

Report of the Head of Planning, Sport and Green Spaces

Address HILLINGDON CYCLE CIRCUIT, MINET COUNTRY PARK SPRINGFIELD ROAD HAYES

Development: Construction of a 250m banked cycle circuit, including access subway and associated landscaping.

LBH Ref Nos: 49962/APP/2017/1802

Drawing Nos: 4885 D & A Final
4885 PL02
4885 PL03
4885 PL04
4885 PL05
4885 PL01

Date Plans Received: 16/05/2017

Date(s) of Amendment(s):

Date Application Valid: 19/06/2017

1. SUMMARY

The proposal would result in the loss of a playing field, it would be replaced with a sports facility for which there is a need and as such the proposal is considered acceptable in principle. The proposal does not involve the creation of any structures above ground and though it is located in the Green Belt, the proposal does not conflict with the purposes of including land within it. There is sufficient car parking to meet the requirements of users. Approval is therefore recommended subject to the suggested conditions.

2. RECOMMENDATION

That planning permission be granted subject to conditions.

1 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.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved:

4885 D & A Final
4885 PL02
4885 PL03
4885 PL04
4885 PL05
4885 PL01

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 Local Plan: Part Two (November 2012).

3 OM11 Floodlighting

No floodlighting or other form of external lighting shall be installed unless details are submitted in writing to be agreed by the Local Planning Authority. Such details shall include location, height, type and direction of light sources (including directional cowlings) and intensity of illumination. 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 safeguard the visual amenity of the Green Belt and wildlife interests in the area in accordance with policies OL1 and EC5 of the Hillingdon Local Plan: Part Two (November 2012).

4 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 including the final design of the earth mound adjacent to the proposed building,
- Landscaping to screen the proposed building,
- 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 Local Plan: Part Two (November 2012).

5 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 Hillingdon Local Plan: Part Two (November 2012).

6 NONSC Landfill Gas Survey

Development shall not begin until a landfill gas survey in the ground at the application site has been carried out to the satisfaction of the local planning authority. Some of the landfill gas tests within the survey shall be taken below the footprint of the proposed building. If landfill gas is found details of remediation measures to prevent gas ingress into the proposed building shall be submitted to, and approved by, the local planning authority and installed before the building is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with policy OL11 of the Hillingdon Local Plan: Part Two (November 2012).

7 DRC6 Contaminated Land - survey and remedial works

Development shall not begin until a site survey to assess contamination levels has been carried out to the satisfaction of the Local Planning Authority. The survey shall be undertaken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority and all works that form part of this scheme shall be completed before any part of the development is occupied.

REASON

To ensure that the occupants of the development are not subjected to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two (November 2012).

8 NONSC Sustainable Drainage

No development shall commence until details of measures to manage on site surface water have been submitted to, and approved in writing by, the Local Planning Authority. Drainage plans need to be provided detailing how surface water will be managed on site including pipework. A management and maintenance plan is required to set out who will be responsible for the maintenance of any SuDS to be installed needs to be included. The development shall not be occupied until the above measures have been implemented in accordance with the approved details. Thereafter, the measures approved shall be permanently retained and maintained in good working order.

REASON

To conserve water resources and to prevent the increased risk of flooding from surface water run-off in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two (November 2012).

9 NONSC Ecological Protection

Prior to the commencement of development a scheme for the protection and enhancement of the ecological value of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the measures to be incorporated within the development site that include the retention of vegetation and trees where possible, new landscaping areas of ecological value, and the improvements to ponds and ecological features. The scheme should also detail enhancement measures

to the adjoining sites to offset the net reduction onsite. Overall, the scheme shall demonstrate a net environmental improvement unless otherwise agreed in writing with the local planning authority. The development must proceed in accordance with the approved scheme.

REASON

To ensure that the proposed development has adequate regard to wildlife interests on the site in accordance with Policy EC5 of the Hillingdon Local Plan: Part Two (November 2012).

10 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). The approved measures shall be implemented before the development is occupied and thereafter retained.

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 London Plan (2016) Policies 7.1 and 7.3

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
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC3	Potential effects of development on sites of nature conservation importance
R16	Accessibility for elderly people, people with disabilities, women and

	children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 115 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, Bank and Public 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.

4

The site is of ecological importance therefore, in developing the landscaping scheme the particular regard shall be paid to providing the following:

- 1) Creation of scrapes for ground nesting birds;
- 2) Addition of a new water feature for insects;
- 3) No access during breeding season;
- 4) Flower/grass enhancement using locally sourced native seed bank; and

5) Interpretation board and hearing post for visitors to be inspired by local nature.

3. CONSIDERATIONS

3.1 Site and Locality

The Site is situated to the northern part of Minet Park which is currently used by an outdoor road/cycling road and club house. Minet Country Park is a 36ha park situated between Hayes and Southall. Most of the site is open grassland interspersed with pockets of scrub and is home to many different species.

To the northern boundary of the Site lies the Uxbridge Road, immediately to the east lies football pitches and a clubhouse beyond which is the Elystan Business Centre. To the south is open grassland and the River Crane runs along to the western boundary. The Site is accessed via Springfield Road and the site has a low Public Transport Accessibility Level of 1. The Site sits within the Metropolitan Green Belt (MGB) and is a Site of Importance for Nature Conservation (SINCs).

3.2 Proposed Scheme

The proposal seeks to create a 250m outdoor cycling track within the existing 1.5km road cycling circuit within the northern section of Minet Country Park. The proposal would include a 7m wide inclined concrete track with bitumen macadam surface. The slope would vary between 5 degrees on the straights and 30 degrees on bends. A safety fence of 900mm would be provided to the top of the banking.

3.3 Relevant Planning History

49962/APP/2005/3437 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes
INSTALLATION OF CHAIN LINK FENCE TO A HEIGHT OF 5.4M ALONGSIDE AND PARALLEL
TO THE EXISTING 1.8M HIGH GREEN CHAIN LINK FENCE.

Decision: 29-09-2006 Approved

49962/APP/2005/546 Minet Country Park Springfield Road Hayes
ERECTION OF 3 METRE HIGH GREEN CHAIN LINK FENCE WITH POSTS EVERY 5 METRE

Decision: 09-06-2005 Approved

49962/APP/2009/1686 Hillingdon Cycle Circuit, Minet Country Park Springfield Road Hayes
New clubhouse for use in connection with Hillingdon Cycle Circuit

Decision: 13-10-2009 Approved

49962/APP/2011/1309 Minet Country Park Springfield Road Hayes
Two short linking sections to the Cycle Circuit and single storey detached hut, involving
demolition of existing temporary hut

Decision: 15-02-2012 Approved

Decision:

Comment on Relevant Planning History

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC3 Potential effects of development on sites of nature conservation importance
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th July 2017**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was consulted on between 20 June 2017 and 24 July 2017, 1 comment was received to the application.

A Rocha UK

The area of the proposed development is a known breeding site for skylark and an important location for a number of locally scarce wild flowers. Breeding skylark were recorded throughout the period 2000-2015; with numbers fluctuating based on weather conditions during the breeding season. The current proposal could be accommodated only if more attention was made to the proposed wildlife area. A Rocha UK is willing to support the developer with creative ideas on how to manage the proposed area to enhance it for skylark, local plants and other declining species. The current proposals are limited in their imagination and will not fully redress the loss of greenfield space. As a result A Rocha UK want to register that we will be willing to support the application if further thought is given to the nature improvement area. Without such consideration we will be unable to provide the required support. ideas to consider include:

- 1) Creation of scrapes for ground nesting birds;
- 2) Addition of a new water feature for insects;
- 3) No access during breeding season;
- 4) Flower/grass enhancement using locally sourced native seed bank; and
- 5) Interpretation board and hearing post for visitors to be inspired by local nature.

Officer comment: the points raised by A Rocha has been considered by the Ecology Officer. The specific references above are considered to be unduly onerous. The Officer has recommended an appropriate condition to ensure the development provides a net ecological benefit.

SPORTS ENGLAND

It is understood that the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). The consultation with Sport England is therefore a statutory requirement. Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 74) and Sport England's Playing Fields Policy, which is presented within its Planning Policy Statement titled 'A Sporting Future for the Playing Fields of England'.

The policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one or more of the five exceptions stated in its policy apply. Having assessed the application, Sport England is satisfied that the proposed development meets the following Sport England Policy exception: E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site. This being the case, Sport England does not wish to raise an objection to this application.

Sport England have consulted British Cycling on the proposal who confirmed that the design appears to be in accordance with the dimensional criteria for a 250m Outdoor Velodrome in British Cycling Design Guidance Notes. They observed that through sufficient operation that any conflict between the proposed track and the existing cycle circuit can be managed. However, they also suggested that the cost of the tunnel might outweigh its benefit of limiting any conflicts. Overall, British Cycling broadly supports the proposal as it works towards principles of co-location of cycling facilities to create multi-discipline cycling hubs but they would like to be presented with information to indicate whether a sustainable, justifiable business case can be developed which underpins the vision from a sports development, community benefit and financial perspective. Sport England, therefore, recommend that the applicants liaise with British Cycling on this matter.

Officer comments: The comments relating to British Cycling have been relayed to the applicant who will address the comments separately.

NATURAL ENGLAND

No comments on this application.

Internal Consultees

HIGHWAYS

The Transport Statement (TS) suggests there are 93 parking spaces available for the Goals soccer facility along with the existing Cycle Circuit with as many as 120 riders as well as those using the new track. There will be the situation when all three facilities will be operating simultaneously and it is at that time when car parking demand will be at its highest. The TS suggests that the proposed track will not be used for major events and the maximum number of riders at the Track will be 40. I suggest that this maximum number of riders at any one Track event is conditioned in order to reduce the potential parking overspill into surrounding roads. On the basis of the above comments I am concerned over the potential parking situation when a number of events at the site are taking place together. In order to avert the congestion you condition the number of riders attending the track events.

Officer comment: It is considered that the condition limiting track users could not practicably be enforced. In this case, it is considered that the condition is not necessary to enable an approval to be considered as the possible harm identified is very unlikely to occur.

TREES AND LANDSCAPING

This site is occupied by a 1.5km road cycling circuit at the northern section of the 36ha Minet Country Park. The area to be developed lies within the road circuit, at the southern end / opposite the cycling club house. The site is currently open grassland with occasional pockets of scrub. Minet Country Park is a SINC and is located within the Metropolitan Green Belt. Pre-application advice drew attention to the presence of skylarks within the grassland and the need to avoid damage to local wildlife habitats.

COMMENT A preliminary Ecology Appraisal by Middlemarch Environmental, dated February 2017, has been submitted and recommendations made. The D&AS (section 5) confirms that the area affected by the development includes tall ruderal vegetation, dense scrub and poor semi-improved grassland. The report states that its loss would have minimal impact on the ecology of the local area. Section 5 describes the landscape strategy which includes wildlife protection and landscape enhancements. The D&AS also confirms that the further specific surveys recommended in the preliminary appraisal will be carried out 'when the date for commencement is known'. A Landscape Strategy Plan, by Acanthus Architects includes the proposed site arrangement with earthworks, cycle track, integrated footpaths and fencing. It also notes the need for wildlife protection, the

specification of wildflower meadows, amenity grassland and areas of mixed native structural shrub mix.

RECOMMENDATION No objection subject to conditions COM6, COM7, COM8, COM9 (parts 1,2,4,5 and 6) and COM26. Robert Reeves Principal Landscape Architect

FLOOD WATER MANAGEMENT

Requested a number of conditions which are included.

ECOLOGY

There is nothing in the information that has been submitted to suggest there is a reasonable likelihood of protected species being present. In any event, it would not be reasonable to assume an application for a protected species licence would not be forthcoming.

However, the development will result in the loss of vegetation and therefore would reduce the ecological value of the area. In accordance with the NPPF, the development should aim to provide a net environmental benefit. The following condition is therefore necessary:

Condition

Prior to the commencement of development a scheme for the protection and enhancement of the ecological value of the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the measures to be incorporated within the development site that include the retention of vegetation and trees where possible, new landscaping areas of ecological value, and the improvements to ponds and ecological features. The scheme should also detail enhancement measures to the adjoining sites to offset the net reduction onsite. Overall, the scheme shall demonstrate a net environmental improvement unless otherwise agreed in writing with the local planning authority. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development provides a net ecological benefit.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 74 of the NPPF notes existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements;
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

It is considered that whilst there would be some loss of existing open space, the proposal is for an alternative sports provision and the applicant has demonstrated a need for the provision such that it outweighs the loss, on this basis Sports England have also not raised objections to the application.

The site is located in the Metropolitan Green belt (MGB) and is a Site of Nature Conservation (SINC). Section 9 of the NPPF deals with the protection of Green Belt. It

notes that new development in the Green Belt should be regarded as being inappropriate unless it falls within one of six categories, referred to as 'exceptions'. One of these categories includes development involving the "provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it."

Strategic Objective 3 of the Hillingdon Local Plan: Part 1 (November, 2012) supports improvement to the quality and accessibility to open spaces. Strategic Objective 9 of the Hillingdon Local Plan: Part 1 (November, 2012) promotes healthier and more active lifestyles through the provision of and access to a range of recreational, health and leisure facilities.

Policy EM4 of the Hillingdon Local Plan: Part 1 (November, 2012) seeks to both improve the quality of accessible open space but at the same time protect and improve habitats and ecosystems. As noted above, the Site lies within a SINC. SINC's are classified as follows:

- Metropolitan importance;
- Borough Grade 1 importance;
- Borough Grade 2 importance; and
- Local importance.

Policy EM2 of the Hillingdon Local Plan: Part 1 (November, 2012) seeks to encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area.

A recent survey carried out in October 2015 on behalf of the London Borough of Hillingdon classified the Site as Grade 1 due to a series of open spaces supporting a diverse habitat mosaic along watercourses providing a potentially valuable wildlife corridor between other existing SINC's.

The provision of an open air banked 250m cycle track will provide an outdoor recreational facility that will complement the existing cycling track in Minet Park. The principle of providing an open air banked 250m cycle track this part of the MGB is in principle considered acceptable and the Development does not require justification using 'Very Special Circumstances'. It is considered that the proposed use would contribute to the conservation value of the MGB as the proposal does not include new temporary or permanent structures above ground.

7.02 Density of the proposed development

Not relevant to the determination of this application.

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

Not relevant to the determination of this application.

7.04 Airport safeguarding

Not relevant to the determination of this application.

7.05 Impact on the green belt

As set out in the main body of the report.

7.07 Impact on the character & appearance of the area

Policy BE38 seeks the retention of topographical and landscape features of merit and provision of new planting and landscaping in development proposals.

The proposal comprises a 7m wide inclined concrete track with a bitumen macadam

surface. The slope angle varies from 5 degrees on the straights to 30 degrees on the bends. A strip of flat surface is provided at the top and bottom of the banking which is to be used for practical reasons including safety. The proposal includes the erection of a safety fence minimum 900mm high at the top of the banking. No spectator stands are proposed and storage for bicycles and equipment is proposed to be contained within the banked surface.

It is considered that the development is sympathetically designed and does not conflict with the openness of the Green Belt.

7.08 Impact on neighbours

Not relevant to the determination of this application.

7.09 Living conditions for future occupiers

Not relevant to the determination of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

The Council's Highways Engineer raises no objection to the development in terms of the impact on the highway network as the development is unlikely to generate any significant additional traffic to the site. Users of the cycle circuit are presently permitted to park in the car park serving the Goals Centre at the entrance to the circuit from Springfield Road by virtue of the underlease between the Goals Centre and the Council and there will be no change to this situation.

The proposed track will not be used for major events and the maximum number of riders at the Track will be 40. It is therefore not considered necessary to provide any additional car parking facilities. The new access road up to the building would be reserved for pedestrian and cycle access and deliveries/emergency vehicles.

7.11 Urban design, access and security

SECURITY

Further details are required to be submitted to ensure the circuit is a secure and welcoming environment for users. Measures relating to daytime and out of hours, the information has been sought by way of a condition.

ACCESS

The road entrance to the circuit is gated and secured. Pedestrian entrances at several locations and are not secure but do have anti-motorbike barriers. The track is accessible by wheelchair users from Springfield Road.

7.12 Disabled access

Not relevant to the determination of this application.

7.13 Provision of affordable & special needs housing

Not relevant to the determination of this application.

7.14 Trees, landscaping and Ecology

The Council's Landscaping Officer has advised that the proposals is acceptable subject to

condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

Not relevant to the determination of this application.

7.16 Renewable energy / Sustainability

Not relevant to the determination of this application.

7.17 Flooding or Drainage Issues

The Drainage Officer has also advised that whilst there is no objection in principle to the development subject to conditions that prior to the commencement of any works a scheme for drainage and SUDS must be submitted and approved by the Council.

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

The issues raised have been addressed appropriately in the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not relevant to the determination of this application.

7.22 Other Issues

It has been noted that the Harefield to Southall Gas Pipeline runs through a corner of the existing track which indicates the ground may be contaminated. Ground investigation for contamination ought to be carried out before an application is made to identify whether the soil/spoils to be removed are contaminated. Any contamination ought to be managed and dealt with appropriately.

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 relevant to this application.

10. CONCLUSION

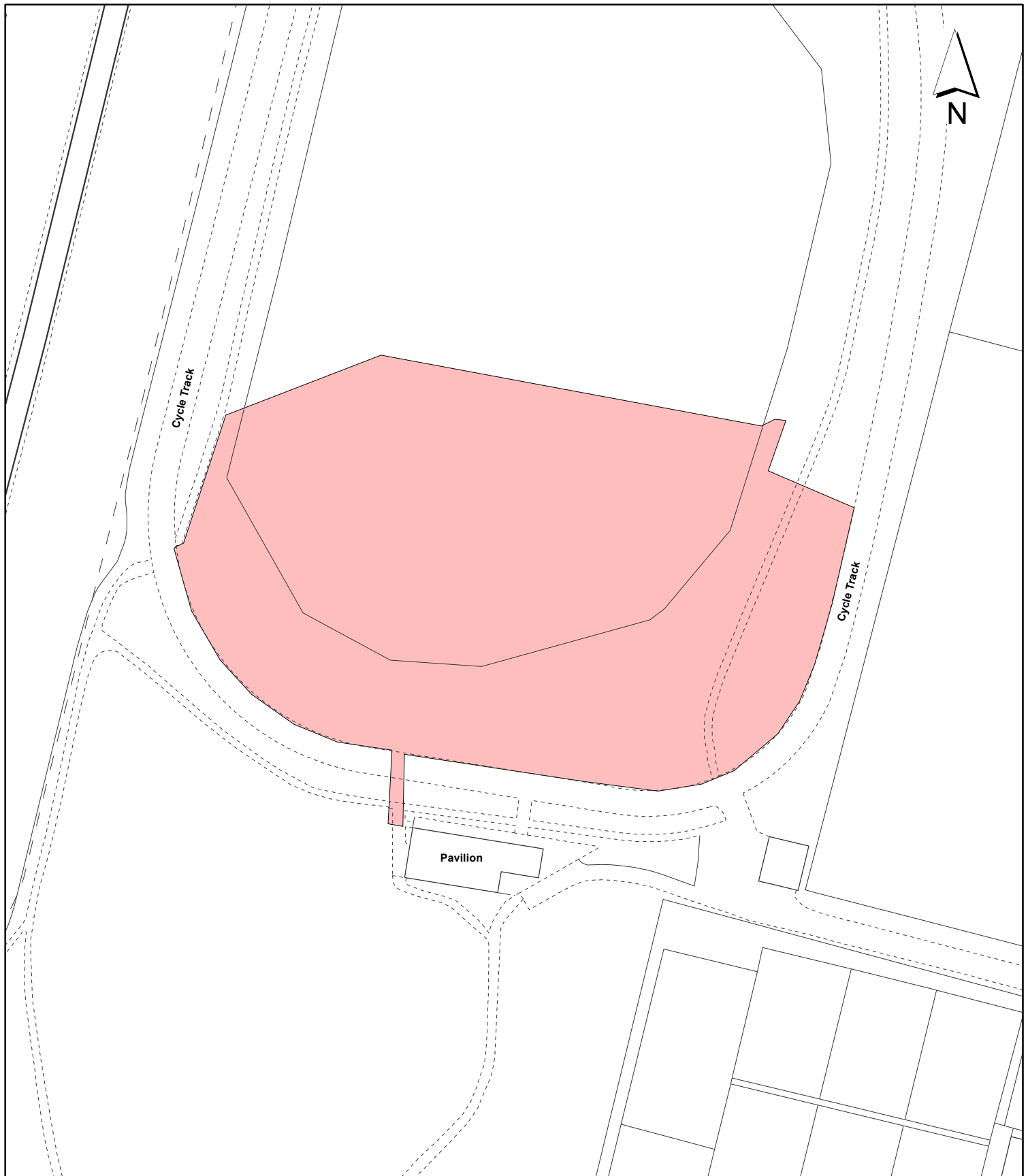
The proposal would result in the loss of a playing field, it would be replaced with a sports facility for which there is a need and as such the proposal is considered acceptable in principle. The proposal does not involve the creation of any structures above ground and though it is located in the Green Belt, the proposal does not conflict with the purposes of including land within it. There is sufficient car parking to meet the requirements of users. Approval is therefore recommended subject to appropriate conditions.

11. Reference Documents

National Planning Policy Framework (March 2012)
Planning Practice Guidance (March 2014)
London Plan (March 2016)
Hillingdon Local Plan (November 2012)

Contact Officer: Zenab Haji-Ismael

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Hillingdon Cycle Circuit,
 Minet Country Park**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

49962/APP/2017/1802

Scale:

1:1,250

Planning Committee:

Major

Date:

August 2017



HILLINGDON
 LONDON