

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

**Address** HOLLAND AND HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD  
NORTHWOOD

**Development:** Amendment to Condition 2 (Approved drawings) of application 16568/APP/2015/3140 'Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage' to enclose the external plant area and make associated landscaping alterations.

**LBH Ref Nos:** 16568/APP/2016/939

**Drawing Nos:** 1227-119C  
1227-120C  
Location Plan  
Design and Access Statement  
1227-118 Rev B  
1227-117 Rev B  
1227-SCH.04

**Date Plans Received:** 04/03/2016

**Date(s) of Amendment(s):**

**Date Application Valid:** 04/03/2016

### 1. SUMMARY

The application seeks to amend condition 2 (approved drawings) of application 16568/APP/2015/3140 'Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage' to enclose the external plant area approved to the south and make associated hard landscaping alterations.

The principle of the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road, which is located within the Green Belt, and extensions of the existing single storey detached reception building at ground level and basement, to provide a larger corporate facility and rifle range, were considered and approved within application 16568/APP/2015/3140.

The plant store occupies an area of approximately 170 sq.m and it is proposed to enclose this area, which would take the proposed net additional floor space to 1057 sq.m (the total floor area of the building is now 1280 sq.m - this includes the existing and proposed floor space)

Substantial enlargements to the existing building have already been approved as part of applications 16568/APP/2013/3588 and 16568/APP/2015/2277 with the total floor area of the extensions equating to approximately 966 sq.m and 1042 sq.m in each of these applications. The most recent application (16568/APP/2015/3140) on the site, approved extensions totalling 888 sq.m and it is this application being implemented on site at present, that the additional footprint is proposed to.

The proposed enclosure of the plant room would result in the total floor area of the proposed extensions to the building within this application equating to 1057 sq.m, which

represents a modest increase above the previous schemes.

The plant area to be enclosed would be set over 380 metres back from the highway of Ducks Hill Road. The design and form of the enclosure is proposed in materials to match those approved for the remainder of the site, and the height and scale of the additions are to match those of the approved scheme. Given such, and that the site is well screened by tree lines to south and east, both of which ensure that the proposed works would not be visible from the public domain.

Overall, it is considered that the amendments to the approved scheme, would not have a detrimental impact on the openness of the Green Belt or character and appearance of the surrounding area. No alterations are proposed to the landscaping or parking layouts considered previously and no objection is therefore raised in this regard.

The application is recommended for approval.

## 2. **RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 COM3 Time Limit**

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

#### **REASON**

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

#### **2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans and supporting documentation: 1227-101; 1227-102; 1227-111B; 1227-112B; 1227-113B; 1227-114B; 1227-115B; Flood Risk Assessment; Design and access statement; Initial Assessment Bat Survey; Holland and Holland Planning Statement; Ground Investigation Report reference C13262; Outline Method Statement for Excavated Material and 1227-119 Rev C, 1227-120 Rev C and 1227-SCH.04 received 4th March 2016 shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation

#### **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 (March 2015).

#### **3 COM7 Materials (Submission)**

The development shall be constructed in accordance with the schedule of materials contained within document reference 1227-SCH.04 and shall thereafter be retained as such.

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policies OL1 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **4 COM8 Tree Protection**

The development shall be implemented in accordance with the details submitted to and approved within application 16568/APP/2015/4704 in respect of Tree protection proposed during the demolition and building works (1227.202 Rev A and Tree Protection Method Statement). 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 Policies OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **5 COM9 Landscaping (including refuse/cycle storage)**

The development shall be carried out and maintained in full accordance with the details approved within application 16568/APP/2015/4704 in respect of the soft (1227-206) and hard landscaping (1227-208) details, green roof proposed over the basement, details of the landscape maintenance and schedule for the implementation of planting.

#### REASON

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

### **6 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.

#### **7 NONSC Soil method statement**

The development shall be carried out in accordance with the method statement for soil handling and storage and Soils Management Plan, submitted to and approved in writing by the Local Planning Authority within application 16568/APP/2015/4704. The scheme shall only be implemented in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

#### REASON

To ensure the development promotes sustainable management of the soil within the site and ensure the scheme does not have a detrimental impact on the openness, character and appearance of the Green Belt, and to accord with Policies OL2 and BE38 of the Hillingdon Local Plan Part 2

#### **8 COM15 Sustainable Water Management**

The development shall be implemented and retained/maintained in accordance with the Sustainable Water Management scheme approved as part of application 16568/APP/2015/4704 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 (2015) and National Planning Policy Framework (March 2012). 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).

#### **9 NONSC Carbon Dioxide emission reduction**

The development shall be implemented and retained/maintained in accordance with the Energy Statement approved as part of application 16568/APP/2015/4704 and maintained in accordance with such for as long as the development remains in existence.

#### REASON

To ensure the development contributes a reduction in regulated CO2 emissions in accordance with London Plan (March 2015) Policy 5.2.

#### **10 NONSC Use**

The development hereby approved shall be used strictly in accordance with the terms of the application, plans and supporting details and in conjunction with operation of the site by Holland and Holland as a shooting ground.

REASON: To protect the Green Belt and ensure the building is used in association with the shooting school and not as a separate planning unit, and to accord with Policy OL1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (November 2012).

#### **INFORMATIVES**

**1**            I52                    **Compulsory Informative (1)**

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

**2**            I53                    **Compulsory Informative (2)**

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
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

### 3

On this decision notice policies from the Council's Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 7th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### 4            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.

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

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

### 6            I3                    **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least

6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

#### **7 I33 Tree(s) Protected by a Tree Preservation Order**

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

#### **8**

You are advised that this permission has been granted on the basis that the primary use of the site is as a shooting ground (A Sui Generis Use) and that other activities which may take place within the building are ancillary to this primary use and the facility should be operated in an appropriate manner. Should at any point the balance of uses change such that the primary use of the site is not a shooting ground this could constitute a material change of use and would require the benefit of planning permission.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added over 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular shape with an internal floor area of 222 square metres.

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

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

#### **3.2 Proposed Scheme**

This application seeks consent for amendments to Condition 2 (Approved drawings) of application 16568/APP/2015/3140 'Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage' to enclose the external plant area and make associated landscaping alterations.

Application 16568/APP/2015/3140 approved extensions and alterations to the existing

building which provided an additional net floor space of 888 sq.m (total floor space of the site including the existing building was 1109.5 sq.m). A plant area approximately 170 sq.m in floor area was proposed to the south of the proposed extensions, adjacent to the car park. This area given consent is external and surrounded by a timber fence above a retaining wall. Due to the nature of the design, it incorporates some challenging details with waterproofing and thermal elements below ground level, with the plant equipment sitting on top. This application seeks to rationalise the design and improve the thermal and weather tightness of the proposal.

This application seeks solely to fully enclose this space. The roof of the extension will extend over the plant area and enclose this, with no alteration to the footprint of this space. As a result of this enclosure, the proposed additional net floor space has increased to 1057 sq.m (the total floor area of the building is now 1280 sq.m).

The height of the roof will 2 metres to the eaves and 5.7 metres to the ridge, which follows the height of the approved scheme.

In terms of the design of the overall structure, landscaping, parking etc, no alterations are proposed to these elevations of the scheme, which remain as approved within application 16568/APP/2015/3140.

### 3.3 Relevant Planning History

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

**Decision:** 12-07-2000 Approved

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

**Decision:** 11-12-2012 Approved

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

**Decision:** 30-10-2014 Approved

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

**Decision:** 29-12-2015 Approved

16568/APP/2015/3140 Holland & Holland Shooting School Ducks Hill Road Northwood  
Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.



**Decision:** 08-12-2015    Approved

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

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

**Decision:** 23-02-2016    Approved

16568/APP/2016/97    Holland And Holland Shooting School Ducks Hill Road Northwood

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

**Decision:** 24-03-2016    Approved

16568/M/88/1864    Holland & Holland Shooting School    Ducks Hill Road Northwood

Use of agricultural land as an extension to shooting school grounds.

**Decision:** 08-02-1989    Approved

16568/N/89/1139    Holland & Holland Shooting School    Ducks Hill Road Northwood

Installation of automatic clay pigeon trap to existing tower (Application for determination under Section 53 of the Act)

**Decision:** 16-06-1989    GPD

16568/P/89/1242    Holland & Holland Shooting School    Ducks Hill Road Northwood

Erection of a single-storey timber shelter

**Decision:** 17-11-1989    Approved

16568/R/89/2338    Holland & Holland Shooting School    Ducks Hill Road Northwood

Retention of renovation works to existing building (former pavilion)

**Decision:** 22-03-1990    Approved

16568/S/90/0127    Holland & Holland Shooting School    Ducks Hill Road Northwood

Renewal of temporary permission for continued use of six acre field for shooting grounds (Ref:16568M /88/1864)

**Decision:** 19-06-1990    ALT

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

**Decision:** 04-03-1992    ALT

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

**Decision:** 21-01-1993    Approved

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

There have been a number of planning applications relating to this site, and a more detailed summary of these is provided below.

Planning application 16568/APP/2015/3140 was the most recently approved application on this site, which granted consent for extensions to the existing reception building and a new underground shooting range. During the development stage of the previously approved application 16568/APP/2013/3588, it became apparent that a number of the technical requirements had not been fully understood or incorporated into the approved design. Modifications to the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the application. This application sought to consolidate these required alterations and the resultant extensions proposed 888sq.m of net additional floorspace.

A number of the conditions associated with this approved application have been discharged as part of application 16568/APP/2015/4704.

Planning application 16568/APP/2015/2277 was considered by committee members at the 28th October planning committee, and members resolved to grant permission for alterations to allow for enlargements to the extensions approved under application 16568/APP/2013/3588.

Planning permission was approved under application reference 16568/APP/2013/3588 for a single storey ground floor extension to the Lodge and construction of a basement.

Planning permission was approved under application reference 16568/APP/2012/1423 for the erection of a single storey building for use as a corporate facility involving demolition of existing building. This scheme was not implemented on the site however approved a new building with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area beyond the existing.

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9 July 1980.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- 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.
- NPPF National Planning Policy Framework
- LPP 5.1 (2015) Climate Change Mitigation
- LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2015) Sustainable design and construction
- LPP 7.16 (2015) Green Belt
- LPP 7.4 (2015) Local character
- LPP 7.6 (2015) Architecture
- OE1 Protection of the character and amenities of surrounding properties and the local area
- 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

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **6th May 2016**

**5.2** Site Notice Expiry Date:- **6th May 2016**

## **6. Consultations**

### **External Consultees**

Site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

GLA

Having assessed the details of the application, my officers have concluded that the proposal for the 'Amendment to Condition 2 (Approved Drawings) of application 16568/APP/2015/3140' does not raise any strategic planning issues.

Therefore under article 5(2) of the above Order, the Mayor of London does not need to be consulted further on this application. Your Council may therefore proceed to determine the application without further reference to the GLA.

### **Internal Consultees**

#### **TREES AND LANDSCAPE**

No objection subject to the previous conditions recommended for application 16568/APP/2015/3140 being added to any consent.

For reference, these included conditions relating to details of trees to be retained, tree protection, hard and soft landscaping and a soil method statement explaining how and where any excavated soil was to be transported and re-used.

#### **FLOOD AND WATER MANAGEMENT**

The minor amendments to the shooting range proposed through variation of condition 2, appear to have no implication on drainage, therefore there are no objections to this proposal.

#### **CONSERVATION**

There are no comments from the Conservation and Urban Design team in regards to this application.

#### **ENVIRONMENTAL PROTECTION UNIT**

No comments to make on this application.

#### **HIGHWAYS**

No comment.

## **7. MAIN PLANNING ISSUES**

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

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or

changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan Part 2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

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

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

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

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

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are whether any harm to the green belt which may arise from the amendment to the approved scheme, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The previous applications have demonstrated and the arguments accepted, that extensions to the existing building would provide significant economic benefits to the site, in allowing them to offer modern facilities on par with similar facilities within the UK.

A substantial enlargement to the existing building has already been approved as part of applications 16568/APP/2013/3588 and 16568/APP/2015/2277 with the total floor area of the extensions equating to approximately 966 sq.m and 1042 sq.m in each of these applications. The most recent application on the site, approved extensions totalling 888sq.m and it is this application being implemented on site at present, that the additional

footprint is proposed to.

The proposed enclosure of the plant room would result in the total floor area of the proposed extensions to the building within this application equating to only 1057 sq.m, which represents a modest increase above the previous schemes.

The plant area to be enclosed would be set over 380 metres back from the highway of Ducks Hill Road. The design and form of the enclosure is proposed in materials to match those approved for the remainder of the site, and the height and scale of the additions are to match those of the approved scheme. Given such, and that the site is well screened by tree lines to south and east, both of which ensure that the proposed works would not be visible from the public domain.

Overall, it is considered that the amendments to the approved scheme, which encloses the previously external plant area, would not have a detrimental impact on the openness of the Green Belt. Accordingly, the proposal does not represent inappropriate development in the Green Belt.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

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

The impact on the Green Belt is discussed under the 'Principle of the Development' section of this report.

#### **7.07 Impact on the character & appearance of the area**

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing. This is currently well screened and not visible from the public domain.

The previous applications on the site have considered in detail the bulk, design and scale of the proposed extensions in relation to their impact on the character and appearance of the surrounding area.

This application seeks to enclose the external plant area to the south of the site. The proposed enclosure would continue the slate and brick of the south elevation and be of the same size, scale and form as the approved extensions.

The plant area to the south is not highly prominent in view from the surrounding area, and by reason of the appropriate design and form of the proposed enclosure of this space, the overall it is not considered that the proposed enclosure of the plant store would have a detrimental impact on the character and appearance of the surrounding area.

Therefore, proposed amendment to the approved scheme is considered to have an acceptable impact on the character of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part Two - Saved Policies (November 2012).

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

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. The previous applications for extensions and alterations to the building were considered to have an acceptable impact on the residential amenity. Given the location of the external plant to be enclosed, this is not considered to have an unacceptable impact on the amenities of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two - Saved Policies.

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

Not applicable to this application.

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

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility.

The parking areas have been considered further within the site and provide 40 car parking spaces 5 disabled spaces and 8 electric charging points (4 passive and 4 active) within the site. The proposed parking is considered sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. The enclosure of the plant area, does not increase the footprint of what was previously approved and no alterations are proposed to the parking layout approved. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part Two - Saved Policies.

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

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain. The materials proposed are similar to the previous approved schemes, with the addition of brick and timber for the elevations and slate for the roof, to which no objection is raised.

The materials for the main extensions to the building have been approved within application 16568/APP/2015/4704 and the approved material details accompany this application also.

The overall design approach is considered acceptable in the context of the site and to not have a detrimental impact on the character and appearance of the surrounding area.

#### **7.12 Disabled access**

The plans submitted have made provisions for disabled access and are considered acceptable.

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

Not applicable to this application.

#### **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. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

Application 16568/APP/2015/3140 was approved subject to a number of conditions which included ones requiring the submission of landscaping, tree protection and soil management. Since the approval of this application, details pursuant to this condition have been submitted and approved (application reference 16568/APP/2015/4704).

This application to enclose the plant area, occupies the same footprint as approved within application 16568/APP/2015/3140 and the landscaping for the site will be as approved within the recent details application. Therefore it is recommended that the conditions on any consent be updated to reflect the approved landscaping, tree protection and soil recycling conditions.

The application is therefore considered acceptable in respect of its impact on the surrounding landscape.

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

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

#### **7.16 Renewable energy / Sustainability**

Sustainability policy is now set out in the London Plan (2015), at Policy 5.2. This policy requires development proposals to be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction: Year Improvement on 2013 Building Regulations: 2014 - 2016 35 per cent.

An energy assessment was approved under the discharge of conditions application 16568/APP/2015/4704. Reference to this document will be reflected in the recommended conditions.

#### **7.17 Flooding or Drainage Issues**

The application site is outside of Flood Zones 2 and 3. No Flood Risk Assessment or information relating to the management of water has been submitted with this application. A Hydrological report which was useful detail in determining the impact of the proposed development and basement on groundwater issues, was submitted as part of previous applications on the site. This was reviewed by the Councils Floodwater Management Officer who raised no objection in this regard. The previous information submitted provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site. The Floodwater Officer has reviewed the amendments proposed as part of this application and does not consider that they have any further implications on drainage.

A SuDs scheme was approved under the discharge of conditions application 16568/APP/2015/4704. Reference to this document will be reflected in the recommended conditions.

#### **7.18 Noise or Air Quality Issues**

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

#### **7.19 Comments on Public Consultations**

None received.

#### **7.20 Planning obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

No other issues for comment.

### **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**

None received.

**10. CONCLUSION**

The proposed enclosure of the plant room would result in the total floor area of the proposed extensions to the building within this application equating to only 1057 sq.m, which represents a modest increase above the previous schemes.

The plant area to be enclosed would be set over 380 metres back from the highway of Ducks Hill Road. The design and form of the enclosure is proposed in materials to match those approved for the remainder of the site, and the height and scale of the additions are to match those of the approved scheme. Given such, and that the site is well screened by tree lines to south and east, both of which ensure that the proposed works would not be visible from the public domain.

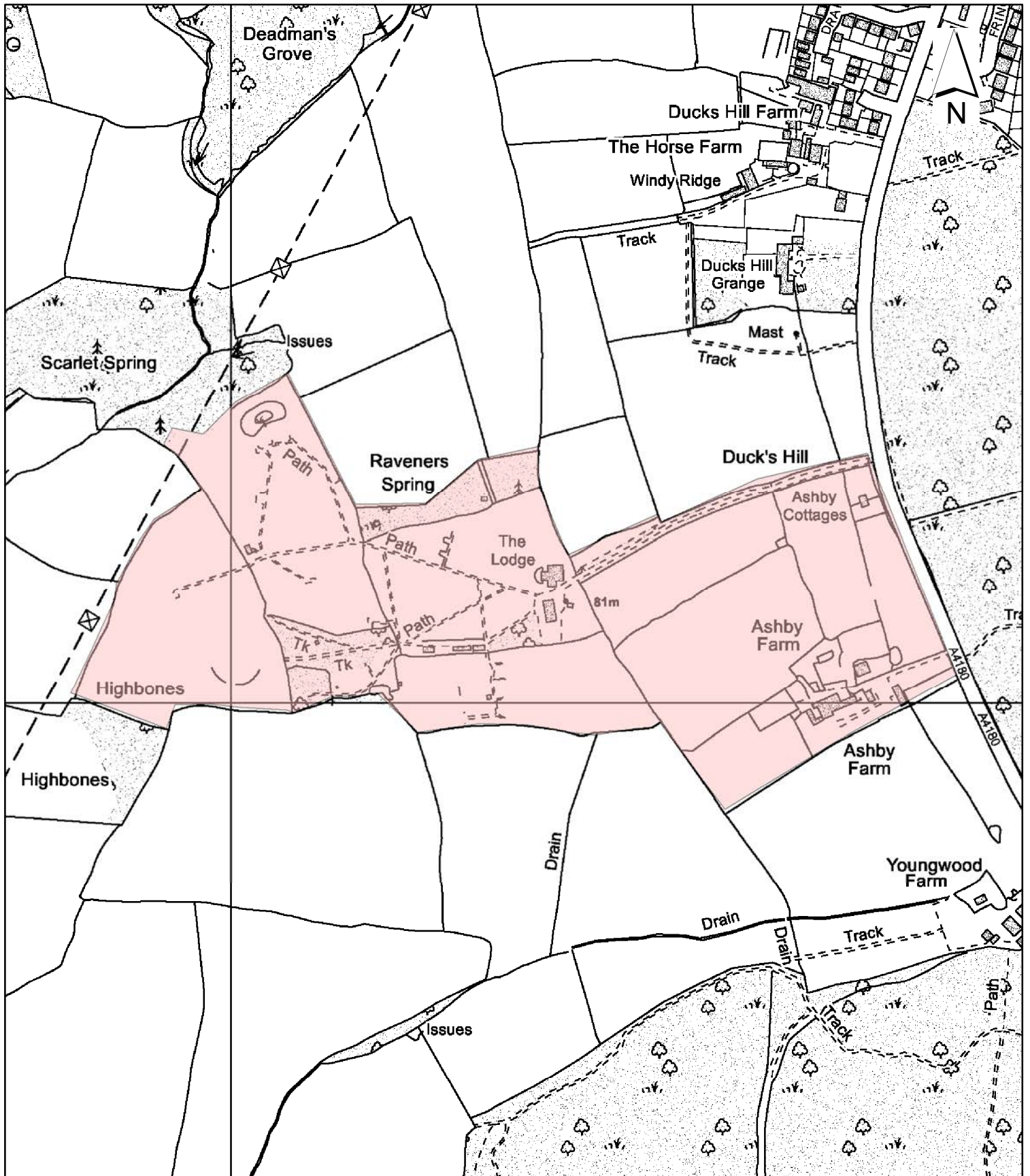
Overall, it is considered that the amendments to the approved scheme, would not have a detrimental impact on the openness of the Green Belt or character and appearance of the surrounding area. No alterations are proposed to the landscaping or parking layouts considered previously and no objection is therefore raised in this regard.

**11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part Two - Saved Policies (November 2012)  
The London Plan (March 2015).  
National Planning Policy Framework.

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address: **Holland & Holland  
 Shooting School  
 Ducks Hill Road  
 Northwood**

Planning Application Ref:  
**16568/APP/2016/939**

Planning Committee:  
**North**

Scale:  
**1:5,500**

Date:  
**August 2016**

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

