the specified supporting plans and/or documents:

Reduction in energy use and renewable technology installation [Energy and Sustainability Addendum Report dated 25 September 2014]

Air Quality Mitigation During Construction [Air Quality Assessment dated 30th May 2014]

Noise Mitigation Measures [Noise Assessment - DKN Acoustics]

Flood Risk Assessment September 2014 Ref: 47069067

Maintained Lighting Lux Level [Flood lighting Impact Assessment].

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 Policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

5 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 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).

7 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 Secure and covered cycle Storage for 30 cycles

2.c Means of enclosure/boundary treatments (the submitted details shall demonstrate adequate treatments to ensure privacy for the residents on Masson Avenue)

2.d Car Parking Layouts for 122 permanent parking spaces, including demonstration that 20% (12 active and 12 passive) of all permanent parking spaces are served by electrical charging points, 8 disabled parking bays and 11 motorcycle spaces

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures

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 and privacy in compliance with policies BE13, BE38, BE24, 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).

8 NONSC Energy

Prior to the commencement of development, full details of the PV panels shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- The amount of PVs required to ensure the development complies with the carbon reduction from 'be green' measures set out in the Energy Strategy
- The location of the PVs
- An assessment of shading and shadowing
- The type and specification of PVs
- Elevations and plans showing all the PVs in situ on the development site.

The development must proceed in accordance with the approved plans.

REASON

To ensure the development contributes to CO2 reduction in accordance with Policy 5.2 of

the London Plan (2015).

9 NONSC Ecology

Prior to the commencement of development an ecological enhancement scheme shall be submitted and approved in writing by the Local Planning Authority. The scheme shall include the measures to enhance and integrate ecological improvements within the development. Bat boxes, bird boxes and living walls should all be considered alongside specific wildlife improvements within the landscape proposals. The north-eastern boundary of the site 'behind' the access road should be considered for specific wildlife improvements. The development shall proceed in accordance with the approved plans.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Local Plan and Policy 7.28 of the London Plan (2015).

10 NONSC Living Walls

Prior to commencement of development a scheme for the inclusion of living walls, roofs and screens shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide details of the types of living material to be used and the locations and methods of maintenance where necessary. The development should proceed in accordance with the approved plans.

REASON

To ensure the development contributes to a number of objectives in compliance with Policy 5.11 of the London Plan (2015) and Policy EM1 of the Local Plan.

11 OTH2 Archaeology

A) No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority.

B) No development or demolition shall take place other than in accordance with the Written Scheme of Investigation approved under Part (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (A), and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured.

REASON

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the borough and Policy BE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 COM15 Sustainable Water Management

Prior to commencement of the development hereby approved, 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 follows the strategy set out in Flood Risk Assessment, produced by URS dated Sept 2014 and Appendix E

incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - e. demonstration that any proposals to utilise existing drainage network not adopted by utilities function appropriately for that purpose through the submission of CCTV
- ii. 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.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iii. incorporate water saving measures and equipment.
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

(i) 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 (2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). (ii) To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

13 COM27 Traffic Arrangements - submission of details

Notwithstanding the approved plans, development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, taxi/coach drop off points, closure of existing access, road markings and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any

time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area. Parallel parking shall be at least 6 metres long except end bays.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015)

14 NONSC Shuttle Signals

Development shall not begin until details of the shuttle signals with a vehicle detection system serving the rear overflow car park have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed. Thereafter, these facilities shall be permanently retained.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

15 COM28 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 NONSC Control of games/spectators

The maximum number of persons attending any game or event at the site shall not exceed the following:

- * A maximum of one game/event per annum, attended by between 1,001 to 3,000 persons
- * A maximum of three games/events per annum, attended by between 401 to 1,000 persons;
- * A maximum of ten games/events per annum, attended by between 200 to 400 persons.

No game or event shall be attended by more than 3,000 spectators.

For the avoidance of doubt, there are no restrictions over the number of games/events attended by less than 200 persons.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015)

17 NONSC Parking Management Plan

Before any part of the development is occupied a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include

details of a pre booking system, and the use of the overflow car park for Tier 1 and 2 games.

The scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015)

18 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties of the Hillingdon Unitary Development Plan and to protect the ecological value of the area in accordance with policies BE13, OE1 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.1.

19 NONSC Floodlight timing

The training pitch shall only be illuminated between the hours of 7am and 9pm Monday to Saturday and 8 am to 9pm on Sundays and Bank Holidays. The training pitch shall not be illuminated by the floodlights hereby approved at any other time. The floodlights installed herein shall be fitted with a timer unit to ensure compliance with these times.

REASON

In order to protect the visual amenities of the area in accordance with Policy BE27 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

20 NONSC PA systems

The development shall not begin until a scheme which specifies the provisions to be made for the control of loudspeaker 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 (including hours of use), noise limits 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 surrounding area in accordance with policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

21 NONSC Ball Catch netting

The ball catch netting hereby approved shall only be installed when required during match games. The netting shall be dismantled when not in use.

REASON

To protect the visual amenity of the locality and the residential amenities of surrounding residents in accordance with Policies BE21 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

22 NONSC Control over use of northern terrace

The northern terrace hereby approved shall only be used by spectators during the Tier 1 and 2 games (i.e. not exceeding a total of four games per year). Details of any proposed safety railings/fencing shall be submitted to and approved by the Local Planning Authority prior to this element of the development commencing.

REASON

To protect the visual amenity of the locality and the residential amenities of surrounding residents in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

23 NONSC Imported soils

All imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All imported soils used for the reconstructed pitch and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the users 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).

24 NONSC Energy Efficiency

Prior to the commencement of development, the applicant should demonstrate that the Part L 2013 Target Emission Rate (TER) will be met through energy efficiency measures alone for any treated elements of the building, unless it can be demonstrated that this is not achievable.

REASON

To ensure the development contributes to CO2 reduction in accordance with Policy 5.2 of the London Plan.

25 NONSC construction management strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period.

Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of

air traffic navigation transmitter/receiver systems, in accordance with Policy A4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1

Run-off to surface water drains must be clean and uncontaminated to avoid pollution to surface water or groundwater. Contaminated run-off should flow to the foul sewer if available subject to the approval of your sewerage company. If run-off is drained to ground or to a surface watercourse it should be passed either through a suitable sustainable drainage system or through a standard oil separator. Please refer to the Environment Agency pollution prevention guidance on car parks, particularly on oil separators in surface water drainage systems.

The Environmental Permitting Regulations make it an offence to cause or knowingly permit an activity that will result in the input of pollutants to surface water or groundwater, unless authorised to do so by an environmental permit. This development may require an environmental permit from us. The applicant is advised to telephone 03708 506 506, or email enquiries@environment-agency.gov.uk to discuss the issues likely to be raised.

2

The applicant is advised to contact the Council and the Metropolitan Police with regard to arranging temporary traffic management for Tier 1 and 2 games. Private marshals shall not direct traffic on the public highway.

3

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead in order to address physical barriers that may prevent disabled people and their families from participating.

4

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.

5

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £68,443.05 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738".

6

111

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).

7 112 **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.

8 115 **Control of Environmental Nuisance from Construction Work**

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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 12 **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.

11 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

12 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

13 I34 **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.

14 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).

15 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 (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
R6	Ancillary recreational facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework

16 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

17 I61 Lighting Near Aerodromes.

The development is close to the aerodrome and the approach to the runway. The applicant is advised that there is a need to carefully design any lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at www.aoa.org.uk/publications/safeguarding.asp). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.

18

For the purposes of conditions 17 and 22, Tier 1, 2 and 3 games as set out in table 1 (Schedule of Higher Attendance Games) of the submitted Transport Statement are defined as follows:

Tier 1

- A single Connaught Championship match in late May

Tier 2

- The one-off London County Football Final annually in August
- The one-off London Hurling Final annually in August
- All Ireland Club Football Quater Final

Tier 3

- National Football league rounds 1-4

- National Hurling League rounds 1-3

19

You are encouraged to undertake public engagement and consult with the residential occupiers of Masson Avenue in developing plans and proposals for boundary treatment in relation to condition 6 in order to ensure privacy issues are appropriately dealt with. The submission in respect of this condition should include details of the engagement undertaken and how this has been addressed within the proposals.

3. CONSIDERATIONS

3.1 Site and Locality

The site is broadly rectangular in shape accessed on the eastern side of West End Road, south of the junction with Masson Avenue. Priors Farm and its associated buildings abut the southern boundary of the site, whilst the northern boundary backs on to the rear gardens of properties in Masson Avenue, a residential street. The eastern boundary is adjacent to an area of public open space, associated with a nearby school.

The west boundary (with West End Road) is delineated by a well-established hedge, with occasional trees, which currently screens views of the car park, club house and sports pitches except at the vehicular gate at the north end of the perimeter. Along the northern boundary occasional off-site trees associated with the rear boundaries of Masson Avenue provide some relief. There is a group of trees lining the southern boundary (west end) and a hedgerow between the athletics pitch and Priors Farm. Trees on, and close to, the site are not protected by TPO or Conservation Area designation.

The principal features of the site are:

- a 92 space car parking area on the western portion of the site;
- the existing 2 storey club house, located in the south west corner of the site;
- a small, single storey temporary building along the western boundary close to the main clubhouse building;
- a broadly rectangular grassed area at the western end of the site used for training and occasionally used for overspill car parking; and
- the existing centrally located playing pitch which is orientated on an east-west axis
- a grass embankment along the southern boundary

The whole site and the adjoining priors farm are designated as metropolitan Green Belt land.

3.2 Proposed Scheme

Planning permission ref: 24373/APP/2014/1946 was originally granted for the redevelopment of the site on 13/3/15. The proposals included the extension of the existing car park and provision of overspill parking, a new exit onto West End Road (left turn only), a realigned and reconstructed grass pitch with 1.2m high spectator fence all around, floodlights to the training pitch, together with drainage and irrigation facilities and retractable ball keep nets on northern side of the pitch.

The applicants explain that following receipt of a tender for the works, it became obvious that the costs far exceeded the budget and in a bid to get the project back on track a full review of the approved stand was carried out in an effort to reduce costs.

This application seeks minor changes to the approved scheme. The main changes are summarised below;

Main Stand:

A reduction in the overall length of the main stand from 136.8m to 101.4m

A reduction in the overall covered area from 54.6m to 39m

Terraces:

Removal of proposed terrace on the north boundary

Construction of 2 step viewing area to replace the terrace

Construction of 2 step viewing area to east and west of main stand

Other elements of the approved scheme remain unchanged.

3.3 Relevant Planning History

24373/APP/2014/1946 Gaelic Athletic Association West End Road Ruislip

Extension of car park from 92 to 122 spaces, including 8 disability and 7 electric bays; additional vehicular exit and new pedestrian gate to West End Road; 30 cycle parking stands; taxi point; pedestrian circulation routes; realignment and reconstruction of grass playing pitch; new irrigation (groundwater abstraction borehole), drainage and stormwater attenuation works; erection of partially roofed (three bays) 11 tier stand for spectator seating with ancillary accommodation below including changing rooms for players and officials, gym, medical facilities and toilets; pedestrian only access path along northern boundary; a low level standing terrace, with covered area for disabled spectators and a camera stand; new southern perimeter access track; floodlit artificial-surfaced training/warm-up area with demountable enclosure to enable use as part of overflow car parking area (160 spaces); 15 metres high ball catch netting at each end of the pitch and retractable netting 7 metres high to the northern boundary; enclosures within the site comprising fencing, turnstiles and gates; replacement scoreboard; and, associated works including landscaping.

Decision: 23-01-2015 Approved

Comment on Relevant Planning History

The site has a long established use as playing pitches and until the mid-1970s was used as the training ground for Queens Park Rangers Football Club, before being used by the GAA. The existing club rooms in the south west corner of the site were constructed in 1984.

Planning permission ref: 24373/APP/2014/1946 was granted on 23-01-15 for the following development:

Extension of car park from 92 to 125 spaces, including 8 disability and 7 electric bays; additional vehicular exit and new pedestrian gate to West End Road; 30 cycle parking stands; taxi point; pedestrian circulation routes; realignment and reconstruction of grass playing pitch; new irrigation (ground water abstraction borehole), drainage and storm water attenuation works; erection of partially roofed (three bays) 11 tier stand for spectator seating with ancillary accommodation below including changing rooms for players and officials, gym, medical facilities and toilets; pedestrian only access path along northern boundary; a low level standing terrace, with covered area for disabled spectators and a camera stand; new southern perimeter access track; flood lit artificial-surfaced training/warm-up area with demountable enclosure to enable use as part of overflow car parking area (186 spaces); 15 metres high ball catch netting at each end of the pitch and retractable netting 7 metres high

to the northern boundary; enclosures within the site comprising fencing, turnstiles and gates; replacement score board; and, associated works including landscaping.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- 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
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats
- 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
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R6	Ancillary recreational facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th May 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Notice of Proposed Development was advertised under Article 15 of the Town and Country Planning (Development Management Procedure) (England) 2010 and 244 neighbours and local amenity groups were consulted in the surrounding area. Site Notices were posted at the site. 3 individual letters of objection from residents in Masson Avenue, have been received, objecting to the planning application. The principle areas of concern are:

1. The parking issues we have had in the past where we cannot park on our road when there are events. Masson avenue should be blocked off to all but residents and family on these days. We do not have parking restrictions on our road and this is a major problem.
2. The noise and how high the stand is going to cause a lot of problems.
3. Nuisance from construction activities.

GREATER LONDON AUTHORITY

No response.

NATS (Safeguarding)

No safeguarding objections to the proposal.

MINISTRY OF DEFENCE (MoD)

The application site occupies aerodrome height, technical and bird strike statutory safeguarding zones surrounding RAF Northolt. I can confirm that the MOD has no safeguarding objections to the proposed development.

The floodlights, spectator stand and the roof covering part of the stand may be erected using a crane.

If a crane is to be used during the construction of this development it will be necessary for the developer to liaise with the MOD prior to the erection of any cranes or temporary tall structures. The MOD requests that a condition such as the one below be included in any planning permission granted to ensure that the MOD is notified of when and where cranes will be erected.

Submission of a Construction Management Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period.

Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems.

In summary, the MOD has no safeguarding objections to this scheme or the variation of condition 2.

SPORT ENGLAND

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement.

Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England' (see link below): www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply.

Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception:

E2 - The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

This being the case, Sport England does not wish to raise an objection to this application.

The absence of an objection to this application in the context of the Town and Country Planning Act, does not in any way commit Sport England or any National Governing Body of Sport to support for any related funding application.

TRANSPORT FOR LONDON (TfL)

TfL considers that the proposed variation of condition 2 would not result in any change to highway and traffic impact compared with the consented proposal. TfL therefore does not have an objection. However, it asks that all planning conditions and obligations imposed in the original consent in relations to highway and transports to be retained in full.

ENVIRONMENT AGENCY

No comments.

Internal Consultees

FLOOD AND DRAINAGE OFFICER

Although not submitted with this application, the variations do not affect the proposed drainage scheme of managing the drainage, and the FRA which demonstrates the site is not at risk from flooding, I have no objections to the variation subject to the following condition being imposed;

Prior to commencement, 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 (follows the strategy set out in Flood Risk Assessment , produced by URS dated Sept 2014 and Appendix E incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
 - e. demonstration that any proposals to utilise existing drainage network not adopted by utilities function appropriately for that purpose through the submission of CCTV
- ii. 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.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- iii incorporate water saving measures and equipment.

- iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- 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 (29015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (2015).

TREE AND LANDSCAPE OFFICER

The proposed variation will result in a reduction of the built development affecting the northern stand (behind the Masson Avenue rear gardens) and symmetrical trimming back of the east and west ends of the main stand, at the southern end of the site.

The outcome of these reductions should result in a reduction of the landscape and visual impact of the approved scheme - which will benefit those overlooking the site.

No objection, subject to previous landscape conditions.

S106 OFFICER

A deed of variation will be required if permission is granted for this s73 application.

HIGHWAY ENGINEER

There are a number of changes proposed to the approved car parking layout. The applicant should provide a justification and legible plans showing the proposed changes with measurements etc in order for this to be reviewed.

URBAN DESIGN AND CONSERVATION OFFICER

There are no objections in principle to the amended and reduced scheme for the stands and canopy in conservation or design terms. We do, however, regret the loss of the original canopy design as this would have been a particularly attractive and eye catching feature. Please include the previous condition 5 that covers the submission of external materials and finishes for agreement.

ENVIRONMENTAL PROTECTION UNIT

As this application is just reducing the size of the spectator stands and there are no other changes we have no objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the redevelopment of the site has been established by virtue of planning permission ref: 24373/APP/2014/1946. Only minor modifications are proposed to the approved scheme.

It is considered that the development does not prejudice Green Belt objectives, whilst the scale of the development is at an appropriate level to support an outdoor sports facility. As stated elsewhere in this report, the visual and amenity impact has been minimised. The potential advantages of the proposal are recognised, including the provision of enhanced outdoor sporting facilities and the protection of recreational open space in urban areas, consistent with the objectives of the NPPF, Sport England's Planning Policies for Sport, London Plan Policy 3.16 and saved part 2 Policies, which seeks to protect outdoor and indoor leisure facilities.

No objections are therefore raised to the principle of the development on this site.

7.02 Density of the proposed development

No residential use is proposed as part of this development. Density is not therefore a relevant consideration.

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

The site is not located within an Archaeological Priority Areas, Conservation Areas or Areas of Special Character, although the area to the south of the A40 is proposed as a new Archaeological Priority Area.

Archaeology

A Heritage Assessment was submitted in support of the original application. The statement notes that ground works are likely to be required to support the spectator stands, possibly to include piled foundations. Where the proposed groundworks extend beyond the depth of made ground, there may be an impact upon below ground archaeological deposits, should any be present.

The Heritage Statement therefore recommends a limited programme of archaeological evaluation, targeted in the proposed areas of impact, prior to the commencement of any development groundworks. Such works would identify and record the nature and extent of any surviving archaeological remains encountered (preservation by record). Should no archaeological remains be encountered during these works, then no further works would be required. Given that the site does not fall within an archaeological priority area and the extent of built development is limited, it is considered that this approach is acceptable in this case and can be secured by condition.

Impact on Listed buildings

The site is within view of the Grade II Listed Polish War Memorial and Locally Listed Glebe Farm. The proposed changes to the approved scheme will result in a reduction in built form and as such, there will be no physical impact upon these listed buildings as a result of the amendments. It is considered that there will be a low and low-negligible impact upon the setting of these buildings, in accordance with Saved Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

The proposal would not have any additional impact on airport safeguarding over that considered within the original grant of planning permission. The Ministry of Defense (MoD Safeguarding) has no safeguarding objections to the proposed development, subject to a construction management plan, which can be secured by condition, in the event of an approval.

7.05 Impact on the green belt

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land is reiterated in the NPPF, Local Plan Part 2 Policies OL1 and OL2 and London Plan Policy 7.16. Development is therefore strictly controlled.

In terms of the physical works proposed, the proposed layout for the main pitch is in a similar position as the existing, although moved slightly to the east. The proposed car park to the west of the pitch is in the same location, but regularised and landscaped along with the parking around the existing clubhouse. A new training pitch is proposed on a piece of former athletic ground to the east of the main pitch, whilst the access road is to be located to the south and west perimeter of the site. The proposed layout replicates former uses and location on the site and merely rationalises the existing arrangement. These elements of the proposal have not changed from the approved scheme and are considered to have minimal impact on the openness of the Green Belt.

In addition, a new one tier stepped terrace is proposed to the north of the pitch and a new flip-seated stand to the south. The proposed south stand is the highest, bulkiest element of the scheme. The current proposal shows a reduction from the approved scheme in the overall length of the main stand from 136.8m to 101.4m and a reduction in the overall covered area from 54.6m to 39m, with a 2 step viewing area to east and west of main stand. The amended scheme also removes the proposed terrace on the North Boundary and the construction of 1 step viewing area to replace the terrace.

The amendments will result in a reduction in the bulk of the built form previously approved and it is considered that none of these elements would detract from the overall appearance of the area or openness of the Green Belt in terms of massing, scale or bulk.

It is noted that although designated as Green Belt, the application site is an existing sports complex, sitting within a suburban area, surrounded on 2 sides by built development, which limits

the site's openness and perception of openness. It is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), relevant London Plan policies and the aspirations of the NPPF.

7.07 Impact on the character & appearance of the area

Saved UDP Policies BE13 and BE19 seek to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Saved Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The site is bounded by the rear gardens on Masson Avenue to the North, school grounds to the East, Priors Farm and its farmland to the South and West End Road to the West. The A40 is also to the South and the Grade II Listed Polish War Memorial and the Locally Listed Glebe Farm is to the East. The area is typical suburban-residential in nature with predominantly inter-War housing of two storeys, traditional in design, to the North and

surrounded by green fields to the rest.

The proposed layout for the main elements of the proposal replicates former uses and their location on the site and merely rationalises the existing arrangement. The highest, bulkiest element of the scheme is the proposed stand for the South side of the main pitch, which will be reduced in size in relation to the approved scheme. The stand will be located away from the existing residential street and will be viewed in the context of a backdrop of large farm related buildings to the south of the site.

The roof canopy of the main stand as originally approved consisted of a series of conic-section panels, designed to almost float above the stand. This has now been replaced by a simpler mono pitch design. The Urban Design and Conservation Officer regrets the loss of the original canopy design, as this would have been a particularly attractive and eye catching feature. However, it is not considered that the proposal in its amended form would detract from the overall appearance of the area in terms of design, massing, scale or bulk. The design of this structure is considered practical and reasonable for its intended purpose.

Overall, the Urban Design and Conservation Officer raises no objections to the scheme, subject to details of external colours and finishes. Details of external materials are therefore secured by condition. Subject to this condition, it is considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

Saved Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. Saved Policies BE20, BE21 and BE 24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (November 2012) seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

The nearest residential properties are located to the north of the site in Masson Avenue. There are no limitations to the hours of use of the current sporting facilities on the site. However, the effects of floodlighting and noise associated with a potentially more intensive use of the site on residential amenity are matters for consideration. The issue of noise has been covered in detail in other sections of this report.

FLOOD LIGHTING

It is proposed to provide floodlighting to the training pitch, located at the eastern end of the site. This element of the proposal remains the same as for the approved scheme. To safeguard the situation with regard to the protection of residential amenity, the Council's Environmental Protection Unit recommended a condition on the original planning application to require the design and implementation of a lighting scheme which conforms to relevant guidance and limitations on hours the training pitch can be illuminated. Subject to these conditions being reimposed, it is considered that the development would not adversely affect the amenities of nearby

residential properties from light spill generated by the floodlit training pitch, in accordance with Saved Policy OE1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

ACTIVITY

There will be no significant intensification of use, no new land use, no increase in ground capacity and no increase in the number of matches per annum as a result of the proposed changes to the approved scheme.

The proposed seating stands would be smaller in capacity and would still be located to the south of the pitch, thereby minimising visual impact on views from nearby residential properties. The visual impact on openness across the site from the rear of properties in Masson Avenue is considered to be minimal. It is not therefore considered that the proposal in its amended form would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Policy BE21 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

PRIVACY

Policy BE24 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012) seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The issue of privacy for residents of Masson Avenue was initially raised as a concern by officers and local residents, with regard to the northern terrace. The applicant now proposes to replace the northern terrace with a low standing area consisting of only one step (i.e. two standing rows). The proposed standing area will run from the rear of house number 16 to house number 48, with a gap for the camera stand. The first standing level will be at pitch level, with a step of 0.187m to the top standing level. This will mean that the top standing level will now be 0.187m above pitch level at that location. As a result the eye level of the top standing area, would not extend above the top of the existing boundary fencing at the rear of Mansion Avenue properties.

Removal of the northern terrace in favour of a single step up from ground level, should therefore help to address concerns about possible overlooking of the Masson Avenue rear gardens, so long as those properties have the necessary boundary fencing in place.

It is also noted that in terms of both noise and privacy issues, the proposed northern standing area faces away from the properties at Masson Avenue, as any spectator would be likely to be facing the playing area. In addition, the applicant has stated that the northern stand is only required for a small number of games each year. In order to further protect neighbouring amenity, it is recommended that a condition be reimposed, limiting this northern standing strip to the larger Tier 1 and 2 games (i.e. 4 times a year).

With regard to the southern stand, this would be located over 107 metres from the nearest residential property in Masson Avenue. As such, it is not considered that the privacy of neighbours will be affected, in compliance with Policy BE24 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

7.09 Living conditions for future occupiers

Not applicable to this application, as the proposal does not include residential development. Living conditions for future residential occupiers is therefore not relevant to consideration of this proposal.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Local Plan Part 2 Policy AM7 which states:

'The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety.

TfL is the highway authority for A40 Western Avenue, while LB Hillingdon is responsible for the rest of the road network in this area. TfL buses operate on West End Road.

The proposal would not alter any of the arrangements in respect of the number of parking spaces, cycle parking, or vehicular access to the site, which were previously agreed within the original grant of planning permission. Both TfL and the Highway Engineer raise no objections with regard to these issues.

However, the applicant is proposing some minor changes to the internal road and parking layout. The Highway Engineer has commented that the applicant should provide a justification and legible plans showing the proposed changes, including measurements, in order for these changes to be properly reviewed. It is therefore recommended that a condition requiring details of parking arrangements and internal road layouts be reimposed on any planning permission granted.

In the light of paragraph 215 of the NPPF, with the proposed mitigation measures secured as part of the original planning permission, the transportation impacts are not considered to be severe for the development. As such, no objections are raised on traffic generation, parking or access grounds, subject to the recommended conditions and transport and highways obligations imposed on the original consent being re-imposed on any forthcoming approval, including the implementation of a Travel Plan being covered within the S106 Agreement.

Accordingly, it is considered the proposed development accords with relevant transportation policies in the Local Plan, London Plan and the aspirations of the NPPF.

7.11 Urban design, access and security

Issues of design and access have been discussed elsewhere in the relevant sections of this report. In respect of security, it is not considered that the proposal would have any significant adverse impacts in terms of security.

7.12 Disabled access

The facilities are considered to be satisfactory from an accessibility standpoint. Notably, the Council's Access Officer has raised no objection to the original proposals. The scheme therefore considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Considerations relating to affordable and special needs housing are therefore not relevant to this proposal.

7.14 Trees, landscaping and Ecology

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains.

The Tree and Landscape Officer notes that the proposed variation will result in a reduction of the built development affecting the northern stand (behind the Masson Avenue rear gardens) and symmetrical trimming back of the east and west ends of the main stand, at the southern end of the site. The outcome of these reductions should result in a reduction of the visual impact of the approved scheme, which will benefit those overlooking the site.

No objections are therefore raised in landscape terms, subject to relevant landscape conditions being reimposed, to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY

Hillingdon's Local Plan: Part 1 "Strategic Policies" (adopted November 2012) EM2 (Green Belt, Metropolitan Open Land and Green Chains), EM3 (Blue Ribbon Network), EM7(Biodiversity and Geological Conservation) and EM8 (Land, Water, Air and Noise) deal with ecological issues. Saved Policy EC2 of the Local Plan Part 2 seeks the promotion of nature conservation interests. Saved Policy EC3 requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats, Saved Policy EC5 of the Local Plan seeks the retention of certain on-site ecological features, enhancement of the nature conservation and ecological interest of sites or create new habitats.

Policy 7.19 of the London Plan states that the planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains for conservation through the form and design of development.

The current use and management regime of the site as a playing pitch reduces the likely harm on protected species, as the existing playing pitch and surrounding areas are unlikely to provide suitable shelter or habitat for hibernating animals. However, the additional tree planting proposed will contribute towards the promotion of nature conservation interests in the area, in compliance with relevant policies.

Although there are limited ecological impacts, the development should aim for a net improvement in biodiversity, in accordance with the National Planning Policy Framework. A condition requiring the submission of an ecological enhancement scheme is therefore recommended. Bat boxes, bird boxes and living walls could all be considered along side specific wildlife improvements within the landscape proposals. The north-eastern boundary of the site 'behind' the access road could be considered for specific wildlife improvements.

It is considered that subject to the above mentioned condition, the the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area, in compliance with Policy 5.11 of the London Plan and Policy EM1 of the Local Plan.

In conclusion, the proposal would not alter the development in terms of landscaping, trees and ecology from the scheme previously agreed within the original grant of planning permission. It is noted that that detailed landscaping and tree protection conditions are attached to the recommendation, which would enable the final details to be approved.

7.15 Sustainable waste management

The proposal would not alter the development in terms of waste management or storage from the scheme previously agreed within the original grant of planning permission.

7.16 Renewable energy / Sustainability

Sustainability policy is now set out in the London Plan (2015), at Policy 5.2. Part A of the policy requires development proposals to make the fullest contribution to minimising carbon dioxide emissions by employing the hierarchy of: using less energy; supplying energy efficiently; and using renewable technologies. Parts C, D of the policy require proposals to include a detailed energy assessment. The 2015 London Plan now requires major developments to demonstrate a 35% reduction from a 2013 Building Regulations compliant development.

As part of the approved scheme the applicants submitted an energy report which confirms that the proposed development will achieve 35% carbon reduction against Part L2013. The Council's Sustainability Officer raised no objections to the proposed development subject to a condition requiring an energy assessment demonstrating the development can meet the requirements of Policy 5.2 by reducing Co2 emissions by 35%. The assessment shall include the baseline energy demand and related carbon emissions, energy efficiency measures and details of the renewable energy technology to be used. The proposal would not alter the development in terms of renewable energy/sustainability from the scheme previously agreed within the original grant of planning permission.

Subject to the above mentioned condition being reimposed, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policy EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (Adopted Nov 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Saved Policies OE7 and OE8 of the Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

A Flood Risk Assessment FRA and revised FRA were submitted with the original application. The revised FRA concludes that no part of the site is in Flood Zone 3A. The revised FRA outlines a Surface Water Management Plan, which has been taken account of in the scheme design.

Although not submitted with this application, the variations to the approved scheme do not affect the proposed drainage scheme of managing the drainage, and the FRA submitted with the original application, which demonstrates the site is not at risk from flooding. The Flood and Drainage Officer therefore raises no objections to the variation, subject to a condition for sustainable water management being reimposed. Subject to compliance with this condition, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

NOISE

Saved Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDPPolicies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. There are no limitations to the hours of use of the current sporting facilities. However, the effects of floodlighting and noise associated with a more intensive use of the site on residential amenity are matters for consideration. The issue of floodlighting has been dealt with elsewhere in this report.

A noise assessment, including the results of a noise survey was submitted in support of the original application. The assessment notes that there are no proposals to increase the number of matches at this venue, whilst the largest concentration of people will be at the southern side of the ground in the proposed stand, which is located over 100 metres from the nearest residential property.

The low height terrace along the northern side of the pitch has now been reduced to one tier. At 1 tier, spectators would only be approximately 0.187m above ground level and no longer elevated above the existing boundary fencing. In addition, the applicant has agreed to limit the use of the northern terrace to Tier 1 and 2 games only. This is secured by condition

The proposal would not alter the development in terms of traffic arrangements from the scheme previously agreed within the original grant of planning permission. Traffic to the proposed development would utilise the existing access of West End Road, but with an amended internal layout. Losing the vehicular access track along the northern boundary with a replacement track to be provided along the southern boundary instead, will result in any vehicular movement being moved further away from the Masson Avenue properties. This would result in the occupiers of surrounding properties suffering less noise and disturbance from vehicular traffic, compliance with Policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

Subject to conditions being reimposed, requiring a scheme which specifies the provisions to be made for the control of noise emanating from the development (including control of PA systems) and controlling use of the northern terrace, it is not considered that adverse noise or impacts are likely from the site, in accordance with Policy OE3 of the the Hillingdon Local Plan:

Part 2 - Saved UDP Policies (November 2012).

AIR QUALITY

The proposal would not alter the development in terms of air quality from the scheme previously agreed within the original grant of planning permission.

7.19 Comments on Public Consultations

The issues raised by local residents have been addressed in relevant sections of this report.

Nuisance from construction activities is covered by separate legislation.

7.20 Planning obligations

Policy R17 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. These saved UDP policies are supported by more specific supplementary planning guidance.

A number of planning obligations to mitigate the impacts of the development, were secured under the original grant of planning permission as follows:

- (i) The applicants meet the full costs in connection with the design and implementation of a scheme of off site highway improvements, to be subject to a Section 278 agreement, including improvements to the access and keep clear markings on West End Road
- (ii) Submission of a Green Travel Plan outlining means and methods of reducing private transport use and the promotion of other sustainable forms of transport, including the shuttle bus service and a bond
- (iii) Submission of a delivery and servicing plan (DSP), a Construction Management Plan (CMP) and a Construction Logistics Plan (CLP) in accordance with London Plan and TfL guidance
- (iv) Traffic studies, in order to assess the impact of left turn traffic emanating from the site on the Polish War Memorial roundabout, to agree a scheme for appropriate highway improvements where necessary and contributions towards the cost of installing such improvements
- (v) Project Management & Monitoring Fee: 5% of total cash contributions (if cash contribution (required as result of the above).

Notwithstanding the amendments to the approved scheme, the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development. It is therefore recommended that these planning obligations be secured as part of any forthcoming approval by way of a deed of variation to the existing S106 Agreement.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

ENVIRONMENTAL ISSUES

The proposal would not have any environmental impacts over those considered within the original grant of planning permission.

A condition requiring imported soils to be clean and free from contamination is recommended in order to ensure that the users of the development are not subject to any risks from soil contamination.

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 application seeks minor material amendments to the planning permission reference 24373/APP/2014/1946 dated 13/3/2015 for the redevelopment of the GAA Sports Grounds. The applicant has demonstrated a need for upgrading the existing sports facilities, which are in accordance with relevant Government guidance and local development plan policy.

The principle of the redevelopment of the site for outdoor sporting facilities has already been established by virtue of the original planning consent. There are no objections in principle to the amended and reduced scheme for the stands and canopy in conservation or design terms.

The proposal represents an upgrading of an existing but appropriate use, which will not have a materially adverse effect on the visual amenity and open character of the Green Belt.

It is not considered that the residential amenities of surrounding residents, flooding or the ecological/nature conservation value of the area will be adversely affected by the proposals.

Subject to conditions addressing the access and parking layout issues, a cap of maximum attendance, operation of the proposed traffic signals on-site, together with the issues relating to a traffic impact assessment and off-site highways works and Travel Plan, (including the shuttle bus service) to be covered within the s106 agreement, it is considered that highway issues have been satisfactorily addressed.

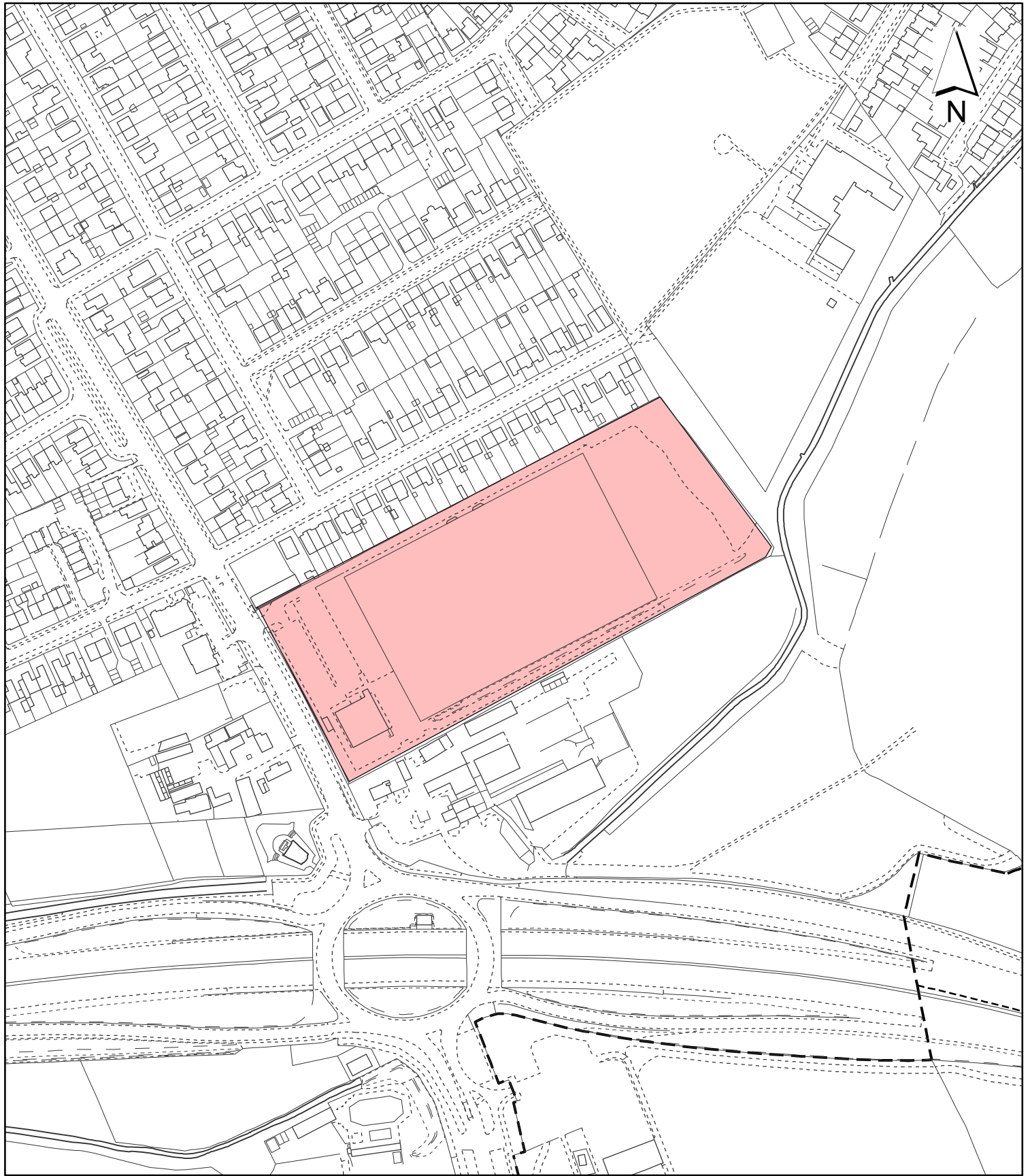
Accordingly approval is recommended.

11. Reference Documents

- a) The National Planning Policy Framework (March 2012)
- (b) Hillingdon Local Plan Part 1 Strategic Policies.
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) London Plan (2015)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Gaelic Athletic Accos
 Sports Ground
 West End Road**

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

Planning Application Ref:

24373/APP/2016/1511

Scale:

1:3,000

Planning Committee:

Major

Date:

July 2016



HILLINGDON
 LONDON