

Report of the Head of Planning & Enforcement

Address HAREFIELD HEALTH CENTRE RICKMANSWORTH ROAD HAREFIELD

Development: Installation of cycle shelter and erection of a bin compound.

LBH Ref Nos: 58683/APP/2009/2792

Drawing Nos: 4362/02
Autopa Cycle Shelter Brochure (Canterbury Shelter)
Design & Access Statement
4362/01
Barbican Fencing System Brochure

Date Plans Received: 24/12/2009

Date(s) of Amendment(s):

Date Application Valid: 11/01/2010

1. SUMMARY

Planning permission is sought for the construction of a bin enclosure and the installation of a cycle shelter. The proposed development is acceptable and would not injure the visual amenities of the Green Belt and would not harm the appearance of the street scene, the surrounding area or the character and appearance of the Harefield Village Conservation Area.

2. RECOMMENDATION

APPROVAL subject to the following:

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 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 BE4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policies BE4 and BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Rickmansworth Road, to the south east of Harefield Hospital and comprises a part single, part two storey building in use as a health centre. The application site lies within the Green Belt and the Harefield Village Conservation Area as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the installation of a cycle shelter comprising 4 no. cycle stands and the construction of a waste bin compound.

The proposed cycle store would be located on the hardstanding area on the south side of the building. It would comprise a curved roof profile polycarbonate cycle shed with 4 cycle rails, set on a surface base plate, measuring 2.7m by 3.45m, with galvanised finished frames. The proposed structure would have an overall height of 2.15m high and would be able to accommodate 8 cycles.

The proposed bin enclosure would be located on the north side of the hammerhead of the

car park. It would measure 4m wide by 2m deep and would comprise galvanised palisade fencing 2m high, with lockable gates, set on a concrete slab. They would house 2no. 'euro' wheelie bins.

3.3 Relevant Planning History

Comment on Relevant Planning History

There are no relevant decisions.

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:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th February 2010**

5.2 Site Notice Expiry Date:- **24th February 2010**

6. Consultations

External Consultees

9 nearby properties have been consulted and the application has been advertised as a development that affects the character and appearance of the Harefield Village Conservation Area. No comments have been received.

Harefield Village Conservation Panel: No objections.

Internal Consultees

Conservation:

The proposed bin storage would be located away from the access road and as such would not be

considered to have an impact on the character and street scene of the area. Whilst not ideal the height and design of the proposed fencing would be considered appropriate, given the age and style of the main building and treatment of other types of fencing in situ. We would however, like to know the details of the finished colour of the railings. Ideally it should be powder coated dark green or black in colour to appear coherent to the surroundings.

The proposed pram and cycle shed is considered to be an improvement to the existing shed and would be acceptable.

CONCLUSION: Acceptable. Details on colour required and should be conditioned.

Highways:

The proposals would not affect the site's access and car parking. The proposed cycle shelter will have adequate space for cycle parking. Consequently, no objection is raised on the highways aspect of the proposals.

EPU: No objections

Trees/Landscape:

I refer to the above application, Hall Needham's Design & Access Statement, drawing No. 4362/01, product literature and a recent site visit:

The site is a health centre set back behind trees on the west side of Rickmansworth Road. The site lies within a Conservation Area, a designation which protects trees. There is only one tree close to the development areas. This is shown on plan ref. 01 in the south-west corner of the building.

The proposal is to provide secure refuse and cycle parking facilities. The refuse compound will be sited to the north of the building, accessed by an existing service yard. The bike storage will be against the front of the building, within an existing paved pedestrian circulation area. Details of the products and finishes have been submitted.

There will be no loss of amenity space or landscape. The proposal is intended to improve the functionality of the site.

No objection and, in this case, no landscape/tree conditions are necessary.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Planning Policy Guidance Note 2: Green Belts (PPG2) states that the most important attribute of the Green Belt is its openness. Therefore, the construction of new buildings in the Green Belt is inappropriate unless it is for a limited range of uses including agriculture, forestry, recreation, limited alteration/re-building of dwellings, and infilling major developed sites as identified in adopted plans.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

Paragraph 3.6 of PPG2 states: 'Provided that it (the development) does not result in disproportionate additions over and above the size of the original building, the extension

or alteration of dwellings is not inappropriate in Green Belts. The replacement of existing dwellings need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces.'

As the application site is an established health centre use in the Green Belt, very special circumstances do not need to be demonstrated. However, the proposal is subject to compliance with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.02 Density of the proposed development

This is not applicable to this application.

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

With regards to the effect of the proposal on the character and appearance of the Harefield Village Conservation Area, this is addressed at section 07.07.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposed development would represent ancillary structures for use in conjunction with the operation of the health centre. Given their size, the proposed development is not considered to increase the built up appearance of the site.

The combined footprint of the two structures would represent a 6% increase in built footprint on the site. This increase would be minimal and as such, it is considered that the proposal would not constitute disproportionate additions over and above the size of the original building.

Given the above, it is considered that the proposal would be consistent with Policy OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), as it would not result in any disproportionate change in the bulk and character of the existing building or significantly increase the built up appearance of the site.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed development would not be visible from the Rickmansworth Road and has been discreetly sited so that it would not detract from the appearance of the original building, the surrounding area generally or harm the character and appearance of the Harefield Village Conservation Area, in accordance with policies BE4, BE13 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the proposed development.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would not result in the loss of parking spaces at the centre. The proposed cycle store would encourage a sustainable mode of transport and would meet the Council's sustainable objectives. Therefore, the proposal would comply with policies AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is addressed at section 07.07.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal would not result in the loss of trees/landscaping and would be discretely located so as not to require additional planting in accordance with policies OL3 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

No third party comments have been received.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

There are no other relevant issues.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

This is not applicable to this application.

10. CONCLUSION

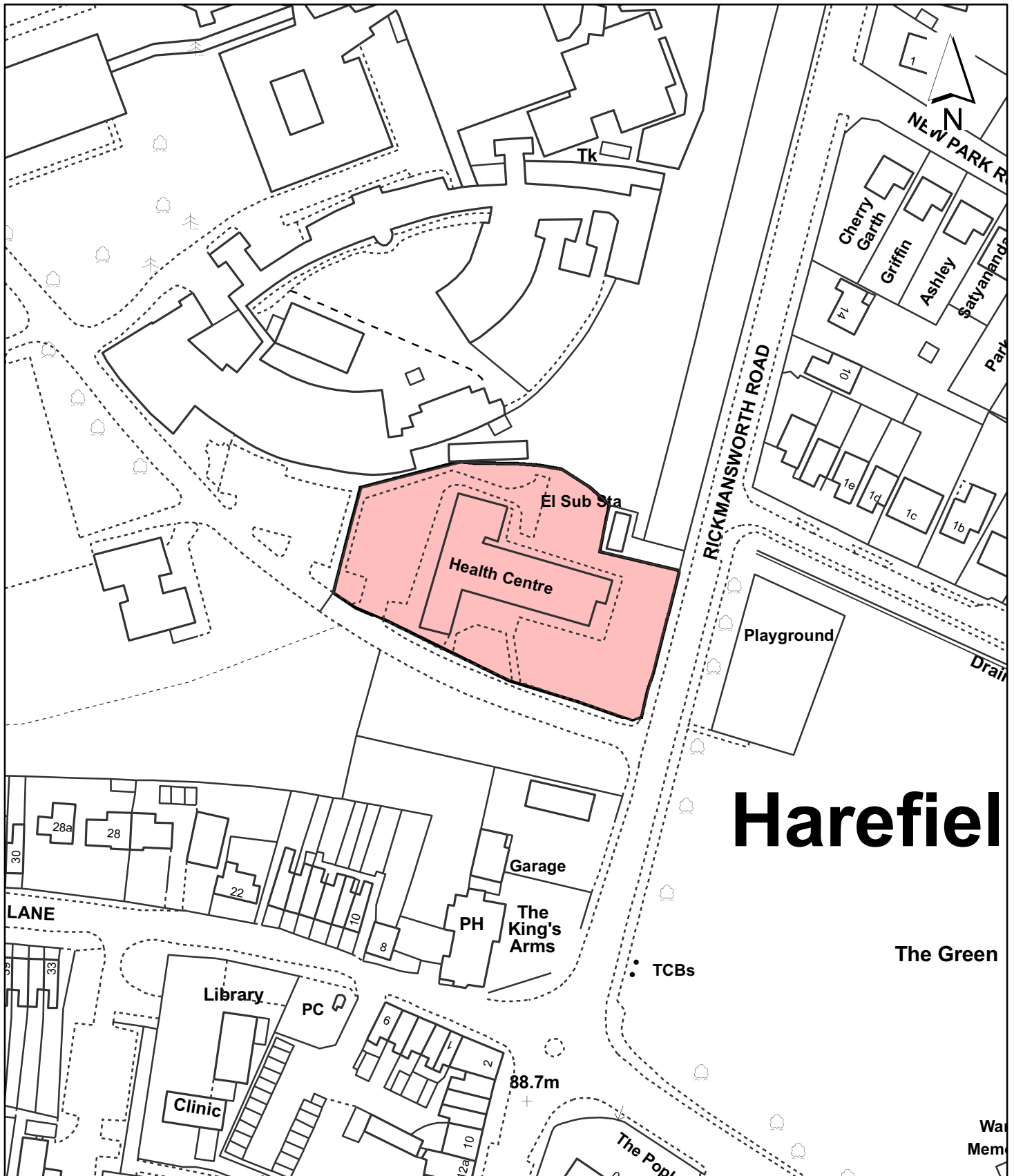
The proposal would not injure the visual amenities of the Green Belt, would relate satisfactorily with the appearance of the surrounding area and would not harm the character and appearance of the Harefield Village Conservation Area. As such, this application is recommended for approval.

11. Reference Documents

Planning Policy Guidance Note 2: Green Belts
Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen


Telephone No: 01895 250230



Harefield

The Green

Notes

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009

Site Address	
Harefield Health Centre Rickmansworth Road Harefield	
Planning Application Ref:	Scale
58683/APP/2009/2792	1:1,250
Planning Committee	Date
North	March 2010

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
LONDON