

Report of the Head of Planning, Transportation and Regeneration

Address NORTHWOOD HEALTH & RACQUET CLUB 18 DUCKS HILL ROAD
NORTHWOOD

Development: Erection of a combined heat and power unit enclosure

LBH Ref Nos: 272/APP/2018/451

Drawing Nos: 2952-M-0002-P6
12709 - Container Drawing
Location Plan

Date Plans Received: 05/02/2018

Date(s) of Amendment(s):

Date Application Valid: 22/02/2018

1. SUMMARY

This application seeks full planning permission for the installation of a combined heat and power unit enclosure (CHP).

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports facilities. It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential properties. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly is recommended for approval.

The proposal is considered to be appropriate development in the Green Belt.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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.

2 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 2952-M-0002-P6 and 12709, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 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
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. 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 BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

5 COM21 Sound insulation /mitigation

The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 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).

3 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.

4 170 LBH worked applicant in a positive & proactive (Granting)

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.

3. CONSIDERATIONS

3.1 Site and Locality

The David Lloyd Northwood is a multi-sports and health complex within extensive landscaped grounds. There is a large essentially single storey building sited on the north western boundary of the site with a large car park to the front, the access to which is obtained from the A4180 (Ducks Hill Road). There are 13 floodlit outdoor tennis courts on the South and East side of the building, with a small lake in front.

The site is adjoined to the North West by the grounds of Mount Vernon Hospital, to the North by the grounds of the Northwood Cricket Club, to the East and South East by residential development fronting Ducks Hill Road and Cygnet Close, and to the West by open farm land.

The site is within a Countryside Conservation Area and forms part of the Green Belt, as do the adjoining hospital and cricket grounds and open land to the South, West and North, as identified in the adopted Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposal is for the installation of a combined heat and power unit enclosed within a self contained acoustic enclosure.

3.3 Relevant Planning History

272/APP/2010/2564 18 Ducks Hill Road Northwood
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

Decision: 20-12-2011 Refused

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood
Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

Decision: 18-09-2012 Approved

272/APP/2014/1234 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood
Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities.

Decision: 29-07-2014 Approved

272/APP/2014/1529 Riverside Health And Racquets Club, 18 Ducks Hill Road Northwood
Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

Decision: 10-02-2015 Approved

272/APP/2016/1562 Northwood Health & Raquets Club 18 Ducks Hill Road Northwood
Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts).

Decision: 03-08-2016 Approved

272/APP/2017/3148 David Lloyd Northwood 18 Ducks Hill Road Northwood
Installation of an outdoor pool and associated works.

Decision: 10-01-2018 Approved

Comment on Relevant Planning History

272/APP/2017/3148 - Outdoor pool and associated works (approved)

272/APP/2016/1562 - Variation of condition 14 (Operating Hours) of planning permission ref: 272/DL/93/1539 dated 09/01/1995 (approved)

272/APP/2014/1529 - Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear (approved)

272/APP/2014/1234 - Installation of a temporary 3 court tennis dome, fan housing and ancillary facilities (approved)

272/APP/2012/975 - Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings (approved)

272/DL/93/1539 - Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts (approved)

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

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.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
OL15	Protection of Countryside Conservation Areas
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
LPP 3.19	(2016) Sports Facilities
LPP 7.16	(2016) Green Belt
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 Neighbouring properties and the Northwood Residents Association were consulted for a period of 21 days expiring on the 16 March 2018. A site notice was also erected on the sign to the front of the access road.

One response was received advising in regard to any comments it would depend on the reaction from Environment Protection. However, I would like to hope that should there be anything untoward of that nature, the council would object and protect us from it.

Internal Consultees

Trees/Landscaping - This site is occupied by an area of grass verge at the South-West end of the Northwood H&R Club, off Ducks Hill Road. The site lies within the Green Belt. There are no trees, or other landscape planning constraints affecting the site. No trees or landscape features of merit will be affected by the proposal. Although this is development within the Green Belt, the CHP unit is a relatively small ancillary structure adjacent to the much larger sports facility. It will be rather utilitarian in appearance and should be screened by a fence with hedge planting and /or clad in a suitable recessive colour to reduce its visual impact on the area. No objection subject to a landscaping condition.

Environmental Protection - No objection subject to condition 21 which will ensure noise levels from plant do not adversely impact on any residential dwellings.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites.

Policy OL1 of adopted Hillingdon Local Plan (November 2012) also advises that within the Green Belt the Local Planning Authority will not grant planning permissions for new buildings other than for purposes essential for and associated with predominantly open land use such as open air recreation facilities.

Policy R10 seeks to encourage the provision of enhanced facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.19 which states:

"The Mayor's Sports Legacy Plan aims to increase participation in, and tackle inequality of access to, sport and physical activity in London particularly amongst groups/areas with low levels of participation.

Development proposals that increase or enhance the provision of sports and recreation facilities will be supported.... Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

The application site is located within the green belt and a countryside conservation area. The impact of the development on the openness and character of the green belt is considered acceptable as discussed later in this report.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.19 and UDP policy R10, which seek to encourage the provision of new and/or enhanced sports and educational facilities.

It is considered that the proposed development would result in an acceptable impact on the visual amenities of the site, the green belt and the Countryside Conservation Area. The proposal would not have a significant detrimental impact on the amenities of the occupiers of neighbouring residential units.

7.02 Density of the proposed development

Not relevant to this proposal.

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

The site is located within a Countryside Conservation Area. This is an area of the borough

which is recognised to have a traditional agricultural landscape that is made up of a diverse matrix of small fields, hedges, copses, woods and farm ponds. These landscapes have considerable visual and aesthetic appeal. However, as agricultural practices change, and as land is taken out of agriculture, the elements which make up the character and local distinctiveness of such landscapes often come under threat. Policy OL15 of the Hillingdon Local Plan (November 2012) seeks to protect the landscape of Countryside Conservation areas from development and/or activities which would detract from the special character of these landscapes.

The proposed development is set within an enclosure of 13.9 m in width, 3.1 m in depth and 2.9 m in height situated at the South Western end of the significantly larger main complex building. To the North West is an access road leading to additional car parking to the South East and to the South West are two blocks of 3 tennis courts, the closest of which is set beneath a dome. As such it is considered that in this immediate locality there are no elements which contribute to the distinctive local character which would be adversely affected by the development. The proposal is therefore judged to conform with the requirements of Policy OL15 of the Hillingdon Local Plan (November 2012).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

The application site is located within the green belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

The proposed development will incorporate an enclosure forming a combined heat and power unit. It is a relatively small development set adjacent to the existing much larger building, with car parking and tennis courts beyond. As such the development will not introduce a new or extended land use on the site and the impact of this structure is judged to be minimal in this context. The visual impact of the development on the openness of the greenbelt is therefore judged acceptable and insufficient to warrant a recommendation of refusal. The Landscape Officer has not raised any objections but has advised it will be rather utilitarian in appearance and should be screened by a fence with hedge planting and /or clad in a suitable recessive colour to reduce its visual impact on the area. These details could be conditioned to be provided if all other aspects of the proposal were acceptable. The development is therefore considered to accord with policies OL1, OL2 and OL4 of the Hillingdon Local Plan (November 2012) and Policy 7.16 of the London Plan (2016).

7.07 Impact on the character & appearance of the area

As previously discussed.

7.08 Impact on neighbours

The proposed development is set behind the existing domed tennis court when viewed from the residential properties which are located approximately 300 m to the East and South of the site.

Concern has been raised with regard to any potential noise or smells. The proposal is set within an acoustic barrier and the Council's noise enforcer raises no objections and recommends a condition be proposed to ensure neighbours amenity is safeguarded. The impact on neighbours is considered acceptable and would comply with Local Plan Policy OE1

7.09 Living conditions for future occupiers

- Not relevant to this proposal.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
- Not relevant to this proposal.
- 7.11 Urban design, access and security**
- The proposal is not considered to raise any specific security concerns.
- 7.12 Disabled access**
- Not relevant to this proposal.
- 7.13 Provision of affordable & special needs housing**
- Not relevant to this proposal.
- 7.14 Trees, Landscaping and Ecology**
- There are no trees covered by a TPO or any significant trees or other vegetation of merit that would be adversely affected by the development. There is scope to plant trees to providing additional screening of the proposed unit. Details for this could be secured by condition. As such the proposed scheme is deemed to accord with Policy BE38 of the Hillingdon Local Plan (2012).
- 7.15 Sustainable waste management**
- Not particularly relevant to this proposal.
- 7.16 Renewable energy / Sustainability**
- Not particularly relevant to this proposal.
- 7.17 Flooding or Drainage Issues**
- Not relevant to this proposal.
- 7.18 Noise or Air Quality Issues**
- A condition is proposed which will ensure no adverse impacts on residential amenity from the proposals.
- 7.19 Comments on Public Consultations**
- Comments are addressed within the main body of the report.
- 7.20 Planning Obligations**
- Not relevant to this proposal.
- 7.21 Expediency of enforcement action**
- Not relevant to this proposal.
- 7.22 Other Issues**
- None.

8. Observations of the Borough Solicitor

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also

the guidance contained in Probity in Planning, 2009.

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for conditional approval.

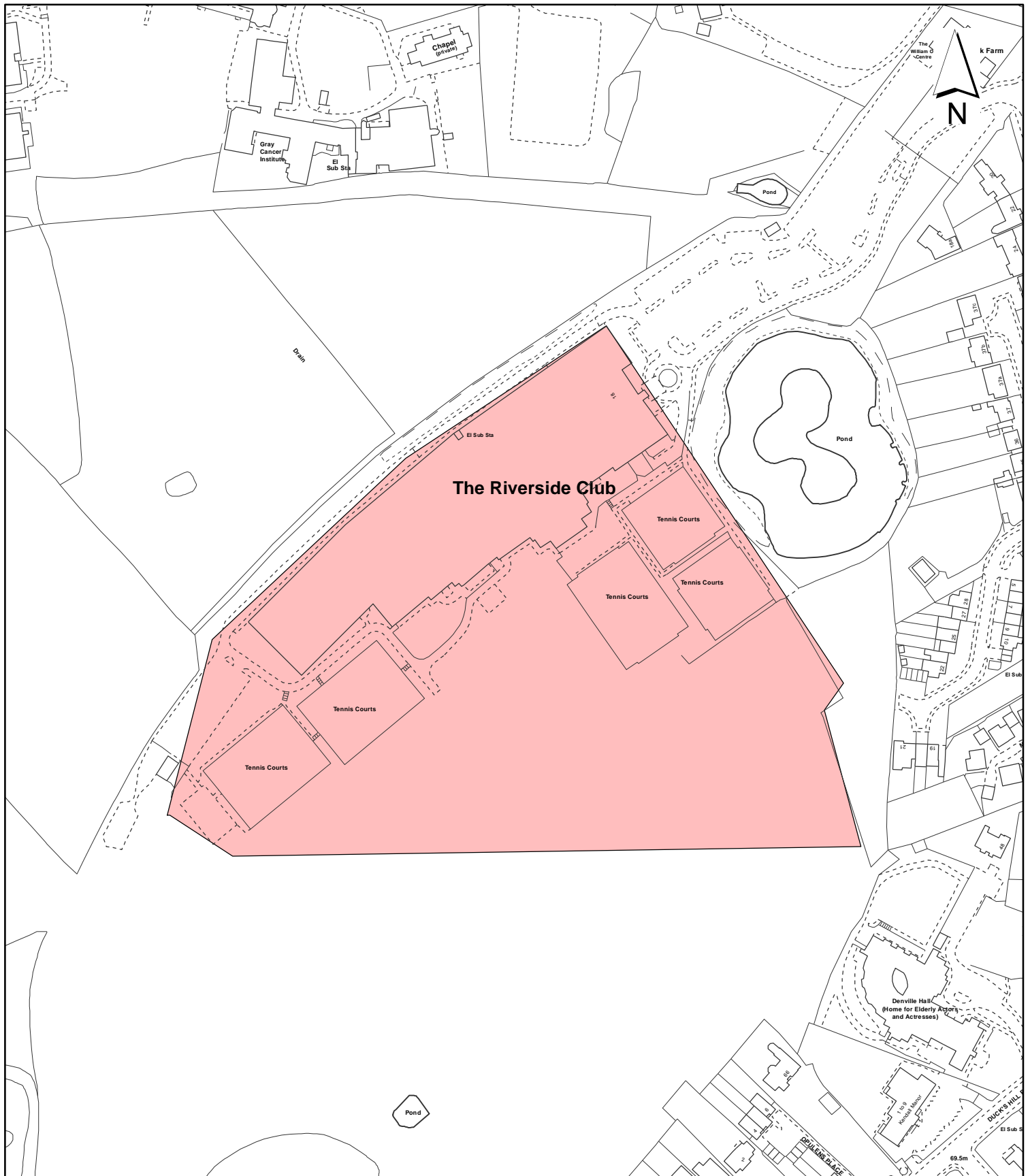
11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2
The London Plan (2016)

Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Northwood Health & Racquets Club

Planning Application Ref:

272/APP/2018/451

Planning Committee:

North

Scale:

1:2,500

Date:

May 2018

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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



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