

Report of the Head of Development Management and Building Control

Address: HIGHGROVE SWIMMING POOL HUME WAY RUISLIP

Development: Installation of 358 photovoltaic panels to the roof of the building. 3no. air source heat pumps within the north east corner of the car park, and 2.4m high green paladin security fencing. 2no. substations and 1no. switchroom within Glass reinforced plastic (GRP) enclosures. Replacement windows.

LBH Ref Nos: 26404/APP/2023/2974

Drawing Nos: 0010 Rev 03
0030 Rev 01
0031
0032
0033
1001 Rev 03
3001 Rev 03
3002
3003
3004
Highgrove Window Photo Schedule
Appendix A1 - Highgrove Window Schedule
EDS 07-3102.01 Sheet 1 Version C
EDS 07-3102.01 Sheet 2 Version A
EDS 07-3102.01 Sheet 3 Version A
0002 Rev 01
1000 Rev 01
0001 Rev 01
Planning letter
TER-MA-440

Date Plans received: 12-10-2023 **Date(s) of Amendments(s):** 12-10-2023
19-12-2023

Date Application valid 12-10-2023

1. SUMMARY

The application site comprises the Highgrove Pool and Fitness Centre, Eastcote. The adjacent woodland is recognised as a nature reserve and a nature conservation site of borough grade II or local importance.

The application seeks planning permission to install photovoltaic (PV) panels to the roof of the

building and three air source heat pumps (ASHPs) within the northeast corner of the car park, which would be surrounded by a 2.4m high green paladin security fencing. In addition, two substations and one switchroom within glass reinforced plastic (GRP) enclosures would be provided and the existing windows would be replaced.

The PV panels would be set at least 1m from the roof edge and would not be visible from ground level. In addition, the ASHPs, substations and switchroom have been sited to the northern corner of the application site, reducing their visual prominence. The proposed replacement of the windows would match the existing in terms of appearance and material.

The proposal would result in some detriment to the appearance of the site, due to the cumulative visual impact of the ground level ASHPs, substations and switchroom. However, such servicing requirements are characteristic of a municipal pool and fitness centre, with the proposed siting carefully considered to minimise any adverse visual impact on the site and wider appearance of the surrounding area. In addition, there is a clear public benefit in the reduction of energy consumption and associated carbon savings that would outweigh any harm in this case.

The proposal is considered to comply with the development plan. Consequently, it is recommended that planning permission is granted, subject to the conditions set out below.

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

0001 Revision 01

1000 Revision 01

1001 Revision 03

3001 Revision 03

3002

3003

3004

EDS 07-3102.01 Sheet 1 Version C

EDS 07-3102.01 Sheet 2 Version A

EDS 07-3102.01 Sheet 3 Version A

TER-MA-440 - Heat Pump

Highgrove Window Photo Schedule
Appendix A1 - Highgrove Window Schedule
ALITHERM 400- Window data sheet
TFENERGY Window Replacement - Windows replacement specification
Hillingdon Rooftop Solar PV Design Brief
Q.PEAK DUO ML-G10 SERIES - PV Panel specification

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 Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. NONSC PV Panel Removal

The solar PV equipment on the main roof will be removed as soon as reasonably practicable when no longer needed.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

4. OM19 Construction Management Plan

The development hereby permitted shall not be carried out except in complete accordance with the submitted Construction Management Plan (CMP) Issue 1 dated 21-12-2023.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

INFORMATIVES

1.

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

2. 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).

153 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMCI 6	Indoor Sports and Leisure Facilities
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
LPP GG3	(2021) Creating a healthy city
LPP S5	(2021) Sports and recreation facilities
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T6	(2021) Car parking
NPPF12	NPPF 2021 - Achieving well-designed places
NPPF15	NPPF 2021 - Conserving and enhancing the natural environment
NPPF2	NPPF 2021 - Achieving sustainable development
NPPF4	NPPF 2021 - Decision-Making

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises the Highgrove Pool and Fitness Centre in Eastcote. The building is modern in nature and around three storeys in height. It includes a swimming pool and fitness centre, with parking to the front of the building.

The site is located adjacent to Highgrove Woods to the east, and residential development on Highgrove Way to the west and Campbell Close to the north. Immediately to the south is the Bishop Ramsey Church of England School.

The adjacent woodland is recognised as a nature reserve and a nature conservation site of borough grade II or local importance.

3.2 Proposed Scheme

The application proposes the following works:

1. Photovoltaic panels to the roof of the building. There will be 358 modules on the roof which will be pitched at a 10-degree angle facing south to best capture the sun.
2. Three air source heat pumps within the north east corner of the car park, each 1.5m (w) x 10.2m (l) x 2.5m (h) and will be surrounded by a 2.4m high green paladin security fencing.
3. Two substations and one switchroom within glass reinforced plastic (GRP) enclosures, each 3 m (l) x 3m (w) x 2.4m (h)
4. Replacement windows

3.3 Relevant Planning History

26404/APP/2001/2353 Highgrove Swimming Pool Hume Way Ruislip
EXTENSIONS TO AND REFURBISHMENT OF EXISTING SWIMMING POOL

Decision: 21-12-2001 Approved

26404/APP/2002/45 Highgrove Pool - Overflow Car Park Hume Way Ruislip
ERECTION OF 18 TWO-BEDROOM FLATS, 3 ONE-BEDROOM FLATS AND 3 THREE-BEDROOM FLATS WITH ASSOCIATED CAR PARKING

Decision: 19-06-2002 Approved

26404/APP/2002/46 Highgrove Pool - Overflow Car Park Hume Way Ruislip
ERECTION OF 18 TWO-BEDROOM FLATS, 3 ONE-BEDROOM FLATS AND 3 THREE-BEDROOM FLATS WITH ASSOCIATED CAR PARKING (DUPLICATE APPLICATION)

Decision: 19-06-2002 Approved

26404/APP/2012/1079 Highgrove Pool Eastcote Road Ruislip
Details in compliance with conditions 3 (Materials), 5 (Construction Management Plan), 7 (Tree Protection), 8 (Landscape Scheme) and 10 (Landscape Maintenance Plan) of planning permission 26404/APP/2011/922 dated 07/06/2011.

Decision: 29-11-2012 Approved

26404/APP/2012/1820 Highgrove Swimming Pool Hume Way Ruislip
Details in compliance with condition 4 (Tree Protection Fencing) of Planning Permission 26404/APP/2012/409 dated 23/07/12.

Decision: 29-11-2012 Approved

26404/APP/2012/409 Highgrove Swimming Pool Hume Way Ruislip

Extension and alterations of car park to provide a total of 142 spaces (Increase of 42 spaces).

Decision: 26-06-2012 Approved

Comment on Relevant Planning History

No comment.

4. Planning Policies and Standards

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

The Development Plan for the London Borough of Hillingdon currently consists of the following documents:

The Local Plan Part 1 - Strategic Policies (2012)
The Local Plan Part 2 - Development Management Policies (2020)
The Local Plan Part 2 - Site Allocations and Designations (2020)
The West London Waste Plan (2015)
The London Plan (2021)

The National Planning Policy Framework (NPPF) (2023) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

Local Plan Designation and London Plan

The following Local Plan Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment
PT1.EM5 (2012) Sport and Leisure
PT1.CI2 (2012) Leisure and Recreation
PT1.EM1 (2012) Climate Change Adaptation and Mitigation

Part 2 Policies:

DMT 1 Managing Transport Impacts
DMT 6 Vehicle Parking

DMT 2 Highways Impacts

DMCI 6 Indoor Sports and Leisure Facilities

DMHB 12 Streets and Public Realm

DMHB 11 Design of New Development

DMHB 14 Trees and Landscaping

LPP GG3 (2021) Creating a healthy city

LPP T4 (2021) Assessing and mitigating transport impacts

LPP S5 (2021) Sports and recreation facilities

LPP T6 (2021) Car parking

LPP D5 (2021) Inclusive design

LPP D6 (2021) Housing quality and standards

LPP D8 (2021) Public realm

LPP D3 (2021) Optimising site capacity through the design-led approach

NPPF12 NPPF 2021 - Achieving well-designed places

NPPF4 NPPF 2021 - Decision-Making

NPPF2 NPPF 2021 - Achieving sustainable development

NPPF15 NPPF 2021 - Conserving and enhancing the natural environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date: Not Applicable

5.2 Site Notice Expiry Date: **29th November 2023**

6. Consultations

External Consultees

47 neighbouring properties were consulted by letter dated 25th of October 2023, which expired on the 21st of November 2023. Following the receipt of additional plans, a 14-day reconsultation took place, which expired on 6th of January 2024.

Representations were received from one neighbouring resident, as summarised below:

- Concerns/looking for additional information regarding noise emitted from the ASHPs

PLANNING OFFICER RESPONSE:

The Council's Noise Officer has reviewed the proposal and found the proposal to be acceptable, given the distance to neighbouring dwellings.

Internal Consultees

The Council's Energy Officer, Noise Officer, Highways Officer and Access Officer were consulted on 25th of October 2023.

ENERGY OFFICER:

I have no objections to the proposals as presented. The scheme will result in carbon savings but given the baseline emissions are relatively low the resulting savings from the proposal are limited but still beneficial.

NOISE OFFICER:

Given the nature and context of the proposed development apparent from the information provided, I do not consider noise and vibration to be a material planning issue. In this case, despite the proposed development including ASHPs I consider they are being installed in a separate enclosure sufficiently far away from dwellings to cause significant adverse noise effects.

HIGHWAYS OFFICER:

A previous permission dating from 2012 (26404/APP/2012/409) sought an increase in on-site car parking from 99 to 142 spaces due to demand exceeding capacity. It would appear that a lesser amount i.e. 124 have been provided and this new application would reduce that quantum further to 114 spaces as a result of the proposed installation of heat pumps within the car park area.

The applicant now states that the 124-space capacity car park is rarely full and hence the loss of 10 spaces would not have a measurable or negative impact on operations or the surrounding road network which is heavily restricted in any event.

Although this statement appears to conflict with the aims of the 2012 application and no further updated supporting evidence has been provided on this aspect, it is considered that, eleven years on, the applicant has re-evaluated this part of their business model in line with current public parking demand which has clearly reduced since the previous permission. This assumption is supported by the fact that it is in the applicant's best interest to not prejudice any current level of parking supply for patrons who may otherwise cease to attend the facility if they are unlikely to secure an on-site parking space. Hence, on-balance, there is no sustainable objection to the proposed reduction in spaces resulting from the proposal.

Construction Management Plan (CMP)

It is considered prudent to require a CMP given the scale of proposal and constraints/ sensitivities of the local road network in order to avoid/minimise potential detriment to existing site activities and the public realm during installation. This can be secured via suitable condition. There are no further observations.

Conclusion

The application has been reviewed by the Highway Authority who are satisfied that the proposal would not

discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

PLANNING OFFICER RESPONSE:

During the course of the application a Construction Management Plan (CMP) was received to support the application and was reviewed by the Highways Officer as demonstrated in the comments below.

HIGHWAYS OFFICER (Follow-up Comments):

I confirm that the CMP submission is sound and therefore the suggested details condition is now unnecessary.

ACCESS OFFICER:

I have considered the detail of this planning application for installation of PV panels on the roof and air source heat pumps which appear to be located away from the public areas. On this basis, no accessibility issues are raised.

However, the following informative should be attached to any grant of planning permission: The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

PLANNING OFFICER RESPONSE:

The informative suggested by the Council's Access Officer has been included in the recommendation.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposals relate to the Highgrove Swimming Pool and the improvement of a public building/complex to increase energy efficiency. The following planning policies are considered particularly relevant:

Policy GG3 of the London Plan (2021) seeks to create a healthy city, focussing on reducing health inequalities and improving Londoner's health. Healthy and active lifestyles should be promoted, alongside ensuring that buildings are appropriately equipped to ensure they are well insulated and sufficiently ventilated.

Policy S5 of the London Plan (2021) aims to protect existing sports and recreation facilities, as well as encouraging the provision of new facilities.

Policy EM1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to reduce climate change and work with developers to provide efficiency initiatives and it further states that they will

promote decentralised energy.

Policy EM5 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to safeguard and enhance the network of sport and leisure spaces that meet local community needs and facilitate active lifestyles by providing active sport and leisure spaces within walking distance of home.

Policy CI2 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks to safeguard existing viable leisure and recreational facilities and supporting proposals for new and improved facilities.

Policy DMCI 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) further confirms that indoor sports and leisure facilities will be protected and enhanced provided proposals are not detrimental to the amenity of the surrounding area.

The proposal is for the provision of renewable energy technologies, which would support de-carbonisation and assist in securing the future of this important leisure facility in accordance with the aims and objectives of the policies listed above. As such, the principle of development is considered acceptable, subject to compliance with other relevant policies as set out in this report.

7.02 Density of the proposed development

Not applicable.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

This section of the report considers the street scene and character impact of the development.

POLICY CONTEXT

Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) seeks a quality of design in all new development that enhances and contributes to the area in terms of form, scale and materials; is appropriate to the identity and context of the townscape; and would improve the quality of the public realm and respect local character.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that new development will be required to be designed to the highest standards and incorporate principles of good design.

Policy DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development should be well integrated with the surrounding area.

ASSESSMENT:

The proposal is part of a broader scheme of carbon reduction of the Highgrove Pool and Fitness

Centre as part of the London Borough of Hillingdon's 2030 Net Zero Carbon commitment.

The proposal is for the (1) installation of photovoltaic panels to the roof of the building, (2) three air source heat pumps within the northeast corner of the car park, which would be surrounded by a 2.4m high green paladin security fencing, (3) two substations and one switchroom within Glass reinforced plastic (GRP) enclosures and (4) the replacement of existing windows.

The proposed photovoltaic panels would be installed on the main roof and would be pitched at an angle. There is a parapet which surrounds the roof, which is approximately 0.3m in height which will largely screen the panels. Further, the PV panels would be set at least 1m from the roof edge and would not be visible from ground level.

The three Air Source Heat Pumps (ASHPs) are proposed to be mounted on a concrete plinth that is flush with the surface of the car park, which would be screened by 2.4m high green paladin security fencing. While it is noted that these are proposed to be located forward of the front elevation of the complex, the proposed siting to the side of the main building away from the main entrance, would reduce their visual prominence.

Similarly, the enclosures for the new substations and switchroom would be sited to the northwestern corner of the building and would be of a small scale, enclosed by Glass Reinforced Plastic (GRP) measuring 3.5m by 2.5m and a height of 2.5m. Given the modest scale and location they be acceptable.

The proposed replacement of the windows would replace the single glazed aluminium windows with aluminium double-glazed casements to match the existing in terms of appearance and material. Taking this into account, there would be no impact upon the appearance of the building.

The proposal would result in some detriment to the appearance of the site, due to the cumulative visual impact of the ground level ASHPs, substations and switchroom. However, such servicing requirements are characteristic of a municipal pool and fitness centre, with the proposed siting carefully considered to minimise any adverse visual impact on the site and wider appearance of the surrounding area. In addition, there is a clear public benefit in the reduction of energy consumption and associated carbon savings that would outweigh any detriment in this case.

Therefore, the proposal would not cause adverse harm to the character and appearance of the building and the surrounding area. Therefore, the proposal accords with the objectives of Policies BE1, EM1 and CI2 of the Hillingdon Local Plan: Part One Strategic (2012) and Policies DMCI 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), and Policies GG3 and S5 of the London Plan (2021).

7.08 Impact on neighbours

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (2012) states that all new development should seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

The air source heat pumps will be located to the front of the building which faces onto the car park.

They are located to the side of the building which is furthest from residential development. Therefore, given the nature of the proposal and the separation from residential properties, it is considered that the proposal would not adversely affect the amenities of neighbouring occupiers.

In terms of noise and vibration, the Council's Noise Officer has reviewed the proposal and found it to be acceptable.

Therefore, the proposal is in accordance with Policy BE1 of the Hillingdon Local Plan: Part One Strategic (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing leisure building benefits from a large car park comprising of 124 parking spaces on site and an overflow car park to the rear of the facility. In order to facilitate the installation of the ASHP's, 10 parking spaces would be lost. Whilst the application is not supported by a Transport Assessment, the applicant has confirmed that the car park is rarely full.

The proposed loss of spaces is considered to be negligible when considered in the context of the existing parking quantum and the level of occupancy stated by the applicant within the submission. In addition, the public highway leading up to the leisure centre is subject to parking restrictions which would prevent any potential parking overspill.

It should be noted that the application has been reviewed by the Highways Authority who have raised no concerns relating to the proposed minor loss of car parking and are satisfied that the proposal would not discernibly exacerbate congestion or parking stress, and would not raise any measurable highway safety concerns, in accordance with Local Plan.

In addition, a Construction Management Plan has been submitted. The document has been assessed by the Highway Officer who has confirmed that the proposed construction of the development would not result in harm to the operations undertaken within the development site or public/highway safety.

As such it is considered that the proposal conforms with Local Plan: Part 2 Development Management Plan (2020) - Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

7.11 Urban design, access and security

Discussed where relevant in other sections of this report.

7.12 Disabled access

It is noted that the Council's Access Officer raises no objections to the proposal. There are no accessibility issues raised by the proposal.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The northern and eastern section of the car park is bounded by a nature conservation site of borough Grade II or local importance which is likely to provide significant ecological value. A small section of the site included within the red lined site boundary indicates that the area for development falls within the nature conservation designation.

Nevertheless, this area forms part of the existing car park, therefore is heavily dominated by hard surfacing. As such it does not contribute to the ecological value of the designated nature conservation site. The proposed works would not alter this existing situation.

Taking the above into consideration the proposal would conform with Policy DME1 7 of the Local Plan: Part 2 - Development Management Policies (2020), Policy G6 of the London Plan (2021) and Chapter 15 para 180-194 of the NPPF (2023)

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

The proposal would make a positive contribution in terms of sustainability, as it would improve the energy efficiency of the Highgrove Pool and Fitness Centre

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Given the siting of the ASHP units and the distance to neighbouring residential properties, no harmful noise impacts are considered to arise from the proposals.

7.19 Comments on Public Consultations

Addressed in the 'External Consultees' section of the report.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

No other significant issues are raised having regard to the nature of the proposed works.

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.

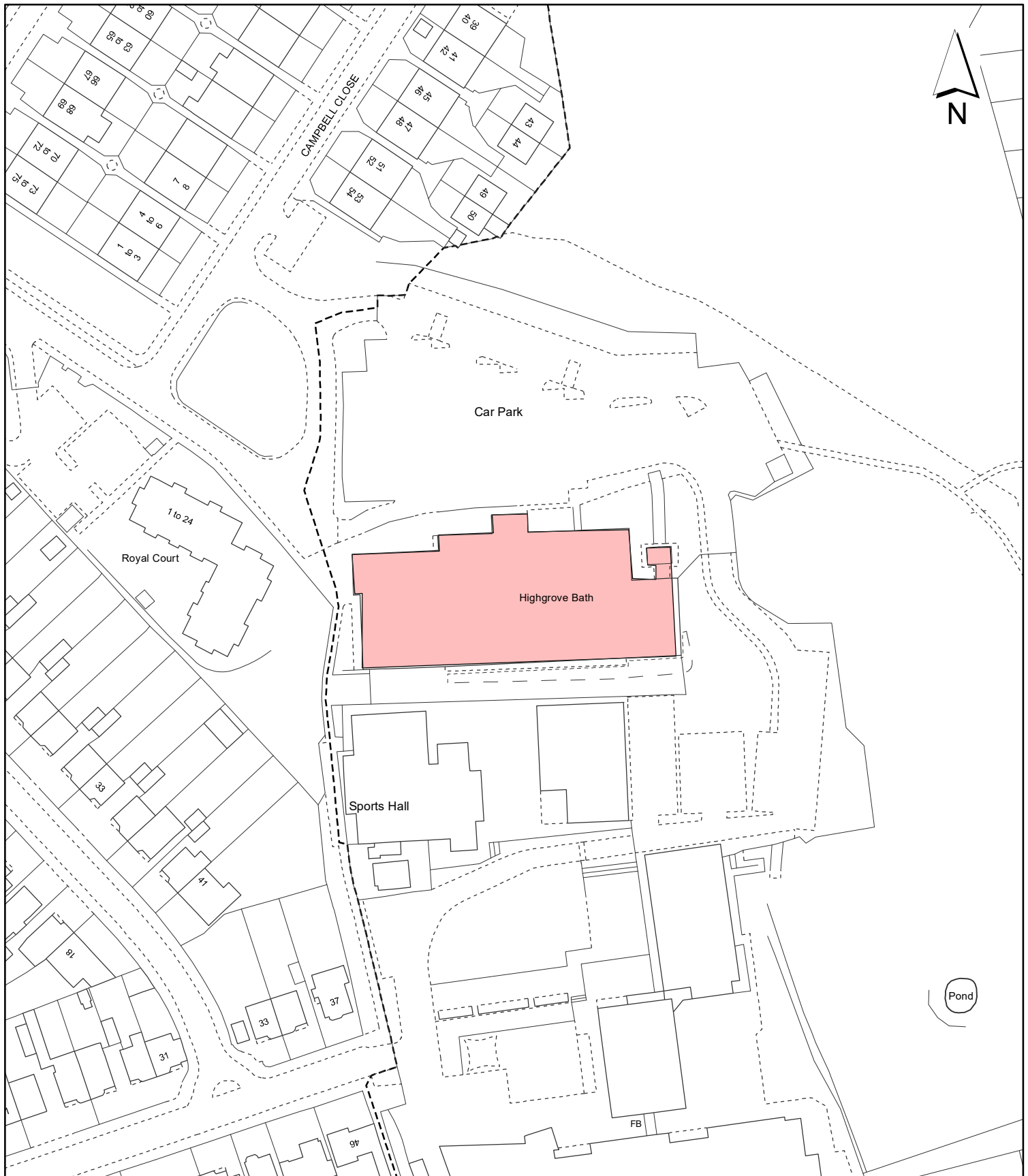
10. CONCLUSION



For the reasons set out in this report, it is considered that the proposed development would comply with national, regional, and local planning policies and guidance. Therefore, it is recommended that the application be approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
National Planning Policy Framework (2023)

Contact Officer: Emilie Bateman **Telephone No:** 01895 250230



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2020 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;">Highgrove Swimming Pool</p>	<p style="text-align: center;">LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 01895 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">26404/APP/2023/2974</p>	<p>Scale:</p> <p style="text-align: center;">1:1,250</p>
	<p>Planning Committee:</p> <p style="text-align: center;">Minor</p>	<p>Date:</p> <p style="text-align: center;">January 2024</p>
	<p style="text-align: center;">  HILLINGDON <small>LONDON</small> </p>	