

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Variation of Condition 1 (in order to permanently extend opening hours until 22:00 Monday to Saturday) of planning permission reference 532/APP/2014/4036: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3) (S73 application).

LBH Ref Nos: 532/APP/2016/3489

Drawing Nos: FLOOD LIGHTING SURVEY REPORT REV 1 dated August 2016
BUSPPV-GW-00-ETL-001 Lighting Details - Site 3 Northern Envelope
Lighting Details - Site 3 Southern Envelope
Vehicle Count Register - Oct 14
Location Plan - Drawing BUSPPV-OW-00-LOC-004
Site Plan - Drawing BUSPPV-OW-00-SIT-003
Fencing Details received 13/11/2001
Fencing/tree Protection Method Statement received 13/11/2001
Ecological Survey received 21/11/2001
lighting report received 30/11/2001
Letter dated 16/11/2001
Covering Letter 13-11-14

Date Plans Received: 19/09/2016 **Date(s) of Amendment(s):**

Date Application Valid: 21/09/2016

1. SUMMARY

The application seeks to vary condition 1 of planning permission ref: 532/APP/2014/4036 (hours of operation), to extend the opening hours of the Cemetery sports pitches at Site 3 of Brunel University's campus until 22:00 Monday to Saturday.

It is considered that the proposal will preserve the open character of the Green Belt.

2 local residents have objected to this application on the grounds that it will result in an unacceptable degree of disturbance in the evenings. However, the Cemetery pitches are considered to sufficiently distant from the nearest residential properties in Robinwood Close. No issues relating to light or noise pollution have arisen during a temporary 18 month monitoring period and it is not considered that the variation will result in an unacceptable degree of noise or light pollution to neighbours. Nature conservation/ecology and highway safety will not be adversely affected by the proposed extension of hours of use.

As such, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Hours of Use

The facilities hereby approved shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturday, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

REASON

To protect the residential amenities of adjoining residents in accordance with Policy OE1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

2 NONSC Drainage

Development shall not begin until drainage works, including construction site drainage systems and surface water source control measures have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

REASON

To avoid surface water-run off from the site and to protect the ecology of the Grove Nature Reserve, in accordance with Policies OE8 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

3 NONSC Ecology

A watching brief for nesting birds, and European Protected Species shall be maintained during the clearance operations by an on-site ecologist approved by the Local Planning Authority. The removal of any large vegetation shall only take place once they have been checked for bat roosts.

REASON

In order to protect the ecology of the site and adjoining Grove Nature Reserve, in the interests of nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Conservation of Habitats and Species Regulations 2010 (as amended).

4 NONSC Bat Survey

A bat survey should be undertaken prior to implementation of works on the site to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

REASON

In order to protect the ecology of the site and adjacent nature reserve in the interests of nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Conservation of Habitats and Species Regulations 2010 (as amended).

5 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 Local Plan Part 2 Saved UDP Policies (2012).

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

A landscaping scheme shall be submitted to the Local Planning Authority within 2 months of the date of this permission.

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 Local Plan Part 2 Saved UDP Policies (2012).

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 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 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 Local Plan Part 2 Saved UDP Policies (2012).

8 NONSC Landscape Retention

Trees, hedges and shrubs shown to be retained on the original approved scheme (532/APP/2001/1858) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA.

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 LPA. New planting should comply with EIS 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)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

REASON

To safeguard the amenities of the area in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

9 NONSC Traffic Arrangements

The roads, sight lines at road junctions and parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to the commencement of the use of the synthetic hockey pitch and multi games area, thereafter permanently retained and used for no other purpose.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

10 NONSC No Additional Floodlighting

No floodlighting or other form of external lighting (including security lighting) shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, intensity of illumination and shielding to eliminate vertical and horizontal light spillage. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

11 NONSC Floodlighting Use

The floodlights hereby approved shall only be used for those specific facilities in use at any time. The floodlights installed herein shall be fitted with a timer unit to ensure compliance with these times.

REASON

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

12 NONSC Hedge Retention

The retained hedgerow along the site boundary shall be maintained at a minimum height of 2,4 metres. Any gaps which occur shall be filled with replacement planting of similar size and species or other boundary screening as agreed by the Local Planning Authority.

REASON

To protect the visual amenity of the Green Belt, the residential amenities in surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (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 2011) and national guidance.

3

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission, where those details would remain the same.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to site 3 of Brunel University, this being the area of the campus on the eastern side of Kingston Lane, accommodating an athletics track, synthetic football pitch, synthetic hockey pitch, tennis courts, a rugby pitch and a pavilion. Floodlighting is also provided to the athletics track and synthetic pitches, although the tennis courts do not benefit from floodlighting. The Cemetery pitch at the northern end of the playing fields (subject to this application) is also floodlit.

Site 3 is 8 hectares in extent and adjoins a mortuary and cemetery to the north. To the south there are houses on Grove Lane, with gardens backing onto the site. To the east, there are several cottages, which are set back from the edge of the site, Robinwood Close, a residential cul-de-sac and Grove Nature reserve. To the west, the site adjoins Kingston Lane, which is fronted by the University's main campus (site 2), several residential properties, a church and a nursing home. The main entrance to the site is located at the southwest corner, with vehicular access from Kingston Lane.

The closest residential properties are located in Robinwood Grove, Grove Lane and on Kingston Lane. The application site is within the Green Belt as designated with the Saved Policies UDP, and subject to the site specific policy for Brunel University.

3.2 Proposed Scheme

The original approved scheme (ref:532/APP/2001/1858) concerned the provision at Site 3 of Brunel University of replacement sports pitches, including new synthetic playing surfaces, the erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements. Condition 7 limited the hours of operation.

A series of temporary permissions have been granted for extension of opening hours to 22:00. Permanent permission has been granted for an extension of use of the majority of the facilities on site 3 until 10pm, apart from the Cemetery pitch. The applicant now seeks to permanently extend the opening hours of the Cemetery pitch until 22:00 Monday to Saturday, by varying Condition 1 of planning permission ref: 532/APP/2014/4036 which states:

The facilities hereby approved apart from the cemetery pitches shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturday, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

For a period of 18 months from the date of this permission, the Cemetery pitches hereby approved shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturdays, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

Thereafter, the cemetery pitches hereby approved shall not be used except between 07:30 hours and 21:00 hours Mondays to Saturdays, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

The applicant submits that allowing such use generates significant benefits to the Borough, both in terms of allowing the University to be successful and also in terms of improving levels of sports take up. For these reasons, the University is applying via this application for a permanent change to the opening hours.

3.3 Relevant Planning History

Comment on Relevant Planning History

In 2002, planning permission was granted for the pitches at Site 3 (ref: 532/APP/2001/1858). The application was approved on 15/10/02 and conditions relating to external lighting were imposed and hours of use were imposed.

Details of external lighting in compliance with condition 10 of planning permission ref:

532/APP/2001/1858 were approved on 15/11/02 (ref: 532/APP/2002/2446).

Variation of condition 7 (to allow an extension of use Monday to Friday from between 07.30 hours to 21.00 hours to between 07.30 hours to 22.00 hours) of planning permission ref.532/APP/2001/ 1858 dated 15/10/2002 'provision of replacement sports pitches was refused on 02/12/2004.

Planning permission ref:532/APP/2012/607 dated 15/05/2012 was granted permission for extended opening hours for specific period within June, July and August in order to facilitate training associated with the 2012 Olympics.

In 2012, planning permission was granted (ref: 532/APP/2010/2614) to temporarily extend the opening hours until 10pm on Monday to Saturday. This was intended to be a 'trial period', which would last for 18 months.

532/APP/2014/4036: The application sought to vary condition 7 (hours of operation) of planning permission ref: 532/APP/2001/1858, to extend the opening hours of the sports pitches until 22:00

Monday to Saturday. This was granted for the athletics and MUGA pitches. However this permission only granted temporary permission for the Cemetery pitch for an 18 month period, after which time the cemetery pitches would revert to use at the following times: between 07:30 hours and 21:00 hours Mondays to Saturdays, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

The current application seeks to extend the opening hours of the Cemetery pitches until 10pm on Monday to Saturday on a permanent basis.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th November 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

131 Neighbouring Owner Occupiers were consulted on the application including the Robinwood Grove residents association, Cleveland Road Neighbourhood Watch and Cleveland Road Residents Association. The application has also been advertised in the local press under Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015.

2 letters of objection have been received from residents of Robinwood Grove raising concerns

regarding:

(i) Light nuisance

(ii) Noise nuisance after 9pm

. We can hear the noise from the Cemetery pitch from our private estate, and the lights throw light upwards.

. We wish to complain that this pitch is used by the American football team who at the end of each game make a huge WHOOP sound, at 10pm which wakes people up and the children here find it distressing.

. 7.30 am until 9.00pm is sufficient for outdoor sport, considering it shares various boundaries with residential areas.

. The pitches next to Robinwood Grove have been extended to 10pm, however Brunel do seem to clear these by 9.30 approximately which is appreciated, surely the same could be done for the cemetery pitches?

SPORT ENGLAND

No comment.

CLEVELAND ROAD NEIGHBOURHOOD WATCH

No comment.

CLEVELAND ROAD RESIDENTS ASSOCIATION

No comment.

ROBINWOOD CLOSE RESIDENTS LTD

No comment.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established with the original approved scheme (ref: 532/APP/2001/1858). There has been no substantive change to policy or guidance in respect of the sports pitches since the 2002 approval. There is no objection in principle subject to the variation in hours of operation not raising any amenity issues to neighbours.

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

Not applicable to this application.

7.05 Impact on the green belt

The application site is located within an area of Green Belt. The use of the site for sports facilities and the associated floodlighting was considered to be an acceptable use within the Green Belt under planning permission ref: 532/APP/2001/1858 dated 15/10/01. The proposed extended opening hours are not considered to have a detrimental impact on the Green Belt.

7.07 Impact on the character & appearance of the area

The scheme will involve no physical alterations to the sport pitches or the associated in situ floodlighting. The proposed floodlighting to the northern Cemetery football pitch has already been approved in detail. Accordingly it is not considered the scheme will have any material impact on the character and appearance of the area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012) and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

7.08 Impact on neighbours

Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. The nearest residential properties are located in Robinwood Grove to the east of the site and in Field Heath Road to the south.

Historically, there were no limitations to the hours of use of the playing fields and sports facilities on site 3. However, in granting planning permission for the refurbishment of the site, in view of the potential effects of floodlighting and noise associated with the more intensive use of the site on residential amenity, a condition limiting the hours of use until 9:00 pm was imposed. This was in order to ensure that the facilities were not in use during unsociable hours, thereby avoiding or minimising potential adverse effects on the local environment. In addition, the scheme was designed to limit the potential effects of light and noise pollution to surrounding residential development to acceptable levels.

2 local residents in Robinwood Close have objected to this application on the grounds that the activities generated by the use of the Cemetery playing pitch has resulted in an unacceptable degree of disturbance in the evenings. However, the Cemetery pitch is somewhat distant from the nearest residential properties in Robinwood Close. It is noted that the facilities have been in use for the last 18 months until 10 pm and the Council's Environmental Protection Unit (EPU) report that during this period, there were no complaints with regard to noise problems.

In terms of floodlighting, accompanying the previous application for an extension of time for the majority of the facilities on site 3 until 10 pm, a floodlight survey report was submitted that assessed the existing floodlighting. The report concluded that the lighting levels (i.e. luminance), measured on site were deemed to be in accordance with codes of practice and general good practice and have had no environmental impact on the surrounding land or a social impact to the local residents.

However, in view of the fact that the floodlighting for the Cemetery pitch had not yet been implemented and therefore has not been assessed, it was not considered appropriate to grant a permanent extension of time until 10pm for this element of the site. A temporary 18 month extension of time was therefore given to the Cemetery pitch.

Vertical light spill diagrams have now been submitted as part of this application for the Cemetery pitch which indicate that there is no environmental impact on the surrounding land or a social impact to the local residents.

The applicants have applied for a full relaxation for the Cemetery pitch for use until 10pm. No issues relating to light pollution have arisen during the temporary monitoring period. Notably the Environmental Protection Unit raises no objection in terms of light pollution.

Against this background, it is not considered that the the variation of hours should be refused on light pollution or noise grounds, subject to an additional condition requiring the installation of an automatic light shut off system, to ensure there is no breach of the hours designated for the use of floodlights.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

It is not considered that extended opening hours would result in a detrimental increase in traffic volumes to/from the site. The Highways Officer raises no objection to an extension of opening hours.

7.11 Urban design, access and security

Not applicable to this application restricted to varying a condition on the hours of operation to the sport pitches.

7.12 Disabled access

The application will have no impact on disabled access arrangements to the site.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Extension of the current opening hours will not result in changes to the existing landscape.

ECOLOGY

The application site itself has no nature conservation designation, however the Grove Nature Reserve to the east is a Grade 2 site of Borough importance. An ecological survey was submitted as part of the original application. This concluded that the site is of overall low ecological interest and its more intensive development would not result in a significant loss of nature conservation resources in the local area. It further concluded that as the intensity of light from the floodlights decreases over a short distance from the site, the potential impact from floodlighting on the adjoining Grove Nature Reserve should not be a concern. As such it is not considered that the extension of the current opening hours will impact on the ecology of the area.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

NOISE

The public consultation raised concerns over possible noise nuisance after 9pm. There has

been no history of noise pollution complaints arising from the trial period temporary hours of operation to 10pm, which falls within the daytime period (night-time being deemed to commence at 23:00). The Environmental Protection Unit raises no objection to the extension of the opening hours.

AIR QUALITY

It is not considered that the extension of the current opening hours will impact on the air quality of the area.

7.19 Comments on Public Consultations

Two letters of objection were received during the public consultation raising concerns over light and noise nuisance after 9pm. These concerns have been dealt with elsewhere in this report.

7.20 Planning obligations

The proposal is not considered to necessitate any planning obligations.

7.21 Expediency of enforcement action

Not applicable to this application.

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

N/A

10. CONCLUSION

The applicant seeks permission to vary condition Condition 1 of planning permission ref: 532/APP/2014/4036 , to extend opening hours of the Cemetery pitch until 22:00 Monday to Saturday.

The variation of opening hours is not considered to have any negative impact assessed against Green Belt Policies. In terms of adverse amenity impacts to neighbours, the facilities have been in use for the last 18 months until 10 pm and there have been no complaints with regard to noise or light pollution problems during this period. As such, it is not considered that there would be an unacceptable degree of disturbance to adjoining residents.

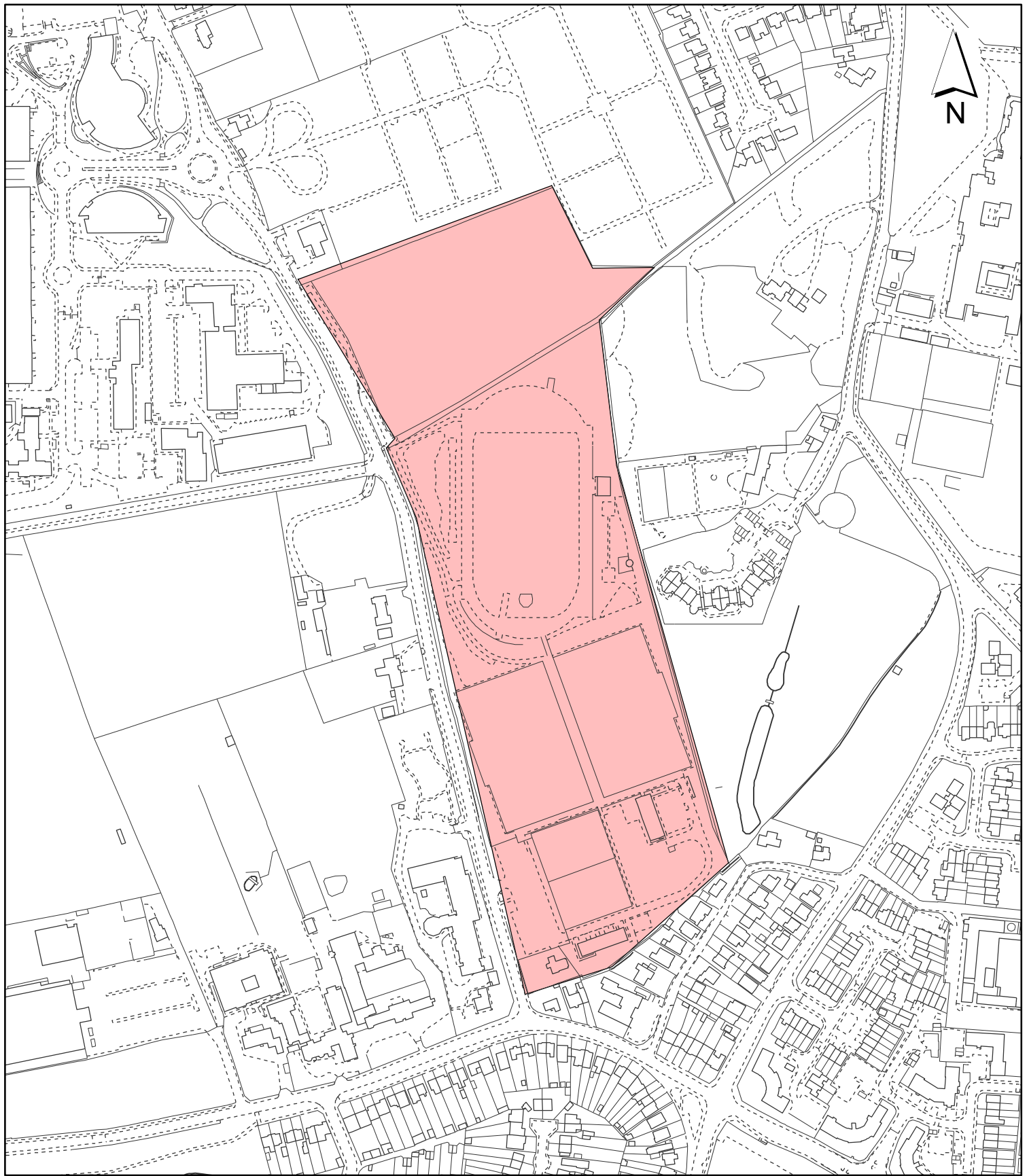
The scheme is considered to comply with Policies OL1 and OE1 of the Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012) and as such is recommended for approval.

11. Reference Documents

- a) The National Planning Policy Framework (March 2012)
- (b) Hillingdon Local Plan Part 1 Strategic Policies.
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (d) Supplementary Planning Guidance Community Safety by Design
- (e) Supplementary Planning Guidance Air Quality
- (f) Supplementary Planning Guidance Noise
- (g) Supplementary Planning Guidance Planning Obligations
- (h) London Plan (2016)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane Site 3**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:

532/APP/2016/3489

Scale:

1:3,500

Planning Committee:

Major

Date:

January 2017



HILLINGDON
 LONDON