

Item No.7 Report of the Corporate Director of Planning & Community Services

Address BROOK HOUSE FOOTBALL CLUB KINGSHILL AVENUE HAYES

Development: Alterations and extension to existing football clubhouse to provide new youth centre facilities.

LBH Ref Nos: 29439/APP/2009/411

Drawing Nos: Proposed Sections:231654/01204
Proposed Elevations:231654/01203
Proposed Ground Floor Plan: 231654/01202
Proposed Site Plan: 231654/01201
Proposed Roof Plan: 231654/01200
Existing Elevations: 231654/01103
Existing Ground Floor Plan: 231654/01102
Existing Site Plan: 231654/01101
Site Location PPlan: 231654/01100
Existing and proposed areas: 231654/01 SK11
Site arrangement and Entrances: 231654/01 SK10
Design and access statement dated February 2009 by Purcell Miller Tritton LLP: AR/231654/01

Date Plans Received: 27/02/2009 **Date(s) of Amendment(s):**

Date Application Valid: 03/03/2009

1. SUMMARY

The application seeks planning permission for an extension to the existing clubhouse building at Brook House Football Club. The extension is proposed to provide a self-contained youth centre facility. The proposal would allow for an additional range of community facilities and is supported by policy 3A.26 of the London Plan.

The proposal would not have a detrimental impact on the openness and visual amenity of the Green Belt, on the amenity of neighbouring occupiers or on the operation of the highway network.

Accordingly, it is recommended that the proposed extension be approved subject to conditions.

2. RECOMMENDATION

Approval, in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:

1 SP01 Council Application Standard Paragraph

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

2 T8 Time Limit - full planning application 3 years

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

REASON

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

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of 29 covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

6 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with

policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

9 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. 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 to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details for a minimum of 4 parking spaces for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

13 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

14 NONSC CCTV and Lighting

Prior to development commencing, details of CCTV and external lighting coverage for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the occupation of the development hereby approved and thereafter permanently maintained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

15 SUS6 Green Travel Plan

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

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

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

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008)

16 NONSC Hours of Use

The premises shall not be used outside of the following hours:

-0900hrs and 2200hrs on Mondays to Saturdays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Delivery Hours

Deliveries and collections, including waste collections, shall be restricted to the following hours;

-0700hrs to 1800hrs Mondays to Saturdays
and not at all on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

18 NONSC Management Plan

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

- a) noise nuisance and anti-social behaviour in and around the site, including management strategies to control youths entering and exiting the site during all hours of use;
- b) provision to ensure that all programmes operated from the site take account of the proximity of residential neighbours and seek to ensure that, where possible, the programmes are undertaken during normal day time hours;
- c) Consultation strategies to keep the local community abreast of events at the site and of management strategies to employment.

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

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

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 (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R6	Ancillary recreational facilities
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

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 I12 Notification to Building Contractors

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

5 I14C Compliance with Building Regulations Access to and use of

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 and 8.

6 115 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Kingshill Avenue, Hayes, and comprises a roughly triangular plot of land with a single storey football clubhouse set within an area of informal car parking. The football pitches are located further beyond, north of the application site. The clubhouse and the football pitches are linked via pedestrian access. The application site and the football pitches are within the Green Belt as designated by the Hillingdon Unitary Development Plan (Saved Policies September

2007).

3.2 Proposed Scheme

The proposal seeks planning permission for the extension of the existing football club building. The proposed single storey extension to the northern side of the existing building would provide a self-contained and dedicated Youth Centre area. The new Centre will provide the users of the building with a café, a kitchen suitable for teaching small groups and ICT facilities. The extension would also allow two new administrative areas for staff, new toilets and a Disability Discrimination Act compliance accessible WC.

The extension will provide approximately 147sq.m of new floor space over a single storey. The total area, including the existing building which is to be retained, will be approximately 580sq.m. Given the poor state of the existing car park the proposal will also include re-surfacing of the car park.

There will be no internal through access between the existing Football Club and the proposed Youth Club. The uses will be independently operated, although it is considered that the uses are ancillary to each other.

It should be noted that the whole site is in Council ownership and leased to Brookhouse F.C.

3.3 Relevant Planning History

29439/A/80/1896 Brook House Football Club Kingshill Avenue Hayes
Leisure development - 91sq.m. (Full)(P)

Decision: 29-12-1980 ALT

29439/APP/2000/446 Brook House Football Club Kingshill Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE EXTENSION AND FRONT ENTRANCE PORCH TO CLUBHOUSE

Decision: 21-07-2000 Approved

29439/B/84/1734 Brook House Football Club Kingshill Avenue Hayes
Siting of a portakabin (for use as a dressing room).

Decision: 25-02-1985 ALT

29439/D/89/0245 Brook House Football Club Kingshill Avenue Hayes
Retention of portakabin for use as changing rooms

Decision: 21-03-1989 ALT **Appeal:** 05-04-1990 Allowed

29439/E/89/2304 Brook House Football Club Kingshill Avenue Hayes
Erection of 8 floodlights and new single-storey changing rooms adjacent to main pitch; erection

of 4 floodlights and enclosure netting to existing practice pitch which is to be changed to all weather surface; erection of first-floor to existing clubhouse and a 2-storey side and rear extension providing bar/children's facilities, changing rooms and gymnasium plus associated car-parking.

Decision: 04-09-1990 Approved

29439/G/94/0953 Brook House Football Club Kingshill Avenue Hayes

Formation of training area, extension to car park and erection of four floodlighting columns plus landscaping

Decision: 06-09-1994 Approved

29439/H/98/0070 Brook House Football Club Kingshill Avenue Hayes

Erection of a spectator stand and building to provide changing rooms, toilets, kitchen, physiotherapy room, stores and boardroom

Decision: 07-06-1999 Approved

Comment on Relevant Planning History

Decision type 'ALT' above refers to Approved with Limited Time'.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies September 2007
PPG2 - Green Belt
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Access Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.2 To maintain Metropolitan Open Land for formal and informal open air recreation facilities including nature conservation.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R6	Ancillary recreational facilities
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised under Article 8 of the Town and Country Planning Act (1990). A site notice was placed within a prominent location close the application site. 81 residents and surrounding occupiers were consulted on this proposal. No comments or objections have been received.

ENVIRONMENT AGENCY

No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No comments to make on this application.

ACCESS

No comments received.

HIGHWAYS

No changes are proposed to the current access and parking arrangements and therefore there would be no objections subject to a Green Travel Plan being adopted. The re-surfacing and formal parking arrangements will benefit the users of the site.

TREES AND LANDSCAPING

The proposal fails to address the opportunity to improve the appearance of the front boundary. The landscape proposals should address improvements to the front boundary which could be addressed by planting a hedge to the inside of the existing fence line. This would effectively camouflage the unsightly boundary fence and provide some screening of the parked cars and activities within the site.

Although the area to be developed appears to be away from any trees, they should be accurately plotted in relation to the proposed external works and in relation to working/storage space required during the construction and demolition works.

No objections to the proposal subject to appropriate landscape conditions.

WASTE STRATEGY

No comments received.

URBAN DESIGN

The proposed extension is considered to be subservient to the existing building in terms of its scale, footprint, position as well as massing.

The roof form is pitched to match the existing building, however sits lower than the existing, which is helpful in creating a discrete composition. The effects from the street scene will therefore be minimal. The proposed extension is considered to be well balanced, and to be characterised by neutral, high quality materials such as painted render and cedar cladding. A generous paved area will be provided in relation to the entrance, with character trees at the front, which will create a much more welcoming and positive ambience than the existing. From a practical, aesthetic as well as safety point of view it is important to create a boundary between the proposed car parking and the pedestrian areas leading up to the entrance, for example by low hedges. The proposed graffiti wall on the existing external wall at the secondary entrance is a positive idea, to tap into the creativity of users of the facility.

In summary the proposed scheme is considered to be in keeping with the character of the existing Clubhouse, and is not considered to affect the spatial relationship within the area, which is Green Belt.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main policy consideration is the suitability of the development within the Metropolitan Green Belt. Hillingdon's Unitary Development Saved policies OL1 and OL2 and policy objectives of PPG2 seek to protect the Green Belt, which includes its use for open air recreational facilities. The proposed extension is a modest sized extension which, by reasons of its size, scale and height, would appear subsidiary to the existing building. The location of the proposed extension is on an already hard surfaced area associated with the existing building and no soft landscaping or trees will be affected. A dense row of trees and landscaping also screen the application site and therefore long views to and from the green belt will be unaffected.

The existing car park covers a large area and the existing access (which is onto a straight section of highway with good visibility in both directions) would be unaffected by the proposals. London Plan policy 3A.26 supports community facilities.

7.02 Density of the proposed development

N/A

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

N/A

7.04 Airport safeguarding

N/A

7.05 Impact on the green belt

The fundamental aim of Green Belt policy (PPG2) is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. Green Belts help to protect the countryside, be it in agricultural, forestry or other use.

One of the Green Belt policy objectives is to provide opportunities for outdoor sport and outdoor recreation near urban areas. The application site is within the Green Belt and currently is associated with an outdoor sports and recreation area. The existing building serves as a clubhouse to the existing football pitches located north of the application site.

The proposed extension would represent an approximately 25% increase in footprint to the clubhouse, and slightly less than 25% with respect to volume increase.

The proposed extension is not considered to injure the visual amenities of the Green Belt and is conspicuous from the wider areas of the Green Belt by employing appropriate materials with the siting and bulk of the extension appearing subsidiary to the existing building. Furthermore, the site is well screened by dense boundary tree rows and shrubs.

The proposal therefore is not considered impact upon the openness of the Green Belt and accords with policy objectives of PPG2 and policies within Hillingdon Unitary Development Plan Saved Policies.

7.07 Impact on the character & appearance of the area

The proposed extension is single storey and is located at the northern corner of the existing building. The proposed materials are combination of cedar cladding and render. Given the proposed siting, materials and bulk, the proposal would be inconspicuous and would not impact upon the appearance and the character of the area. The proposed extension is subsidiary to the existing building and will not appear prominent within the streetscene, in accordance with policies BE15 and BE19 of Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

There are no immediate adjoining residential dwellings or sensitive buildings and the adjoining Rugby Club building is some 20m away separated by dense landscaping. The proposed single storey extension therefore will not have any adverse impact to neighbouring buildings, which complies with policies BE20, BE21 and BE24 of Unitary Development Plan Saved Policies.

7.09 Living conditions for future occupiers

N/A

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed access arrangements and parking provision remains unchanged to the existing situation. However the proposal would see site improvements such as resurfacing, formalised car parking arrangements and site layout and secure cycle parking stands.

There are currently 42 spaces for the existing club house and no secure cycle parking areas. It is considered that 42 spaces are ample for the proposed uses given that the nature of the youth club is that the users are likely to be accessing the site by public transport, walking or cycling. There is sufficient circulation space within the site for informal drop off and pick up areas if parents required. However, the users should be encouraged to use sustainable modes of travel and this should be through adoption and implementation of a Green Travel Plan by the operators of the Youth Club. An appropriate worded condition is proposed to seek a green travel plan to be submitted to and approved in writing by the Local Planning Authority.

The Council requires that 10% of total parking spaces are dedicated to disabled users. The submitted plans indicate 1 space for wheelchair users. An appropriate worded condition is recommended for a plan showing at least 4 spaces to be made for disabled users and that it is located in close proximity to the main entrances.

Subject to condition, it is considered that the proposal would comply with policies AM14 and AM15 of the Unitary Development Plan Saved Policies.

7.11 Urban design, access and security

The proposed extension is modest in size. A matching pitched roof is proposed over the extension which will provide a consistent form of development to the existing building. The appearance of the extension varies from the clubhouse, through the use of cedar cladding which will articulate the facades and provide visual interest to the building. Also, the varying appearances provide distinction between the clubhouse and Youth Centre.

The Youth Club also proposes that part of the external wall to the rear of the building to be used as a graffiti wall, to encourage creativity. This wall cannot be viewed from the public highway.

The proposal also includes large amounts of glazing to allow generous amounts of natural light to penetrate into the building. The overhanging roof will provide shading to minimise solar heat gain in the summer months.

The proposed main entrances to the relevant parts of the building are clear and legible with pedestrian access leading to the football pitches remaining clearly visible and uninterrupted. The proposed extension is not considered to add any security risks and would conform to secured by design principles.

The combination of the proposed bulk, use of materials and location of the extension will allow the extension to be subordinate to the existing building.

7.12 Disabled access

The proposed facility will be subject to the Disability Discrimination Act 1995 (amended 2005) because it will provide a service to the public. The proposal has considered inclusive design, through providing a resurfaced car park with dropped kerbs at appropriate places for crossing, ramped access into the proposed youth centre with

appropriate DDA complaint amenities for wheelchair bound users. The proposal is considered to be designed to be inclusive. However, an appropriate condition is recommended to ensure that the application site provides adequate parking spaces for wheelchair users.

7.13 Provision of affordable & special needs housing

N/A

7.14 Trees, landscaping and Ecology

No detailed tree or landscape assessment has been submitted but the landscape buffer contains a number of large semi-mature/mature trees which contribute to the character of the area and is clearly visible when approached along Kingshill Avenue. However, due to the maturity of the trees the canopy is at a high level and provides no screening of the site at eye level. Eye level views into the site from the road are compromised by open views through poor quality (chain link) fencing with rough vegetation at ground level. The boundaries to the west and east are well vegetated with trees and hedging/shrubs.

There is an opportunity to improve the front boundary treatment and therefore appropriate worded conditions as suggested by the Council' Landscape Architect should be imposed.

7.15 Sustainable waste management

A dedicated area for refuse is proposed within the car park which is in close proximity to the highway. However, the area and/or storage bins need to be distinguished such that 50% of the bins are for refuse and 50% are for recycling. A condition is proposed to address this issue.

7.16 Renewable energy / Sustainability

Not applicable as the proposal only accommodates an extension to this existing facility, which is not served by onsite renewables.

7.17 Flooding or Drainage Issues

With re-surfacing of the parking area, the site has an opportunity to provide porous paving as part of Sustainable Urban Drainage Systems (SUDS) to achieve minimal runoff from the site. There is an appropriately worded condition to cover this issue.

7.18 Noise or Air Quality Issues

Although the Environmental Protection Unit have raised no concerns and the proposed is not close to residential property, it is nonetheless considered necessary to control the hours of use to prevent possible disturbance to the closes residential areas to the application site.

7.19 Comments on Public Consultations

No comments were received from members of the public.

7.20 Planning obligations

No planning obligations are sought for this development.

7.21 Expediency of enforcement action

None applicable to this site.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The application seeks to extend the existing building to provide a self-contained youth centre.

The proposal would allow for additional range of community uses and is supported by policy 3A.26 of the London Plan.

The proposal would not have a detrimental impact on the Green Belt, amenity of neighbouring occupiers or on the operation of the highway network.

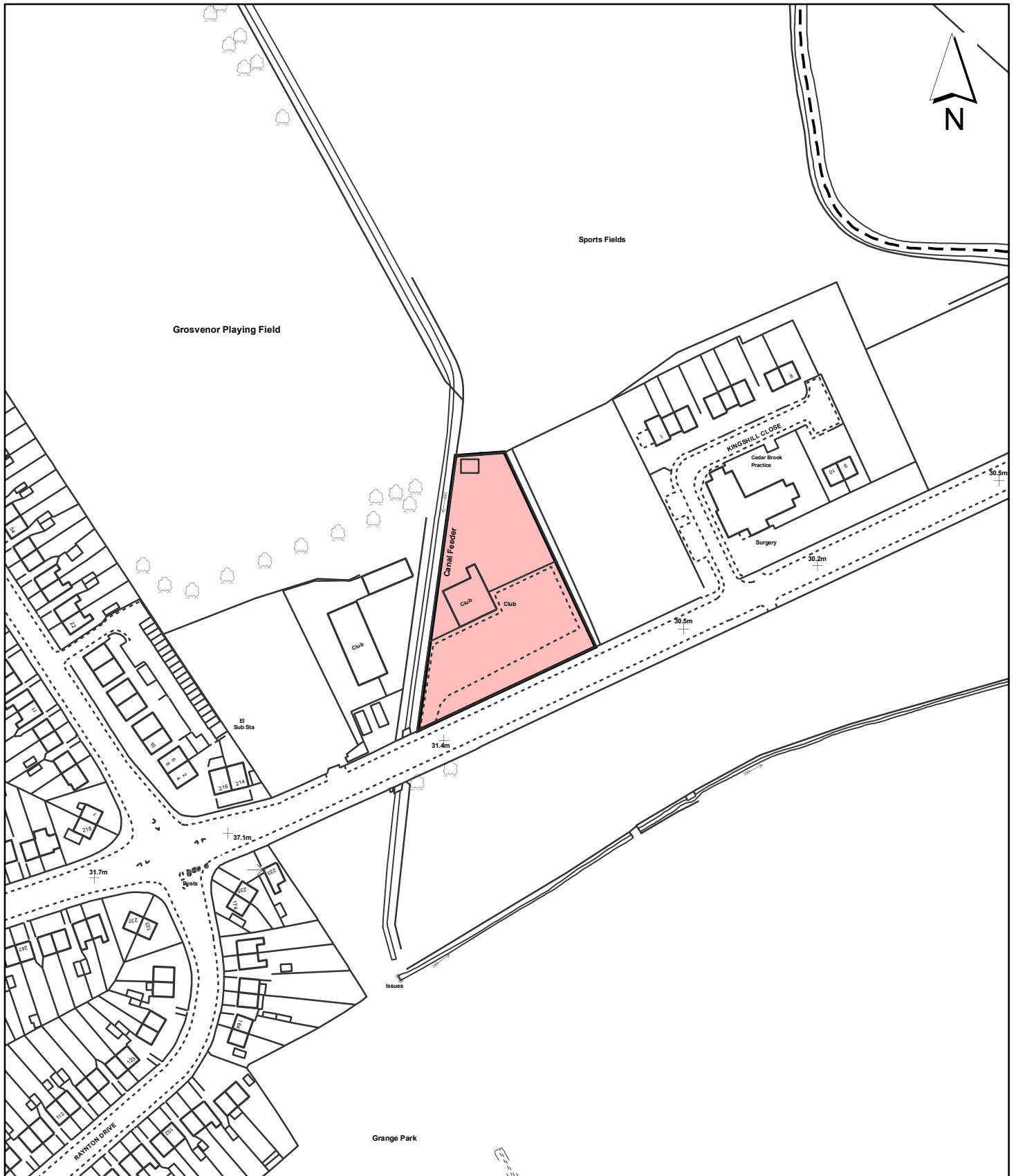
Accordingly, it is recommended that the proposal to be approved subject to conditions.

11. Reference Documents


Planning Policy Guidance No.2 - Green Belt
Unitary Development Plan Saved Policies (September, 2007)
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Access Hillingdon

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Brookhouse Football Club Kingshill Avenue Hayes	
Planning Application Ref:	Scale
29439/APP/2009/411	1:2,000
Planning Committee	Date
Central and South	April 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON

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