

Report of the Head of Planning, Sport and Green Spaces

Address DOUAY MARTYRS SCHOOL, CARDINAL HUME CAMPUS 86 LONG LANE
ICKENHAM

Development: Replacement of existing school boundary fence with new 1.8m high metal fencing and gates and creation of new tarmacadam pathway to the main reception.

LBH Ref Nos: 6683/APP/2016/1226

Drawing Nos: 5508/2002 Rev.P/1 (Boundary Improvement Project)
Landscape Management and Maintenance Plan, prepared by DHI

Date Plans Received: 24/03/2016 **Date(s) of Amendment(s):** 22/06/2016

Date Application Valid: 24/03/2016

1. SUMMARY

This application seeks full planning permission for the provision of replacement boundary fencing, a pedestrian footpath and new planting at Douay Martyrs School's Cardinal Humes Campus in Ickenham.

The applicant has advised that the replacement fencing is required to increase school security. Following negotiation with the applicant and to overcome officer concerns regarding visual impact amended plans were received which showed a reduction in the height of the originally proposed fencing from 2.4m to 1.8m and which also included the provision of hedge planting to assist in softening the visual impact of the fence.

It is considered that the boundary treatment now proposed strikes an acceptable balance between the need for increased security and the need to protect the visual amenities of the school site and surrounding Ickenham Village Conservation Area. The development is therefore considered to be visually acceptable in this location.

The proposal complies with current local, London Plan and national planning policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 5508/2002 Rev.P/1, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the 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 be completed in accordance with the following specified supporting plans and/or documents:

Landscape Management and Maintenance Plan, prepared by DHP

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 Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 **Compulsory Informative (2)**

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

BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
LPP 7.4	(2015) Local character
LPP 7.8	(2015) Heritage assets and archaeology

3 I1 **Building to Approved Drawing**

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

4 I2 **Encroachment**

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

5 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

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

6 124 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

7 132 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Residents Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

8 147 Damage to Verge - For Council Roads:

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

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

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

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The Metropolitan Police Designing Out Crime Officer has provided the following recommendations:

1. An encrypted access control system for the vehicle and pedestrian gates, working with the school's operational requirements, should be provided. Maglocks or a similar electronic keep system, controlled from the reception area, viewable by a CCTV / Intercom system which allows identification of persons visiting inside school hours is recommended.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises The Douay Martyrs School Cardinal Humes Campus, which is located on the west side of Long Lane in Ickenham.

The site accommodates a number of single-storey buildings, including the early 20th Century single-storey red brick main building, which is characterised by its steeply pitched

tiled roof. It also accommodates playgrounds, car parking and associated facilities.

The school falls within a predominantly residential area and is immediately bounded by residential properties to the north, west and south. It has a long frontage to Long Lane to the east, which is currently characterised by approximately 1.2m high close boarded fence. Residential properties are located opposite.

The application site falls within the Ickenham Village Conservation Area as designated in the Hillingdon Local Plan. The main school building is locally listed. Long Lane is designated as a Local Distributor Road.

3.2 Proposed Scheme

This application seeks full planning permission for the erection of 1.8m high black Barbican Imperial fencing and gates along the school's front boundary and 1.8m high black Euroguard weldmesh fencing along a part of the school's north and south boundaries.

Planting would be provided alongside the fenceline fronting Long Lane in order to soften its visual appearance.

A new pedestrian footpath would be provided within the site to provide direct access from the street to the front entrance.

3.3 Relevant Planning History

Comment on Relevant Planning History

None relevant.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE38 Retention of topographical and landscape features and provision of new planting

- and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- AM7 Consideration of traffic generated by proposed developments.
- LPP 7.4 (2015) Local character
- LPP 7.8 (2015) Heritage assets and archaeology

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **18th May 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 26 local owner/occupiers and the Ickenham Residents' Association. Site and press notices were also posted. Two letters of objection have been received which raise the following concerns:

- i) The fencing will be out of keeping with the local area and make the site look like a prison.
- ii) Green fencing would be more appropriate
- iii) Additional pollution and danger caused by traffic waiting to access/egress the site on the bend in the road right opposite residential properties.

A local Ward Councillor has requested that this application is determined by the planning committee.

METROPOLITAN POLICE

An encrypted access control system for the vehicle and pedestrian gates, working with the school's operational requirements, should be provided. Maglocks or a similar electronic keep system, controlled from the reception area, viewable by CCTV / Intercom system which allows identification of persons visiting inside school hours is recommended.

With regard to the fence, a suitably tested fence installed to security standard LPS 1175:SR1, should be provided. A robust welded mesh fence is most suitable, this is so as to ensure the safeguarding of the children.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER

The proposed fencing would still be considered visually intrusive on the street scene and detract from the character and appearance of the Conservation Area. However, it is considered that an acceptable compromise could be met.

Although the revised proposal incorporates a reduction in the height of the fencing, retention of the existing close boarded fencing along the side boundaries and addition of soft landscaping (hedging) directly along the site's front boundaries, the following amendments relating to the fencing finish are required for the scheme to be considered acceptable.

The proposed Barbican Imperial 1.8m fencing along the site boundary would need to be amended to include:

1. Round vertical pales, capped with domed pale caps rather than angled
2. Posts should ideally be solid and capped at the top

These design finishes will ensure the fencing remains in keeping with the residential character of the surrounding area.

Officer comment: Amended plans have been received which show that these recommendations have been incorporated into the design.

TREES/LANDSCAPE OFFICER

- There are a number of trees along the site frontage which are protected by virtue of their location within the Ickenham Village Conservation Area.
- The replacement of 1200mm high close board timber fencing with 2.4metre high steel railings will be out of character in this Conservation Area where residential front boundaries tend to be lower and / or softer in appearance.
- It is not known what the perceived risk is at this site but an 1800mm high blunt-topped railing is above average eye level and would be very difficult to climb.
- In order to enhance the security - and privacy - a lower railing height could be specified, re-inforced with hedge planting on the inside. This would make the boundary even more difficult to climb and provide a soft visual screen.
- No trees or other landscape features of merit should be affected by the proposal, provided that care is taken during the installation process and pre-emptive pruning is carried out to tree limbs which may conflict with the new fence line.

Recommendations:

The specification should be reviewed - and amended - to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Officer comment: Amended plans have been received which show a reduction in the height of the fencing to 1.8m and incorporate hedge planting as per these recommendations.

HIGHWAY ENGINEER

All fences around vehicular accesses are see through and there are no visibility/sight line concerns. No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks the provision of replacement fencing to an existing school site. No objections are therefore raised to the principle of the development subject to the proposals meeting site specific criteria. The impact of the development on the visual amenities of the Ickenham Village Conservation Area will be a particularly important consideration.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The application site falls within Ickenham Village Conservation Area. Furthermore, the main school building is locally listed. Local Plan policy BE4 seeks to safeguard the visual amenity of Conservation Areas. Policy BE10 seeks to resist development which would be detrimental to the setting of a listed building.

As originally proposed, at 2.4m in height, the proposed fencing was considered to be visually unacceptable in this location. However, following concerns raised by officers amended plans have been provided which show a reduction in the height of the fencing to 1.8m. Furthermore, the plans confirm that the fencing along the main frontage will comprise round vertical pales, capped with domed pale caps and that the posts will be solid and capped at the top, as per the Conservation and Urban Design Officer's recommendations. Soft landscaping in the form of laurel hedging would also be provided to further enhance the visual amenities of the site. Along the north and south boundaries the existing wooden fencing would be retained alongside the proposed new weldmesh fence to assist in softening the visual impact here.

The amended plans fully take on board and address concerns originally raised by the Council's Conservation and Urban Design Officer and the Council's Trees/Landscape Officer.

It is considered that the proposals achieve an acceptable compromise between increasing the security of the site whilst being sensitive to the visual amenities of the surrounding area such that the development is considered to comply with relevant policy objectives.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Not applicable. There is no green belt land within the vicinity of the application site.

7.07 Impact on the character & appearance of the area

This matter has been largely addressed in part 7.03 of the report. Whilst the fencing would be clearly visible from Long Lane it is considered that the proposals would achieve an acceptable compromise between increasing the security of the site whilst being sensitive to the visual amenities of the surrounding area such that the development is considered to comply with relevant planning policies which seek to safeguard visual amenity.

7.08 Impact on neighbours

The proposed fencing would form part of the school's north and south boundaries, which are immediately adjoined by residential properties. Nevertheless, existing vegetation would provide screening to the fencing and at 1.8m high it is not considered that this would have an unacceptable impact on residential amenity. Notably, no objections have been received from the immediate neighbours to the north or south.

Whilst the fencing would be visible to properties located over 25m away opposite, some of which have raised objections, given this distance and the separation provided by Long Lane, it is not considered that the development would have such a negative impact on their outlook that it would result in any significant loss of residential amenity.

Overall, the development is considered to comply with the objectives of Local Plan policy BE18, which seeks to safeguard residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There would be no additional traffic to/from the site as a result of the development. Furthermore, no alterations are proposed to the existing car parking arrangements.

A new pedestrian access would be created from Long Lane and alterations would be made to the existing vehicular accesses to increase security through the installation of an access control system. It is not considered that this would have any detrimental impact on the highway and, notably, the Council's Highway Engineer has raised no objections. Accordingly, the development is considered to comply with Local Plan policy AM7, which seeks to safeguard highway and pedestrian safety.

7.11 Urban design, access and security

Issues relating to urban design have been addressed in part 7.03 of this report.

With regard to security, the applicant has advised that the new fencing is required to enhance security to the school site in accordance with Secure by Design criteria. The Metropolitan Police have advised that no objections are raised to the current proposals. They have however verbally advised that fencing lower than 1.8m could not be supported. Informatives would be added to pass on advice from the police regarding the proposed access control system.

Whilst their recommendation for weldmesh fencing to be provided is noted, it is not considered that this would be in keeping with the character or appearance of the Conservation Area if it were to be provided along the Long Lane frontage. The proposed railing type fencing is considered to be a visually acceptable compromise.

7.12 Disabled access

Not applicable. The development proposals would have no impact on disabled access to/from the site.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, Landscaping and Ecology

No trees or landscape features of merit would be affected by the proposals.

Further to requests from officers, amended plans have been received which show that laurel hedging would be provided along the fenceline to assist in softening its visual impact.

Whilst residents' requests for green fencing are noted, the Council's Trees/Landscape Officer has advised that the black proposed will better blend with foliage as it grows, assisting in reducing its overall visual impact. Accordingly, the provision of black fencing is considered to be acceptable in this instance.

The amended plans are considered to address the Trees/Landscape Officer's initial comments such that the development is now considered to comply with policies BE4, BE10, BE13 and BE38 of the Local Plan, which all seek to safeguard visual amenity.

7.15 Sustainable waste management

Not applicable to this type of development.

7.16 Renewable energy / Sustainability

Not applicable to this type of development.

7.17 Flooding or Drainage Issues

Not applicable. The development does not fall within a flood zone and the fencing would not result in any increased flood risk.

7.18 Noise or Air Quality Issues

Not applicable to this type of development.

7.19 Comments on Public Consultations

The concerns raised by residents have been addressed in the body of the report.

7.20 Planning Obligations

Not applicable to this type of development.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of

opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

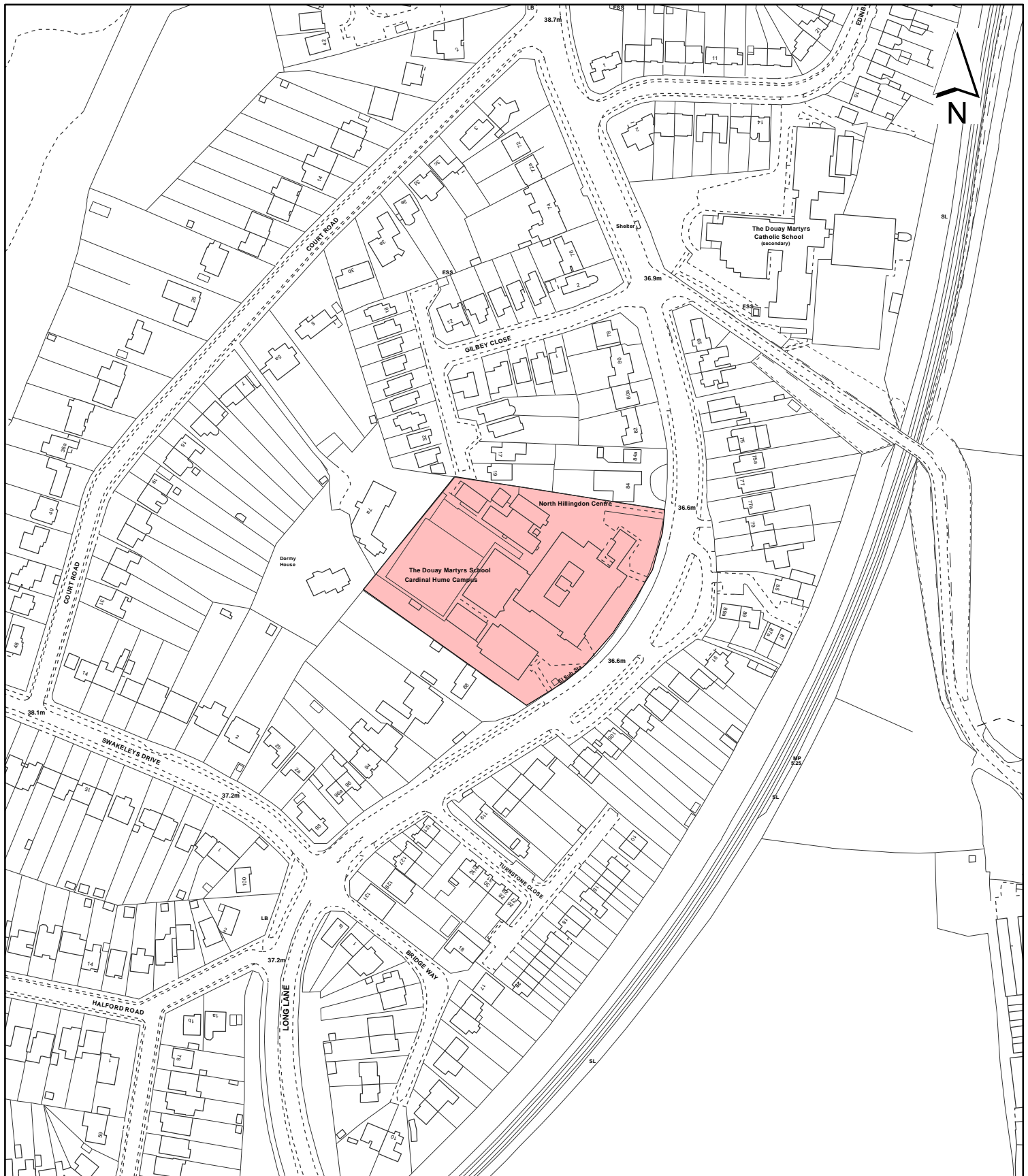
Following the receipt of amended plans, it is considered that the fencing proposed strikes an acceptable balance between meeting the schools security needs whilst providing a visually acceptable form of development. The proposal would not result in any adverse impacts to pedestrian or highway safety and raises no other issues of concern. The development is considered to comply with relevant local Plan, London Plan and national planning policies and, accordingly, approval is recommended.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon

Contact Officer: Johanna Hart

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Notes:

 Site boundary

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Site Address:

Douay Martyrs School

Planning Application Ref:
6683/APP/2016/1226

Planning Committee:
North

Scale:
1:2,500

Date:
July 2016

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

