

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

**Address** BOWLS PAVILION & GREEN HILL END ROAD HAREFIELD

**Development:** RETENTION OF AND REPOSITIONING OF THE EXISTING MODULAR BUILDINGS AND ERECTION OF SINGLE STOREY SIDE EXTENSION TO THE EXISTING BOWLS CLUB WITH ASSOCIATED EXTERNAL WORKS

**LBH Ref Nos:** 46815/APP/2016/3306

**Drawing Nos:** 2016/D/184/P/001 (Site Location Plan)  
Design and Access Statement (ref: 2016/D/184/P)  
2016/D/184/P/003 Rev.A (Proposed Site Plan)  
2016/D/184/P/002 (Existing Site Plan)  
2016/D/184/P/007 (Proposed Elevations)  
2016/D/184/P/005 (Proposed Club Plan)  
2016/D/184/P/004 (Existing Club Plan)  
2016/D/184/P/006 (Existing Elevations)

**Date Plans Received:** 02/09/2016                      **Date(s) of Amendment(s):** 02/09/2016

**Date Application Valid:** 02/09/2016

### 1. SUMMARY

This application seeks full planning permission for the erection of a single-storey side extension to the existing club house at Harefield Hospital Bowling Club, which is located at Taylor's Meadow in Harefield. To facilitate the extension, two existing modular buildings would also be repositioned.

No objections are raised to the principle of the development in this location and it is not considered that the development would have any significant adverse impact on the visual amenities of the surrounding area, the openness of the Green Belt or on residential amenity.

The proposal is considered to comply with relevant local, London Plan and national planning policies and, accordingly, approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 SP01 Council Application Standard Paragraph

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

#### 2 COM3 Time Limit

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

#### REASON

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

### **3 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2016/D/184/P/001, 2016/D/184/P/003 Rev.A, 2016/D/184/P/005 & 2016/D/184/P/007, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

### **4 RES9 Landscaping**

The section of hedge to be removed as part of this development shall be replanted along the re-positioned boundary in accordance with the revised site layout plan 2016/D/184/P/003 Rev.A within the first available planting season following the commencement of the development hereby approved.

If any of the replanted hedging dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased within the first 5 years it shall be replaced to the satisfaction of the Local Planning Authority.

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

## **INFORMATIVES**

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

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

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

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of

	new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
LPP 3.19	(2016) Sports Facilities
LPP 5.13	(2016) Sustainable drainage
LPP 7.16	(2016) Green Belt
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

### **3            I59                    Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

#### **4**

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

### **5            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.

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

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

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

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

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

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

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

## **7 134 Building Regulations 'Access to and use of buildings'**

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

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

• The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with

• BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

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

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

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

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://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](http://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](http://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](http://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.

### **3. CONSIDERATIONS**

### 3.1 Site and Locality

The application site comprises the existing bowling green and its associated clubhouse and ancillary changing room, WCs and storage buildings, which are located towards the rear (south east) of the green. It forms a part of the larger Taylor's Meadow recreation ground.

The site is bounded to the north east by a service road, beyond which is a residential property and a scout hut. It is bounded to the north west by a footpath, beyond which is a sports pavilion and playing fields. Playing fields also bound the site to the south west. It is bounded by a small area of woodland to the south west, beyond which are residential properties.

The site boundaries are currently defined by fencing and mature hedgerows. Access is via a service road from Hill End Road.

The entire application site falls within the Green Belt and the Colne Valley Regional Park as designated in the Hillingdon Local Plan. It also lies within the Health and Safety Executive (HSE) consultation zone associated with a nearby Regional High Pressure Gas Pipeline.

### 3.2 Proposed Scheme

This application seeks full planning permission for the retention and relocation of two single-storey modular buildings and the erection of a single-storey extension to the existing clubhouse at Harefield Hospital Bowls Club.

At present, the clubhouse accommodates a hall with a small bar and a kitchenette. The proposed extension, which would provide approximately 17m<sup>2</sup> of additional floor space, would allow for a larger kitchen area and associated store to be provided.

To facilitate the extension, the site would effectively be squared off in its eastern most corner, to enable the repositioning of two of the modular buildings. This would involve the removal on an existing section of hedgerow, creation of an area of concrete hardstanding and the extension of the existing palisade fence line. Replacement hedge planting would be provided along the new fence line.

### 3.3 Relevant Planning History

46815/A/92/0299	The Bowling Green, Taylors Meadow	Hill End Road Harefield
	Erection of a single storey extension to existing clubhouse	
<b>Decision:</b> 09-04-1992	Approved	
46815/APP/2001/161	Harefield Hospital Bowling Club, Taylors Meadow	Hill End Road Hare
	ERECTION OF A SINGLE STOREY EXTENSION AND ROOF REPLACEMENT TO BOWLING PAVILION	
<b>Decision:</b> 22-06-2001	Approved	
46815/APP/2006/2668	Harefield Hospital Bowling Club, Taylors Meadow	Hill End Road, Har
	ERECTION OF A SINGLE STOREY EXTENSION TO REAR OF EXISTING BOWLING CLUB BUILDING (INVOLVING DEMOLITION OF EXISTING TIMBER CHANGING ROOM BUILDING)	

**Decision:** 24-04-2007    Approved

46815/APP/2010/1826    Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare  
Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).

**Decision:** 04-10-2011    Approved

46815/APP/2011/3095    Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare  
Installation of 2 x temporary portakabins for use as changing rooms involving demolition of existing outbuildings

**Decision:** 13-03-2012    Approved

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

The planning history is summarised above.

#### **4. Planning Policies and Standards**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon

#### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1        (2012) Built Environment  
PT1.CI2        (2012) Leisure and Recreation  
PT1.EM5        (2012) Sport and Leisure  
PT1.EM2        (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL4            Green Belt - replacement or extension of buildings  
OL5            Development proposals adjacent to the Green Belt  
BE13           New development must harmonise with the existing street scene.  
BE19           New development must improve or complement the character of the area.  
BE20           Daylight and sunlight considerations.  
BE21           Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
LPP 3.19	(2016) Sports Facilities
LPP 5.13	(2016) Sustainable drainage
LPP 7.16	(2016) Green Belt
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) Local character
NPPF	National Planning Policy Framework

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

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 24 local owner/occupiers and site notices were posted. No responses have been received.

### **HEALTH AND SAFETY EXECUTIVE (HSE)**

HSE does not advise, on safety grounds, against the granting of planning permission in this case.

### **Internal Consultees**

#### **TREES/LANDSCAPE OFFICER**

The site is occupied by a bowling green and associated facilities set back from Hill End Road.

The buildings and stores serving the club are aligned along the east boundary.

The site is accessed via a short service road and the green is situated to the north of a row of semi-detached houses and bounded to the east by Taylor's Meadow.

No trees will be affected by the proposal.

A length of hedge and palisade fencing will be removed and the fence line re-created on the Taylor's Meadow playing fields in order to accommodate the new storage and changing facilities.

Palisade is an exceptionally unsightly form of security fence and a new hedgerow should be planted along the fence line / eastern boundary to hide the fence - and enhance the security of the site.

If the application is recommended for approval, landscape conditions should be imposed to preserve and enhance the character and visual amenity of the area.

Recommendation:

No objection subject to conditions RES9 (parts 1,2,4, 5 and 6).

Officer comment: It should be noted that amended plans have been received which show replacement hedge planting would be provided.

## **7. MAIN PLANNING ISSUES**

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

The application site falls within the Green Belt as designated in the Hillingdon Local Plan. Accordingly, a key consideration in assessing the principle of the development relates to the impact on the development on the openness of the Green Belt.

Local Plan: Part 2 policy OL4 confirms that "the Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character or the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated."

Paragraph 89 of the NPPF reiterates that the construction of new buildings within the Green Belt should be regarded as inappropriate, subject to the following exceptions:

- a) buildings for agriculture and forestry;
- b) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- f) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The proposed extension to the existing clubhouse would be minor and limited views of it would be available from outside the site due to its single-storey nature and screening provided by existing boundary fencing and planting. It is not considered that it would be visually prominent or that it would significantly increase the built-up nature of the site. Accordingly, the proposed extension is considered to comply with the above Local Plan and NPPF policy criteria.

Similarly, the existing temporary buildings, which would be both retained and repositioned to accommodate the extension, whilst not ideal in design terms, would have limited visual impact outside the application site, particularly given existing and proposed boundary screening. Whilst provision of a more permanent solution to the site's accommodation needs might arguably be more appropriate, the modular buildings are seen in context with the adjacent clubhouse building and bowling green and they not out of keeping with the character or appearance of the surrounding area. Accordingly, on balance, their permanent retention and repositioning is considered to be in accordance with the aims of the above mentioned policies.



In addition to the above, and notwithstanding the site's location within the Green belt, also of relevance are Local plan: Part 1 policies CI2 and EM5 which seek to support the provision of new and/or enhanced community, leisure, recreation and sporting facilities across the borough. The proposed development supports the retention and ongoing viability of the bowling club in this location in compliance with these policy objectives.

The proposed development is considered to meet the criteria set out in Local Plan: Part 2 policy OL4 and paragraph 89 of the NPPF, which allow minor alterations to existing buildings located within the Green Belt. Furthermore, it complies with Local Plan: Part 1 policies CI2 and EM5, which seek to support the enhancement of sports and leisure facilities. Accordingly, no objections are raised to the principle of the development in this location subject to the proposal meeting site specific criteria.

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

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area, Conservation Area or Area of Special Local Character and there are no listed buildings within the vicinity.

#### **7.04 Airport safeguarding**

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities in this instance.

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

As mentioned in part 7.01 of this report, current Local Plan and NPPF policy allows minor alterations and extensions to existing development within the Green Belt, providing it does not significantly detract from the visual amenity of or reduce the openness of the Green Belt.

In this instance the proposed alterations are considered to be minor. The bowls club is bounded by a mature boundary hedge which provides significant screening to the green and associated buildings. Evergreen trees located within the adjoining recreation ground provide further screening around the eastern corner of the site. A small section of hedge would be lost to accommodate the proposals but replacement planting would be provided. Accordingly, views of the buildings from outside the site are limited and it is not considered that the development would have any significant impact on the visual amenity or openness of the Green Belt in this location.

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

Policies BE13 and BE19 seek to ensure that new development complements or improves the character and amenity of the area. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of an area is not compromised by new development.

The site forms part of the wider Taylor's Meadow recreation ground and public open space and no views of it are available from Hill End Road. The impact of the development on the visual amenities of Taylor's Meadow have been addressed above in parts 7.01 and 7.05 of this report in considering the impact of the development on the Green Belt.

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

Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 seek to protect residential amenity. The Council's Supplementary Planning Document (SPD) on Residential Layouts provides detailed guidance to ensure that these policy objectives can be met.

The nearest residential properties are located in Hill End Road, beyond a small area of woodland to the south, and at The Lodge, to the west of the site. Tree screening would obscure views of the site from properties in Hill End Road. Although views would be visible from the Lodge, the clubhouse and its associated buildings are located some 62m away from that property, beyond the grass bowling green itself. Accordingly, it is not considered that the proposal would have any significant detrimental impact on residential amenity.

**7.09 Living conditions for future occupiers**

Not applicable to this type of development.

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

Local Plan: Part 2 policies AM2 and AM7 seek to safeguard highway and pedestrian safety and ensure that developments do not have an adverse impact on the surrounding highway network. Policies AM14 and AM15 seek to ensure appropriate levels of car parking are provided.

The proposal is for a small extension to an existing clubhouse building. Given the minor nature of the extension proposed it is not considered that it would result in such a significant increase in visitors to the site that it would have an adverse impact on the local highway network.

**7.11 Urban design, access and security**

Urban design

The size, scale, height and design of the proposed extension would be in keeping with that of the original building and is considered to be acceptable in this location. The retention and repositioning of the modular buildings would only have a minor visual impact which, in time, would be mitigated against through new hedge planting. Accordingly, it is not considered that the proposals would have a significant detrimental impact on the visual amenities of the site or the surrounding area.

Security

Given the minor nature of the scheme and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

**7.12 Disabled access**

Ramped access would be provided to the building and level thresholds would be provided. The applicant's Design and Access Statement confirms that the development would fully comply with Parts B and M of the Building Regulations, the Disability Discrimination Act 1995 and the Equality Act 2010.

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

Not applicable to this type of development.

**7.14 Trees, landscaping and Ecology**

Local Plan: Part 2 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.

To accommodate the proposed extension and relocation of the modular buildings a length of hedge and palisade fencing would be removed and the fence line re-created on the Taylor's Meadow playing fields. A concrete base will be laid down on which the repositioned modular buildings will sit. Amended plans have been provided which show replacement planting would take place to screen the fence line. On this basis, the Council's Trees/Landscape Officer has raised no objections, subject to a landscaping condition. Notably, although the line of the proposed hedge falls outside the red line application site,

the submitted location plan confirms that the land required for this falls within the applicant's ownership and control. Accordingly, it is considered reasonable to deal with this by way of a landscaping condition in this instance.

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

As this is a relatively small addition to an existing bowling club, the existing waste management facilities will be used. Notably, the bowling club ultimately has discretion over which waste management methods are used on site.

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

Given the relatively minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy or sustainable building measures beyond those required by Building Regulations.

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

The site does not fall within a flood zone or critical drainage area and no specific drainage issues have been identified.

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

It is not considered that the proposed development would give rise to any issues of noise or air quality over and above its existing use.

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

None received.

#### **7.20 Planning obligations**

Not applicable to this development.

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

Not applicable.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

#### **General**

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

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

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

#### **Planning Conditions**

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

imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

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

#### Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

#### **9. Observations of the Director of Finance**

Not applicable.

#### **10. CONCLUSION**

No objections are raised to the principle of the development in this location. It is not considered that the proposal would have any significant detrimental impact on the openness or visual amenities of the Green Belt or the surrounding area. Furthermore, it is not considered that it would have any significant adverse impact on residential amenity.

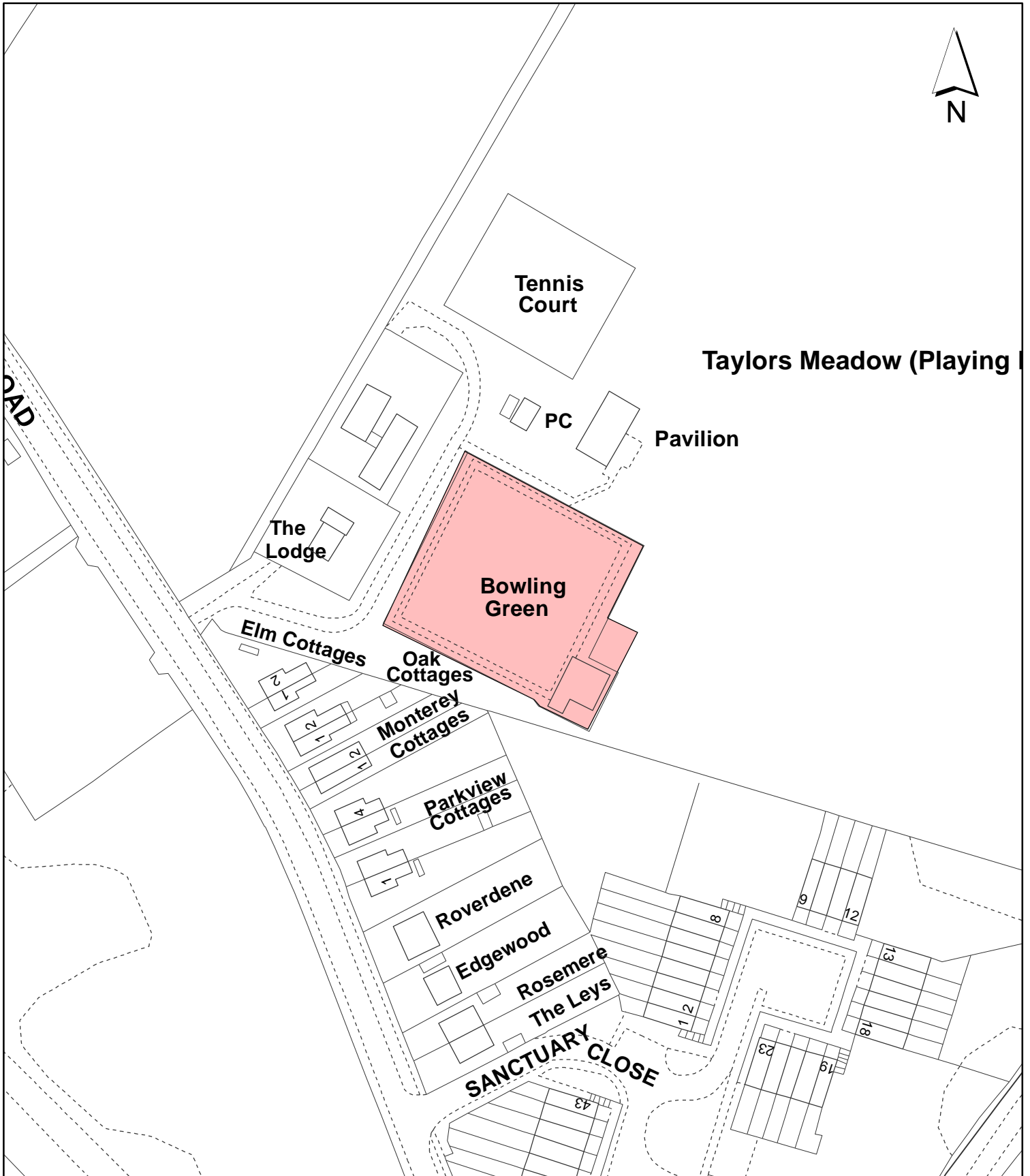
The proposal is considered to comply with relevant local, London Plan and NPPF planning policies and, accordingly, approval is recommended.

#### **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (2015)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document: Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Bowls Pavilion  
 Hill End Road**

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

Planning Application Ref:  
**46815/APP/2016/3306**

Scale:  
**1:1,250**

Planning Committee:  
**Major**

Date:  
**October 2016**

