

Report of the Head of Planning, Sport and Green Spaces

Address CLUBHOUSE, FIELD END RECREATIONAL GROUND FIELD END ROAD EASTCOTE

Development: Demolition and replacement of existing club house. Resurfacing of existing access road and provision 23 new hard surfaced car parking spaces (including 2 disabled bays).

LBH Ref Nos: 73434/APP/2017/4640

Drawing Nos: SP02
14650001.01
14650001.02 Revision E
14650001.03
Proposed Block Plan
14650001.05
14650001.06
SP01

Date Plans Received: 22/12/2017

Date(s) of Amendment(s):

Date Application Valid: 16/01/2018

1. SUMMARY

The proposal involves the replacement of an existing, somewhat dated, club house with a building of a similar scale which would provide better quality access and facilities. Improved parking facilities would also be provided.

The proposed development would enhance the existing use of the site and adjacent recreation ground without compromising the character and appearance of the surrounding area or unduly harming the amenities of neighbouring residents.

2. RECOMMENDATION

APPROVAL subject to the following:

1 SP01 Council Application Standard Paragraph

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

2 COM3 Time Limit

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

REASON

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

3 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:-

SP02;
14650001.02 Revision E;
Proposed Block Plan;
14650001.06;

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE 13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 COM7 Materials (Submission)

The proposed building shall be constructed using the following external materials:-

Face brickwork - Ibstock Laybrook Muti Orange Stock;
Feature brickwork - Ibstock Anglian Red Rustic;
Roof - Profiled metal sheet finished in Olive Green - BS12B27

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE 13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage (to be secured and covered)
 - 2.b Cycle Storage for 32 bicycles
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts for 23 cars
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting

3. Details of Landscape Maintenance

3.a Landscape Maintenance Schedule for a minimum period of 5 years.

3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE 13, BE 38 and AM 14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016)

7 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place 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 and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE 38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM22 Operating Hours

The premises shall not be used except between:-

08:00 and 22:00 Mondays - Sundays inclusive.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE 3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 OM11 Floodlighting

No floodlighting or other form of external 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 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 amenity of surrounding properties in accordance with policy BE 13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 MCD1 Ancillary Uses

The kitchenette and cafe floorspace hereby permitted shall be used only for purposes ancillary to the use of the premises as a community and sports facility.

REASON

In order to prevent a use that is unsuitable for the site from establishing on the site, in accordance with Policies OE 3 and R 5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 H8 Surfacing and marking out of access/parking/servicing areas

The development shall not be occupied until the access roads, parking and servicing areas shown on the approved plans have been drained, surfaced and marked out in accordance with details to be submitted to and approved in writing by the local planning authority. Thereafter these areas shall be permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM 14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012 and Chapter 6 of the London Plan (2016)).

12 NONSC Non Standard Condition

Prior to the commence of development and within 6 months of approval, a bat scoping study will be undertaken, submitted to and approved in writing by the Local Planning Authority. This scoping study will consider the viability of buildings to be demolished to support bats and to identify any evidence of bats (i.e. droppings).

If the scoping study finds that there is a reasonable likelihood of bats being present or supported by the building, further detailed survey works shall be undertaken; a report detailing the evidence, the investigations and the necessary mitigation measures shall then be submitted to and approved by the Local Planning Authority prior to the commencement of development.

The works must proceed in accordance with the findings of the report/s and appropriate mitigation measures.

REASON

In order to protect biodiversity in accordance with Policy 7.19 of the London Plan (2016)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

| | |
|----------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| BE18 | Design considerations - pedestrian security and safety |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC5 | Retention of ecological features and creation of new habitats |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |
| R5 | Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities |
| R6 | Ancillary recreational facilities |
| LPP 3.19 | (2016) Sports Facilities |
| LPP 6.13 | (2016) Parking |
| LPP 6.9 | (2016) Cycling |
| LPP 7.15 | (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes. |
| LPP 7.19 | (2016) Biodiversity and access to nature |
| LPP 7.21 | (2016) Trees and woodlands |
| LPP 7.4 | (2016) Local character |
| LPP 7.5 | (2016) Public realm |
| LPP 7.6 | (2016) Architecture |
| NPPF | National Planning Policy Framework |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF11 | NPPF - Conserving & enhancing the natural environment |

3

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

4 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species.

5 I13 Asbestos Removal

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

6 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 I18 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU

(Tel. 01895 277505 / 506).

8 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

9 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

10 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

11 I44A Prevention of Litter

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

12 I47 Damage to Verge - For Council Roads:

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will

require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

13 148 Refuse/Storage Areas

The proposed refuse and recycling storage areas meet the requirements of the Council's amenity and accessibility standards only. The proposed storage area must also comply with Part H of the Building Regulations. Should design amendments be required to comply with Building Regulations, these should be submitted to the Local Planning Authority for approval. For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250400).

3. CONSIDERATIONS

3.1 Site and Locality

The site is occupied by a part gable, part flat roofed single-storey club house structure. The gable roofed element incorporates a hall whilst the flat roof element incorporates changing rooms, store rooms, offices, WC's and a kitchen / canteen. The building is in a fenced compound which is predominantly surfaced in grass and includes some play equipment. There is also a small flat roof extension which houses plant.

Access to the site is gained via a hard surfaced track taken from Yeading Avenue which is in the adjoining Harrow Borough. There is an informal hard surfaced parking area to the side of the access track, adjacent to the club house building. To the north of the site is a Public Footpath (R171) that crosses the green space.

The club house backs on to a green space area that extends to the west whilst to the north is Nature Conservation Site of Local Importance. The adjacent site to the east of the club house is occupied by Roxbourne School, which is also in Harrow Borough.

The green space to the west of the site is predominantly surfaced in grass and used for sports. It is bordered, predominantly, by hedgerows interspersed with trees and occasional areas of scrub. The entire swathe of green space from Boleyn Drive to the north and Parkfield Lane to the south is designated as a green chain.

3.2 Proposed Scheme

The proposal involves the demolition of the existing club house and replacement with a brick building of similar footprint, positioning and scale. The proposed building would have a gable ended roof with a catslide slope on the eastern elevation owing to the need for raised eaves on the western elevation to provide raised ceiling height within the hall space. The building would contain similar facilities to the current structure but would provide them to modern standards.

The proposed building would measure approximately 31.5 metres in width by 10 metres in depth to the side and 17 metres in depth in the central area. Height to the roof ridge would be approximately 5.9 metres with eaves height on the western elevation, over the sports hall, at approximately 5.9 metres, falling to approximately 2.2 metres on the eastern elevation.

In addition to the new building, the existing access track is to be resurfaced and the current informal parking area would be extended into an area of scrubland to enable the provision of 23 marked out car parking spaces, including two disabled bays. Cycle parking and a bin store would also be provided.

3.3 Relevant Planning History

12339/APP/2001/2188 Venturers Boys Club Field End Road Ruislip
ERECTION OF A SINGLE STOREY SIDE EXTENSION TO THE EXISTING NURSERY

Decision: 20-11-2001 Approved

12339/D/95/1092 Bessingby Park Venturers Boys Club Field End Road Ruislip
Part change of use of youth club to nursery school; Variation of condition 3 of planning permission ref. 16118/5/58 dated 27/04/59 (retrospective application)

Decision: 18-10-1995 Approved

Comment on Relevant Planning History

The use of the building to accommodate a nursery ceased some time ago and the building reverted to a club house use.

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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

| | |
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| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| EC5 | Retention of ecological features and creation of new habitats |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
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| R5 | Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities |
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| LPP 3.19 | (2016) Sports Facilities |
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| LPP 7.6 | (2016) Architecture |
| NPPF | National Planning Policy Framework |
| NPPF1 | NPPF - Delivering sustainable development |
| NPPF11 | NPPF - Conserving & enhancing the natural environment |
| NPPF8 | NPPF - Promoting healthy communities |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised by way of a notice displayed adjacent to the site. Letters were also sent to the owners / occupiers of neighbouring properties to inform them of the application and to invite comments.

One letter of objection received:-

I have concerns about the increased traffic in this quiet residential road. 23 car park spaces indicates a lot of usage. I would like to know what provision will be made for the sewage of this commercial building? I believe the sewage would have to run into the residential system which will not be able to cope. Will there be restrictions on noise & how often the building can be used. There will also be a wildlife impact - there are bats that nest in the current building plus badgers sets that will be impacted by the road re-surfacing. A proper review needs to be held.

HARROW BOROUGH COUNCIL:

No comment provided.

Internal Consultees

HIGHWAYS (SUMMARY):

The application has been reviewed by the Highway Engineer who is satisfied that the proposal would not exacerbate congestion or parking stress, and would not raise any highway safety concerns, in accordance with policies AM2, AM7 and AM14 of the Development Plan (2012) and policies 6.3,6.9, and 6.13 of the London Plan (2016).

LANDSCAPE OFFICER:

The building will occupy a similar footprint to the existing structure and be part-screened (from off-site) by the boundary trees. The proposed new car parking alongside the access road will occupy land which is currently scrubby vegetation with occasional trees.

No objection subject to conditions COM8 and COM10.

ECOLOGY OFFICER:

I have no objections to the proposed development subject to the following comments and conditions:

The site is in the surrounds of predominantly heavily maintained amenity grassland. The site itself is also heavily maintained. The ecological value of the vegetation on and surrounding the site is likely to be of little value.

The building does represent a potential for bats although the supporting environment in the immediate area is of low quality. The potential is therefore low. Coupled with this assessment is the fact the building is in a dilapidated state and presents a potential safety and antisocial behaviour risk.

The likelihood of a licence being granted for the works are high even if bats were present. The combination of a low chance of bats, together with a justifiable reason for the development means the following condition can be attached to any subsequent approval:

CONDITION

Prior to the commence of development and within 6 months of approval, a bat scoping study will be undertaken, submitted to and approved in writing by the Local Planning Authority. This scoping study will consider the viability of buildings to be demolished to support bats and to identify any evidence of bats (i.e. droppings).

If the scoping study finds that there is a reasonable likelihood of bats being present or supported by the building, further detailed survey works shall be undertaken; a report detailing the evidence, the investigations and the necessary mitigation measures shall then be submitted to and approved by the Local Planning Authority prior to the commencement of development.

The works must proceed in accordance with the findings of the report/s and appropriate mitigation measures.

OFFICER COMMENT: The recommended condition would be attached to any approval given.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal involves the removal of an existing sports club building, but the use of the site

will not be changed, with the proposed building providing modernised facilities. The application would therefore not go against the principle of protecting sports and leisure facilities as set out in Policy R 5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

The provision of improved parking and access arrangements as well as enhanced facilities at the site is supported by Local Plan Part Two Policy R 6 which seeks to promote participation in recreational activities.

The site is located within the green link area which extends between the recreation ground and the Ruislip Manor site, following the course of Yeading Brook.

Policy EM 2 of the Hillingdon Local Plan: Part One Strategic Policies (2012) encourages the provision and improvement of suitable recreational facilities including improvement to access whilst maintaining the positive contribution of the green link in providing a visual and physical break in the built-up area and conserving and enhancing the visual amenity and nature conservation value of the landscape.

It is considered that the proposed development accords with Policy EM 2..

The development is considered to represent a multi-use public facility for sports and recreational activity, as encouraged by Policy 3.19 of the London Plan.

7.02 Density of the proposed development

Not applicable as this is not a residential development.

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

The site is not located in, or within close proximity of, any designated heritage building or area.

7.04 Airport safeguarding

Not applicable given the height of the proposed development.

7.05 Impact on the green belt

The site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The proposed building would be of a similar scale to the existing structure and located in a similar position. The site is well screened by trees and hedgerows, as well as surrounding buildings and, as such, the structure would not have any significant visual presence within any street scene. Furthermore, the use of a green painted roof will ensure that the roof, which would be the most visually prominent feature, assimilates with surrounding vegetation and landscaping.

The scale of the building is modest when taken in context with nearby terraced two-storey dwellings and the large buildings that accommodate Roxbourne School.

The building would be positioned at the far end of the site, which backs onto an established built-up area. It would therefore not appear isolated or incongruous within its surroundings nor would it disrupt or compromise the open nature of the recreation ground and adjoining nature conservation site.

It is therefore considered that the proposed development complies with Policies BE 13 and BE 19 of the Local Plan Part Two and Policies 7.4, 7.5 and 7.6 of the London Plan (2016).

7.08 Impact on neighbours

The nearest neighbouring residential dwellings are approximately 80 metres away to the north and the south-east, on Yeading Avenue and Torbay Road respectively, whilst the buildings at Roxbourne School are approximately 35 metres to the east. As such, it is not considered that a building of the size of the proposal would result in any unacceptable overshadowing or overbearing impact towards neighbouring sites, nor would it present an opportunity for intrusive overlooking. It should also be noted that there is a line of trees along the boundary shared with Roxbourne School.

The proposed building would not be significantly larger than the existing club house and it is not considered that a modest increase in size and improved on site parking would generate an increase in vehicular movements that would result in unacceptable impact on the amenities of neighbouring residents.

Given the leisure use of the site and the proximity to residential development, it is considered to be reasonable to attach a condition to restrict hours of use in order to prevent noise disturbance as a result of sports activities.

It is therefore considered that, subject to compliance with the aforementioned condition, the proposed development satisfies Policies BE 20, BE 21, BE 22, BE 24 and OE 1 of the Local Plan Part Two and Policy 7.15 of the London Plan (2016).

7.09 Living conditions for future occupiers

Not applicable as this is not residential development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing clubhouse has no formal car park associated with it. Whilst there is no formal car park layout, the area of hardstanding is used for car parking by users of the existing clubhouse.

The proposed car park layout provides 23 formal spaces which is an acceptable quantum of parking for the proposed use and improves significantly on existing informal arrangements. This is likely to reduce the potential for overspill parking on to neighbouring roads which may result from the current arrangements.

The resurfaced access road would improve accessibility and the provision of cycle parking would encourage the use of sustainable transport to access the site. The amount of cycle parking proposed is not clear on the submitted plans and, as such, a condition would be attached to any approval requiring the number of spaces provided to be compliant with London Borough of Hillingdon standards, which amounts to a minimum of 32 spaces.

It is therefore considered that the proposed development accords with Policies AM 7 and AM 14 of the Local Plan Part Two.

7.11 Urban design, access and security

All matters addressed in other sections of this report.

7.12 Disabled access

The proposed development includes disabled parking bays close to the building entrance, level access and accessible WC's.

The development therefore accords with Policy 7.2 of the London Plan (2016).

7.13 Provision of affordable & special needs housing

Not applicable as this is not residential development.

7.14 Trees, landscaping and Ecology

The proposed club house would occupy a similar footprint to the existing building and, as such, there would be minimal disturbance to surrounding trees and hedgerows. A suitable condition would be attached to ensure that all trees to be retained are protected during the course of construction works.

The car park extension would occupy an area which is currently covered predominately in low scrub which is on the margins of the recreation ground. It is considered that this does not represent land of high ecological value and the bulk of the scrub area would be maintained in any case.

It is therefore considered that the proposal complies with Local Plan Part Two Policy BE 38.

7.15 Sustainable waste management

The development includes a bin store directly adjacent to the access track with a turning circle also provided. Full details of the bin store will be secured by way of planning condition in order to ensure that it will be secure and covered.

7.16 Renewable energy / Sustainability

The building would include roof mounted solar panels whilst the sports hall would benefit from natural light from high level windows as well as roof lights which would help reduce the need for artificial lighting.

7.17 Flooding or Drainage Issues

The building footprint would not be significantly increased whilst the parking area would be accommodated within an area that is already partially hard surfaced. The site is not located within Flood Zone 2 or 3 and there is a large amount of permeable grass land nearby to assist with surface water drainage. As such, it is not considered that the proposed development would result in any demonstrable increase in flood risk.

7.18 Noise or Air Quality Issues

The use of planning conditions to control noise emanating from the use of the building is discussed in full in section 7.08.

7.19 Comments on Public Consultations

Suitability of the existing sewerage network is a matter for the utility provider and is outside of the remit of planning. In any case, the proposed building is of a similar size to the existing building and would not result in any significant increase in utility usage.

Impact on traffic and residential amenity is discussed in full in Sections 7.08 and 7.10 of this report. A condition has been attached to restrict hours of usage.

A condition is recommended to ensure an ecology survey occurs before any demolition works commence.

The applicant has been made aware of their legal duties towards wildlife under the Wildlife & Countryside Act (1981) (as amended).

7.20 Planning obligations

The development would not result in any impact that would need to be addressed through the use of a legal agreement.

The net increase in Gross Internal Area as a result of the development is less than 100 m² and, as such, the development falls below the threshold for applying CIL charges.

The net increase in floor area over that provided by the existing structure is less than 50 m²

and, as such, the development is not liable to CIL charges.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No further issues.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities

must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is recommended that the application is approved, subject to the attached conditions.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

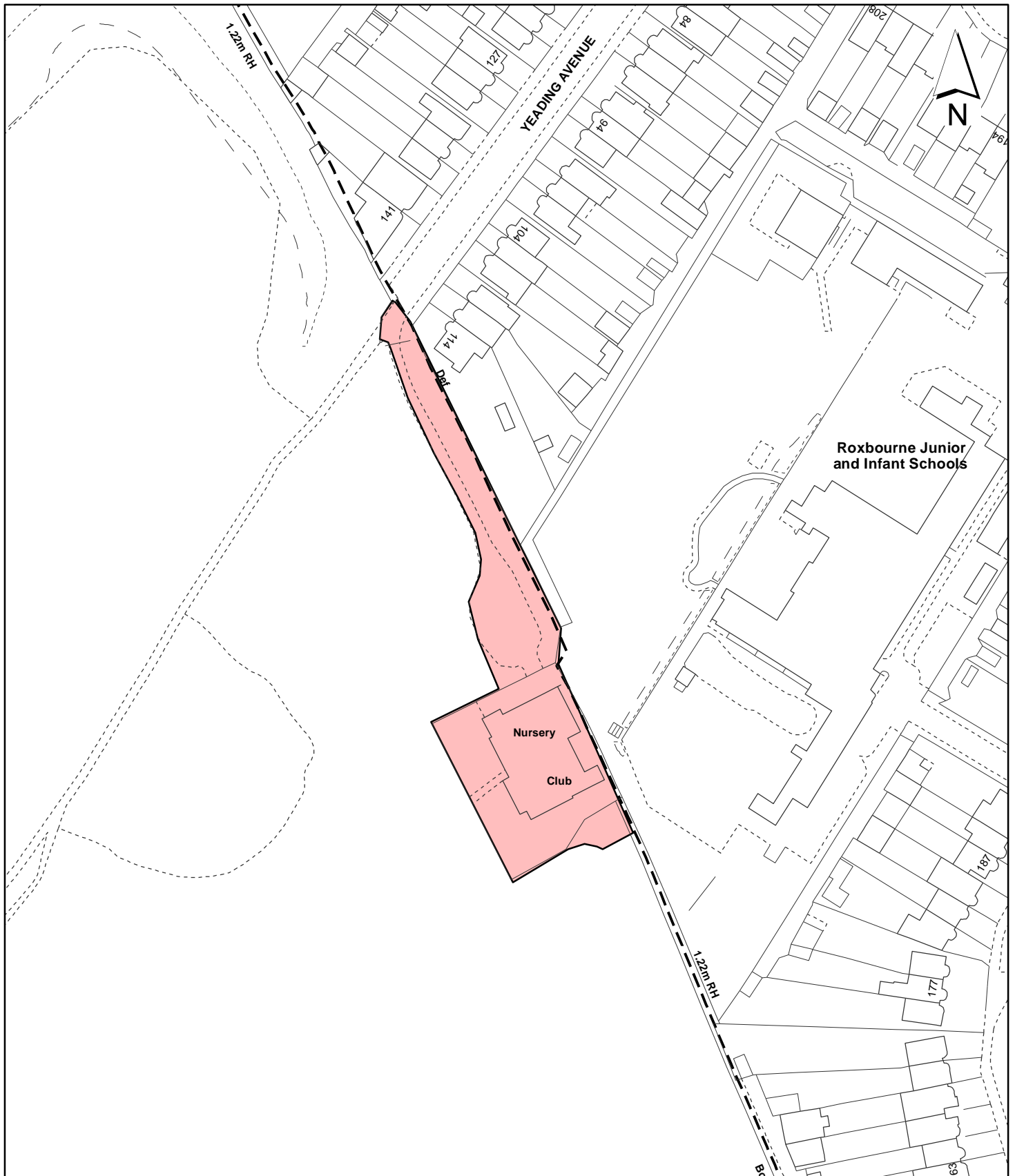
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

The London Plan (2016)

National Planning Policy Framework (NPPF)

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| | <p>Planning Application Ref:</p> <p style="text-align: center;">73434/APP/2017/4640</p> | <p>Scale</p> <p style="text-align: center;">1:1,250</p> |  <p style="text-align: center;">HILLINGDON LONDON</p> |
| | <p>Planning Committee</p> <p style="text-align: center;">Major Application</p> | <p>Date</p> <p style="text-align: center;">March 2018</p> | |