

Report of the Head of Planning, Transportation and Regeneration

Address NAVNAT CENTRE PRINTING HOUSE LANE HAYES

Development: Development of a children's play area to the rear on part of existing field

LBH Ref Nos: 4210/APP/2018/2821

Drawing Nos: E-mail from Agent Dated 4th September 2018
E-mail from Agent Dated 21st September 2018
J452SP1704 (Technical/Data Sheet)
J454sp1600 (Technical/Data Sheet)
J4807 (Technical/Data Sheet)
J511 (Technical/Data Sheet)
J853 (Technical/Data Sheet)
J2400 (Technical/Data Sheet)
J2410 (Technical/Data Sheet)
J2535 (Technical/Data Sheet)
J3410 (Technical/Data Sheet)
J3338A (Technical/Data Sheet)
J864 (Technical/Data Sheet)
Proposed Plan (Dated 21/06/2018)
Proposed Plan and Side Elevation (Dated 30/07/2018)
JPS10-J (Technical/Data Sheet)
UKFIECOMC4-WP (Technical/Data Sheet)
Location Plan Rev. B (Dated 04/09/2018)
1806.19587 Rev. B (Proposed Site Plan)

Date Plans Received:	30/07/2018	Date(s) of Amendment(s):	24/09/2018
Date Application Valid:	30/07/2018		04/09/2018
			21/09/2018
			30/07/2018

1. SUMMARY

This application seeks permission for the development of a play area to the rear of the community centre building on part of the existing field. It is considered that the proposal is acceptable in principle and does not have an unacceptable impact on the openness of the Green Belt, the street scene, residential amenity, parking or traffic generation. Hence, the application is recommended for approval.

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:

Location Plan Rev. B (Dated 04/09/2018);
Site Plan Rev. B (Dated 04/09/2018);
Proposed Plan (Dated 21/06/2018)
Proposed Plan and Side Elevation (Dated 30/07/2018);
J2400 (Technical/Data Sheet);
J2410 (Technical/Data Sheet);
J2535 (Technical/Data Sheet);
J3410 (Technical/Data Sheet);
J3338A (Technical/Data Sheet);
J452SP1704 (Technical/Data Sheet);
J454sp1600 (Technical/Data Sheet);
J4807 (Technical/Data Sheet);
J511 (Technical/Data Sheet);
J853 (Technical/Data Sheet);
J864 (Technical/Data Sheet);
JPS10-J (Technical/Data Sheet);
UKFIECOMC4-WP (Technical/Data Sheet);

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).

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.

NPPF9	NPPF - Protecting Green Belt land
LPP 7.16	(2016) Green Belt
LPP 3.16	(2016) Protection and enhancement of social infrastructure
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

3 170 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.

4

Cadent have identified operational gas apparatus within the application site boundary. This may include a legal interest (easements or wayleaves) in the land which restricts activity in proximity to Cadent assets in private land. The Applicant must ensure that proposed works do not infringe on Cadent's legal rights and any details of such restrictions should be obtained from the landowner in the first instance.

If buildings or structures are proposed directly above the gas apparatus then development should only take place following a diversion of this apparatus. The Applicant should contact Cadent's Plant Protection Team at the earliest opportunity to discuss proposed diversions of apparatus to avoid any unnecessary delays.

If any construction traffic is likely to cross a Cadent pipeline then the Applicant must contact Cadent's Plant Protection Team to see if any protection measures are required.

All developers are required to contact Cadent's Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to.

Email: plantprotection@cadentgas.com Tel: 0800 688 588

3. CONSIDERATIONS

3.1 Site and Locality

The application site consists of part of a sports field of the overall community centre site which also encompasses the surrounding sports field, community centre and car park. The site is located on the west side of Printing House Lane, with commercial buildings to the south and east, residential buildings to the north and Green Belt to the north and west.

3.2 Proposed Scheme

This application seeks permission for the development of a play area to the rear of the community centre building on part of the existing field. The play area would be approximately 1189 square metres in footprint and would utilise 24 pieces of equipment.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

NPPF9 NPPF - Protecting Green Belt land

LPP 7.16 (2016) Green Belt

LPP 3.16 (2016) Protection and enhancement of social infrastructure

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE21 Siting, bulk and proximity of new buildings/extensions.

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.

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

R4 Proposals that would involve the loss of recreational open space

R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **26th September 2018**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbouring properties were sent consultation letters and two objections were received from one member of the public on behalf of local residents. The following issues were raised:

1. Impact of the proposal on the local highways and scope for increased congestion
2. Coaches regularly obstruct the road for events
3. The premises is being hired to local firms for their employees to park their vehicles.

Sport England:

The site is considered to constitute playing field, or land last used as playing field, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). As such Sport England is a statutory consultee. Sport England has sought to consider the application in light of the National Planning Policy Framework (particularly Para. 97) and against its own playing fields policy. Unfortunately there is insufficient information to enable Sport England to adequately assess the proposal or to make a substantive response. Please therefore could the following information be provided as soon as possible: Could the applicant please provide a site plan showing the summer and winter playing pitch layout (including pitch and safety area dimensions specified) of the last few years and the proposed playing pitch layout if the development is constructed. Please could the applicant also confirm the usage of the sports field, including the teams who have or currently play at the site over the last five years. This would enable Sport England to understand the impact of the proposal on sport played on the sports field. Sport England's interim position on this proposal is to submit a holding objection. However we will happily review our position following the receipt of all the further information requested above. As I am currently unable to make a substantive response, in accordance with the Order referred to above, the 21 days for formally responding to the consultation will not commence until I have received all the information requested above. Should the local planning authority be minded to grant planning permission for the proposal, contrary to Sport England's holding objection, then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, the application should be referred to the Secretary of State, via the National Planning Casework Unit.

Officer Comment:

The applicant addressed the Sport England Comments with the following points:

- The fields have not been used for sports since its purchase in 2005. Prior to the purchase of the property, these fields were used as sports pitches by the BAA Sports Club the previous owner of the centre/land.
- There are no pitches on the site and it is not possible to provide plans with pitch layouts for winter and summer sports.
- In the last 5 years, no sports teams/users have used these fields for playing any sports. The fields have primarily been used for the community as recreation grounds for activities.
- The area used for the playground does not remove the ability of the remainder of the fields being used for sports.

Sport England Follow-Up:

Sport England - Statutory Role and Policy

It is understood that the site forms part of, or constitutes land last used as playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). However, the information that has been forwarded to Sport England following its initial consultation response, along with subsequent consultation with Sport National Governing Bodies and aerial photographs, suggests that the playing field has not been used for at least five years. In light of this is information the consultation with Sport England is now not considered a statutory requirement.

Notwithstanding the non-statutory nature of the consultation, Sport England has considered the application in light of the National Planning Policy Framework (particularly Para 97) and against its own playing fields policy, which states:

'Sport England's will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of:

all or any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field

unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

Sport England applies its policy to any land in use as playing field or last used as playing field and which remains undeveloped, irrespective of whether that use ceased more than five years ago. Lack of use should not be seen as necessarily indicating an absence of need for playing fields in the locality. Such land can retain the potential to provide playing pitches to meet current or future needs.

The Proposal and Impact on Playing Field

The application proposes to erect a play area on an area of playing field that has, in the past, had playing pitches marked.

Assessment against Sport England Policy

The proposed play area would be located on an area of playing field that has had playing pitches marked, albeit circa 2003, therefore it is part of playing field that could be used for playing pitches. Sport England acknowledges the lack of recent usage for sport but the NPPF, paragraph 97, and Sport England's Playing Field Policy does not have caveats relating to lack of use over time. Since the London Borough of Hillingdon does not have an up-to-date and robust Playing Pitch Strategy, Sport England cannot conclude that there is a surplus of playing field land within the borough. As a result, despite the provision of an area for play for children is welcomed, Sport England cannot support a play area in the location proposed as it does not comply with its Planning Policy. It is, therefore, recommended that the proposed play area is relocated to another position on the site, such as what appears to be the 'garden' area in between the main building and the playing field where there currently appears to be benches (according to aerial photographs).

Conclusion

In light of the above, Sport England does not consider to accord with any of the exceptions to Sport England's Playing Fields Policy or with Paragraph 97 of the NPPF and would encourage that an alternative location, not on the playing/sports field, is explored.

Internal Consultees

Trees and Landscaping Officer:

This site is occupied by a sports field with a club house and large car park to the west of Printing House Lane. There are no TPO or Conservation Area designations affecting the site, although it lies within the Green Belt.

COMMENT: No trees or other landscape features of merit will be affected by the proposal. The play area will be sited to the rear (west) of the club house and will be relatively discrete - out of the public eye and some distance from the nearest houses. The fixed play equipment will be underlain with safety surfacing and will be accommodated within an area measuring 41m x 29m. The spoil arising

from the construction/installation zone will be re-used within the play area to form shallow mounds, which will contribute to the play space. This formal play area will have little effect on the openness of the Green Belt.

RECOMMENDATION: No objection and no need for landscape conditions.

Flooding and Water Management Officer:

The proposals are not identified in an area at flood risk. No comments.

Access Officer:

In assessing this application, reference has been made to the 2016 London Plan and Policy 3.1 (Ensuring Equal Life Chances for All), Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities), and Policy 7.2 (An Inclusive Environment). These policies seek to ensure that inclusive access is embedded into the infrastructure of services and facilities intended to provide young people with access to safe, good quality, well designed, secure and stimulating recreation provision. The proposed scheme does not demonstrate that inclusive access has been considered. The chosen equipment should make provision for children with a physical disability, as well as those with multiple, complex disability, and children with a sensory impairment. Provisions could include outdoor sound tubes, colour and lighting canopies, and other items that could stimulate the olfactory senses. The more traditional playground equipment should be selected to allow children with a physical disability, to include wheelchair users, to play alongside their non-disabled peers. Conclusion: further detail should be submitted to include a detailed Designed & Access Statement.

Highways Officer:

The applicant received pre-application advice associated with this site earlier this year for a wider planning proposal which included building extensions etc. However this current application is specifically focused on the "Play Area" aspect which would be located to the rear of the centre on a relatively small segment of an existing playing field. There is no other proposal for potential expansion presented and the ample on-site parking provisions are to remain unaltered.

Therefore in highway/transport terms, there would be no specific concern or detriment anticipated as a consequence of this 'change of use' from a playing field(part) to a play area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Although evidence suggests that the site has not accommodated sports pitches for several years, it is acknowledged that it formerly comprised British Airways Sports Ground and thus, easily lends itself to playing field use.

Paragraph 97 of the NPPF (2018) states that sports and recreational buildings and land, including playing fields, should not be built on unless one of five exceptions apply.

Policy 3.16 of the London Plan requires that additional and enhanced social infrastructure is provided to meet the needs of its growing and diverse population.

Part B of London Plan Policy 3.19 states:

"Development proposals that increase or enhance the provision of sports and recreation facilities will be supported. Proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted."

Policy R4 of the Hillingdon Local Plan: Part Two states that the Local Planning Authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including private playing fields), particularly if there is or would be a local deficiency in accessible open space.

Policy R5 of the Hillingdon Local Plan: Part 2 states that the Local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainment activities, unless adequate, accessible, alternative facilities are available.

Policy R10 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that 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 the other policies of this plan.

"Sport England's Playing Field Policy - A Sporting Future for the Playing Fields of England" confirms that Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or part of a playing field, unless one of five exceptions applies.

The proposed play area would result in the loss of part of a private field, measuring 1,189 square metres in footprint. This field has previously been used as a playing field but has not been in use since 2003. The former playing field amounts to approximately 55,000 square metres. The total area lost would amount to approximately 2.2% of this space.

Taking the historic use of the site and the above mentioned policy objectives into consideration, it is important to carefully consider whether the proposal would result in any harm to playing field. Whether the site meets the statutory definition of playing field is therefore of direct relevance.

The Town and Country Planning (Development Management Procedure) (England) Order 2015, Schedule 4, Part J (i) and (ii) state:

"playing field" means the whole of a site which encompasses at least one playing pitch" and "playing pitch means a delineated area which, together with any runoff area, is of 0.2 hectares or more, and is used for association football, American football, rugby, cricket, hockey, lacrosse, rounders, baseball, softball, Australian football, Gaelic football, shinty, hurling, polo, or cycle polo".

Further, the Development Management Procedure also states that it is only a requirement to consult Sport England "if the development is on land used as a playing field at any time in the 5 years before making a relevant application and which remains undeveloped."

This is reiterated in Paragraph 4 of Sport England's 'Playing Fields Policy and Guidance (March 2018).'

Taking this into consideration, it is noted that the existing site has no delineated areas and is not currently being used as a playing field. Sport England confirm that evidence indicates that the area for the proposed play area has had playing pitches marked but not since

2003. This concurs with advice from the applicant that the site has not accommodated playing pitches since at least 2005. Aerial photographs from the Council's GIS mapping system dating from 2008, 2012 and 2015, in addition to more recent aerial imagery on Google Maps, also show no evidence of pitches having been laid out at any of these dates. Thus, the area of land which this application relates to has not been used as a playing field for at least 5 years and is not considered to accord with the definition of a playing field. The development would not therefore be contrary to the above mentioned policy objectives and it is not necessary for the applicant to justify the loss of playing field in this instance.

Paragraph 15 of Sport England's 'Playing Fields Policy and Guidance (March 2018)' does however notably state:

"In line with the requirements of the 2015 Order, if such land was used as a playing field at any time in the five years before the making of a relevant planning application, then Sport England should be consulted as a statutory consultee. If its use as a playing field was over five years ago, Sport England would still expect to be consulted, albeit as a non-statutory consultee."

Accordingly, notwithstanding the lack of evidence to suggest that the site meets the definition of playing field, in accordance with best practice, Sport England have nevertheless been consulted on this application.

Sport England note that the site forms part of a playing field that could be used for playing pitches and despite the provision of an area of play for children, that they could not support the proposal as it does not comply with its Planning Policy. They recommended that the proposed play area is moved to another position on the site.

The comments received from Sport England have been taken into account but, as mentioned above, the site does not meet the statutory definition of 'playing field' and Sport England are not therefore a statutory consultee on this application. As such, should the Local Planning Authority be minded to grant planning permission for the proposal, contrary to Sport England's response, the application would not be referred to the Secretary of State, via the National Planning Casework Unit.

The proposal would replace part of the existing field, formerly used as a sports field, with a play area. Whilst not a sports facility in the traditional sense, it would nevertheless encourage outdoor play and physical activity for children, offering an alternative recreational facility in place of an underutilised part of the playing field. The play area would be located relatively close to the community centre building as part of a site which is only accessible to members of the community centre. Approximately 5.4 hectares of usable open space would remain, which could accommodate a large number of sports pitches in the future should circumstances change. The development would benefit the community centre and would serve to provide additional and enhanced social infrastructure in accordance with Policy 3.16 of the London Plan and Policy R10 of the Hillingdon Local Plan: Part Two.

The existing playing field is not currently publicly accessible and the proposal would result in gain in recreational infrastructure. Notably, the proposal would not result in a gain or loss of publicly accessible open space. The application site would also maintain approximately 54,000 square metres of the existing playing field. Given the extensive amount of space remaining, it is not considered that the small loss of a former playing field proposed would prejudice the use, or potential long-term use, of sport at this site. Hence, the resultant level of playing field which would remain on the application site is not considered to be

insufficient and the proposed play area would bring an uplift in recreational infrastructure. The proposal is not considered to result in any unacceptable loss of playing field in this instance and clearly accords with current planning policy which seeks to encourage social infrastructure and community use. Accordingly, the scheme would comply with the above mentioned planning policies and, notwithstanding Sport England's comments, no objections are raised to the principle of the development in this regard, subject to the development meeting other site specific criteria.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The application site is designated Green Belt land. The main focus of the application is on the proposed play area for private community use purposes.

Paragraph 67 of the National Planning Policy Framework (NPPF) and Policy 7.16 of the London Plan set out that only development associated with agriculture, forestry, outdoor sport and recreation is appropriate in the Green Belt. The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The 2007 Unitary Development Plan Saved Policies (currently serving as Part Two of the Hillingdon Local Plan) are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4 in the 2007 Hillingdon Unitary Development Plan "Saved" Policies. These policies give strong emphasis to not normally permitting new building in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Policy OL1 of the Local Plan: Part Two which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. All other forms of development are, by definition, 'inappropriate'. In order for 'inappropriate' development to be acceptable in the Green Belt, very special circumstances must apply.

Paragraph 145 of the NPPF also states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

"b) the provision of appropriate facilities (in connection with the existing use of land or a

change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it."

This application is for a proposed play area to the rear of the existing community centre. The proposed play area would be considered an open land use and would be used for the purpose of open air recreational activities. The proposed use of the site for a play area would complement the community centre and would not conflict with the purpose of site. The proposed play area would utilise 24 separate pieces of equipment or structures and would range from 1 metre in height up to 5.2 metres in height. The nature of these structures allows for views to be seen through the play area. Specifically, the space net structure (labelled Q) is coloured black and would be limited in terms of bulk above 2.5 metres in height. The cableway structure is also considered to be minimalist in terms of design and bulk. The proposal is therefore not considered to have an unacceptable impact on the openness of the Green Belt.

The principle of the development is therefore considered acceptable and no special circumstances test is required. The proposal is therefore considered to accord with Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2015) and the NPPF.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance.

The proposed play area would be sited to the rear of the community centre and would be located over 60 metres away from the nearest road frontage located to the east of the application site. The play area would be generally low profile in nature, albeit including a 5.2 metre high structure, and is located in such a way that it would not impact upon the existing street scene. Hence, the proposal accords with Policy BE13.

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

By virtue of the nature of the proposed development, it is considered that adequate daylight and sunlight is maintained. The proposal thereby accords with policy BE20.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the design of new buildings should protect the privacy of the occupiers and their neighbours.

It is considered that the proposed play area is located as such that it would not result in an adverse impact upon the privacy of any neighbours and accords with policy BE24.

Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within the acceptable levels by engineering, lay-out or administrative measures.

The proposed play area would be situated over 60 metres away from the nearest

residential properties located to the north of the site. It is therefore not considered that the proposed development would cause an unacceptable level of annoyance and accords with policies BE20, BE24 and OE3.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will be considered and requires that new development is only permitted where it is in accordance with the Council's adopted car parking standards.

As stated by the Council's Highways Officer, it is not considered that the proposed development would result in an unacceptable impact on parking or the local highways network. The proposal thereby complies with Policies AM7 and AM14.

7.11 Urban design, access and security

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

The proposed play area would be sited to the rear of the community centre and would be over 60 metres away from the nearest residential properties which are situated to the north of the application site. The play area would be generally low profile in nature and is considered to complement the amenity and character of the area. The proposal complies with Policy BE19 and BE21.

7.12 Disabled access

Policy 3.1 (Ensuring Equal Life Chances for All), Policy 3.6 (Children and Young People's Play and Informal Recreation Facilities), and Policy 7.2 (An Inclusive Environment) of the London Plan seek to ensure that inclusive access is embedded into the infrastructure of services and facilities intended to provide young people with access to safe, good quality, well designed, secure and stimulating recreation provision.

The Access Officer noted that the proposed scheme did not demonstrate that inclusive access had been considered. The chosen equipment should make provision for children with a physical disability, as well as those with multiple, complex disability, and children with a sensory impairment. The more traditional playground equipment should be selected to allow children with a physical disability, to include wheelchair users, to play alongside their non-disabled peers. Further detail was therefore requested.

In response, the agent for the application provided details stating, that a path provides access from the community centre into the play area which uses an even and stable artificial grass surface. The specific play elements that are designed to support a range of disabilities include the roundabout, the POD swing and the sensory area. The roundabout

is set at wheelchair height which facilitates an easy transfer from chair to the open platform. The POD swing is a shallow dish swing which allows for parents and carers to lie in the swing with a child and provide support. The sensory area has sound and interactive talk tubes as well as play panels. The proposed shelter area also provides a reflective place for users whereas the space net and IXO unit serve the purpose of being more challenging and could cater for children who have ADHD.

The proposed design is therefore considered to comply with Policy 3.1, Policy 3.6, and Policy 7.2 of the London Plan.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development proposals will be expected to retain and utilise topographical and landscape features of merit and provide new planting and landscaping wherever it is appropriate. Planning applicants for planning consent will be required to provide an accurate tree survey showing the location, height, spread and species of all trees where their proposals would affect any existing trees.

It is noted that no trees or other landscape features of merit will be affected by the proposal. The play area would be sited to the rear of the community centre. The fixed play equipment would be underlain with safety surfacing and the spoil arising from the construction and installation zone will be re-used within the play area to form shallow mounds. It is noted that the Council's Trees and Landscaping Officer states no objection to the proposed play area. Thus, it is considered that the proposal accords with Policy BE38.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

As stated by the Flooding and Water Management Officer, the proposed play area is not located within an area at risk of flooding and would be situated next to open playing fields. The proposal is therefore not considered to result in any flooding or drainage issues.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The 'external consultees' section of this report details public objections received and these are addressed in the main body of the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

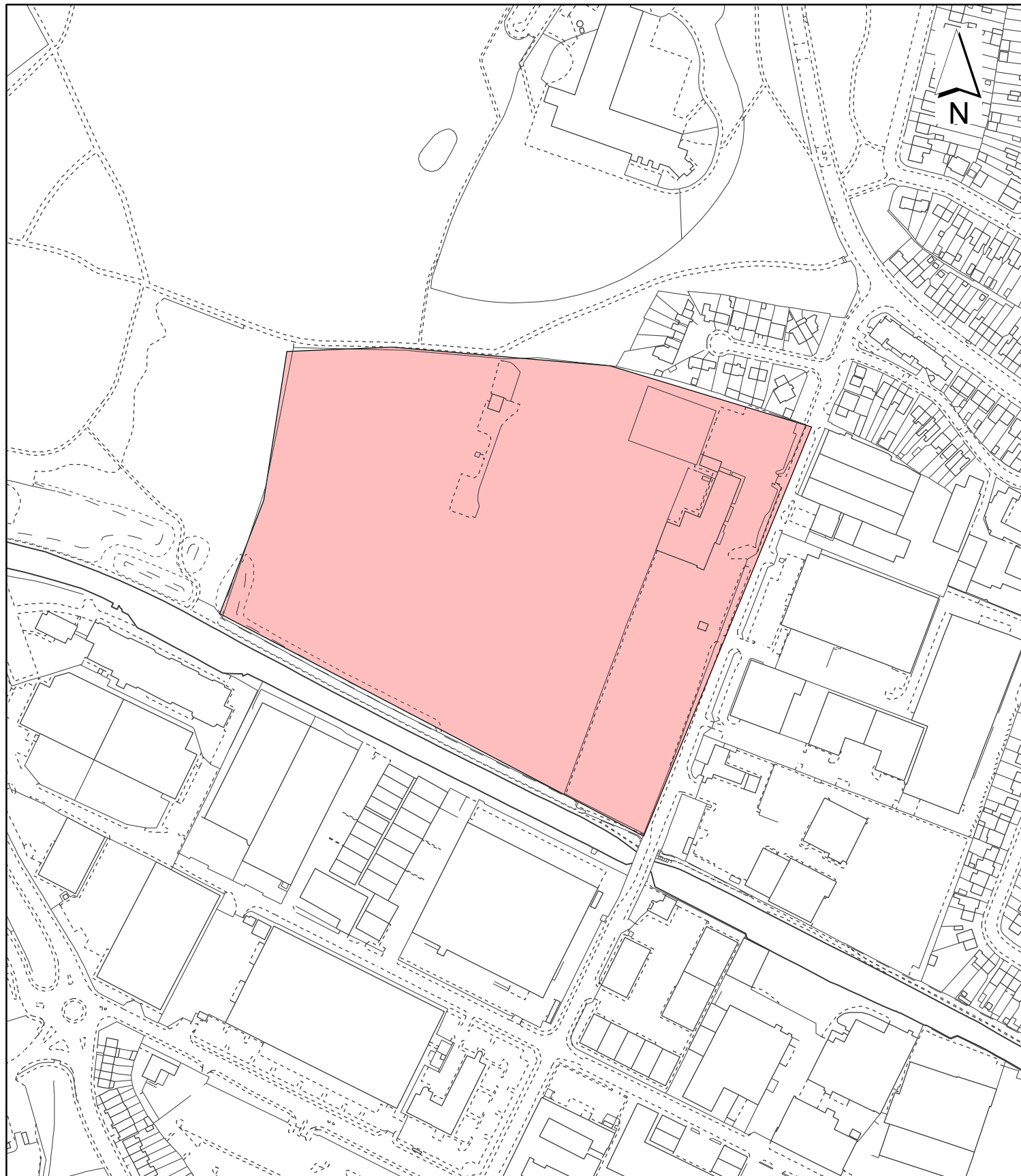
In conclusion, the proposed development of a play area to the rear of the community centre building on part of the existing field is considered acceptable in principle and does not have an unacceptable impact on the openness of the Green Belt, the street scene, residential amenity, parking or traffic generation. Hence, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (September 2007)
The London Plan (2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

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Notes:

 Site boundary

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**Navant Centre
Printing House Lane**

Planning Application Ref:

4210/APP/2018/2821

Planning Committee:

Central & South

Scale:

1:3,250

Date:

October 2018

**LONDON BOROUGH
OF HILLINGDON**

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