

Report of the Head of Development Management and Building Control Committee Report Part 2 – Application Report

Case Officer: **Christos Chrysanthou**

11242/APP/2024/1302

Date Application Valid:	26-07-24	Statutory / Agreed Determination Deadline:	04-10-24
Application Type:	Full	Ward:	Pinkwell

Applicant: **London Borough of Hillingdon**

Site Address: **Pinkwell Primary School, Pinkwell Lane, Hayes, Hillingdon, UB3 1PG**

Proposal: **Replacement of the existing timber fence with 3.0m high V mesh security fencing.**

Summary of Recommendation: **GRANT planning permission subject to conditions**

Reason Reported to Committee: **Required under Part 6 of the Planning Scheme of Delegation (the Council is the Applicant)**



Summary of Recommendation:

GRANT planning permission subject to the conditions set out in Appendix 1.

1 Executive Summary

- 1.1 The application seeks planning permission for the Replacement of the existing timber fence with 3.0m high V mesh security fencing. The proposal is minor in nature and is not considered harmful to the character and appearance of the area or the openness of the adjacent Green belt.
- 1.2 More importantly the proposal will facilitate an improvement to the school which is supported within the Development Plan at local and regional level and at national level through the provisions of the Framework.
- 1.3 The planning application is therefore recommended for approval subject to the conditions set out in Appendix 1. A condition is recommended to secure the painting of the fencing along the western boundary in a dark green colour to enable the proposal to assimilate with the adjacent Green Belt.

2 The Site and Locality

- 2.1 Pinkwell Primary School occupies an approximately 4.3 hectare irregularly shaped plot located on the southern site of Pinkwell Lane in Hayes. The main school building, a part single-storey and part two-storey building, and the playground occupy the northern part of the site and the playing fields occupy the southern part of the site. Three temporary classroom blocks are located towards the centre of the site.
- 2.2 The school site is bounded to the north by Pinkwell Lane, beyond which is Pinkwell Park and residential properties; to the east by Harlington Community School; and to the south and west by open land falling within the Green Belt. Residential properties fronting Pinkwell Lane abut part of the western boundary.

Figure 1: Location Plan (application site edged red)



Figure 2: Street View Image of the Application Property



Hillingdon Planning Committee – 2nd October 2024

PART 1 – Members, Public & Press

3 Proposal

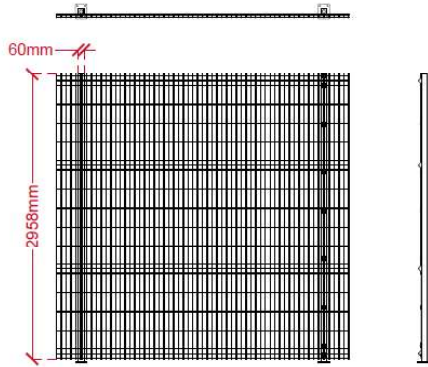
- 3.1 The proposed scheme comprises the replacement of the existing timber fence to a section of the school with 3.0m high V mesh fencing. The proposed fencing would replace a section of timber fencing along the western boundary measuring 55metres, which is shown in the plan below, edged in green. The existing fencing to be retained is also shown in the plan below, edged in red.

Figure 3: Proposed Plan (please note – larger version of plan can be found in the Committee Plan Pack)



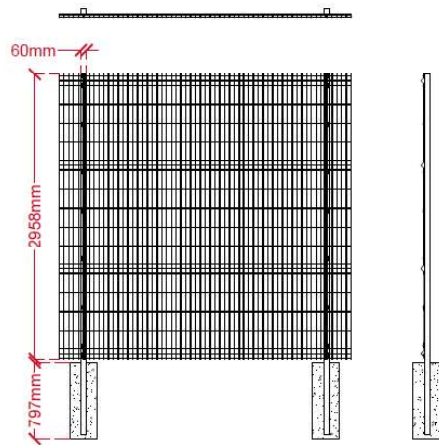
EXISTING AND PROPOSED FENCING PLAN

Figure 4: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



PROPOSED FENCE (BOLT-ON OPTION)

SCALE : 1:50



PROPOSED FENCE (DIG-IN OPTION)

SCALE : 1:50

4 Relevant Planning History

4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 36 neighbours were consulted by letter dated 5th August 2024. The consultation period ended on 27th August 2024. No comments were received.

6.2 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
None	N/A	N/A

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Access Officer No accessibility concerns are raised.	Noted.
Highway Authority There are no highway objections to this proposal	Noted.

7 Planning Assessment

Impact on the character and appearance of the area

- 7.1 Policy D3 of the London Plan (2021) states that: Development proposals should: D1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions.
- 7.2 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.
- 7.3 Policy DME1 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states - New development adjacent to the Green Belt, Metropolitan Open Land, Green Chains, Sites of Importance for Nature Conservation, Nature Reserves, countryside, green spaces or the Blue Ribbon Network should incorporate proposals to assimilate development into the surrounding area by the use of extensive peripheral landscaping to site boundaries.
- 7.4 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.
- 7.5 As shown in Figure 4 of this report, there are two installation options for the fencing, one being 'bolt-on' and the other being 'dig-in'. Regardless of which option is installed, the appearance of the fencing would not differ. Overall, the proposal would be read in the context of the school and would not attract undue attention due to its unobtrusive and functional design.
- 7.6 In the interests of mitigating any visual impact on the openness of the adjacent Green Belt a condition is recommended that the section of fencing along the western boundary is painted in a dark green colour. This would help reduce any

visibility of the fencing from the surroundings and provide a colour scheme that would help the proposal assimilate with the Green belt site context.

- 7.7 The proposed scheme is considered to accord with Policy BE1 of the Local Plan: Part One (2012), Policies DME1 6 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

Impact on the amenity of the area

- 7.8 Policy D3 of the London Plan (2021) states Part D7) that development proposals should deliver appropriate outlook, privacy and amenity.
- 7.9 Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that development proposals do not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 7.10 Due to the nature of the proposal, there are no envisaged impacts on the amenity of the area. The proposed fencing would be erected on the western boundary abutting a field and away from neighbouring dwellings on Pinkwell Lane.
- 7.11 The proposed scheme is considered to accord with Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) and Policy D3 of the London Plan (2021).

Highway safety and parking

- 7.12 Policy T4 Part F of the London Plan (2021) states - Development proposals should not increase road danger.
- 7.13 Policy T6 Part D of the London Plan (2021) states - The maximum car parking standards set out in Policy T6 .1 Residential parking to Policy T6 .5 Non-residential disabled persons parking should be applied to development proposals and used to set local standards within Development Plans.
- 7.14 Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) require the Council to consider 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.
- 7.15 Policy DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) seeks to ensure that all development is in accordance with the car parking standards set out in Appendix C, Table 1 unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

- 7.16 The Highway Authority do not raise an objection to the application. It is therefore considered that the proposal would not exacerbate the demand for street parking or prejudice highway safety, in accordance with Policies DMT 1, DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) and Policies T4 and T6 of the London Plan (2021).

8 Other Matters

Human Rights

- 8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

- 8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

9 Conclusion / Planning Balance

- 9.1 For the reasons set out in this Committee Report, it is considered that the proposal would comply with the objectives of national, regional and local planning policies and guidance. It is therefore recommended that the application be approved, subject to the imposition of the conditions set out in Appendix 1.

10 Background Papers

- 10.1 Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

11242/APP/2024/1302

Appendix 1: Recommended Conditions and Informatives

Conditions

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 01 - Rev P02, 02 - Rev P02, 03 - Rev P02, 04 - Rev P02 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 Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. COM7 **Materials (Submission)**

Notwithstanding the approved plans, the fencing hereby permitted to be erected along the western boundary shall be painted in a dark green colour. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020).

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. 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 Local Plan Part 2 (2020), then London Plan Policies (2021). Hillingdon's Full Council adopted the Hillingdon Local Plan: Part 1 - Strategic Policies on 8 November 2012 and the Hillingdon Local Plan Part 2 on 16 January 2020.

Appendix 2: Relevant Planning History

11242/APP/1999/2473 Pinkwell Infants School, Pinkwell Lane Hayes
ERECTION OF AN EXTENSION TO PROVIDE AN ADDITIONAL CLASSROOM

Decision: 14-02-2000 Approved

11242/APP/2000/1147 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF EXTENSIONS TO FORM TWO ADDITIONAL CLASSROOMS

Decision: 17-08-2000 Approve
Deemed Hill.

11242/APP/2000/2058 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF A SINGLE STOREY EXTENSION TO PROVIDE TWO ADDITIONAL CLASSROOMS

Decision: 06-10-2000 Approve
Deemed Hill.

11242/APP/2003/64 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF SINGLE STOREY EXTENSION TO PROVIDE A NEW COMMUNICATION CENTRE

Decision: 24-02-2003 Approved

11242/APP/2003/948 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF A SINGLE STOREY BUILDING TO PROVIDE A NEW COMMUNICATION CENTRE

Decision: 10-06-2003 Approved

11242/APP/2007/1130 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF A DETACHED MODULAR BUILDING COMPRISING 2 CLASSROOMS AND ANCILLARY FACILITIES.

Decision: 31-07-2007 Approved

11242/APP/2007/2552 Pinkwell Primary School Pinkwell Lane Hayes
ERECTION OF 2 DETACHED MODULAR BUILDINGS COMPRISING SINGLE CLASSROOM AND REARRANGMENT OF EXISTING CAR PARKING FACILITIES.

Decision: 03-10-2007 Approved

11242/APP/2008/3117 Pinkwell Primary School Pinkwell Lane Hayes

ERECTION OF TWO STOREY SIDE/REAR EXTENSION, NEW WINDOWS TO EXISTING FLANK WALL AND EXTENSION TO EXISTING PLAYGROUND.

Decision: 07-01-2009 Approved

11242/APP/2009/1175 Pinkwell Primary School Pinkwell Lane Hayes

Conversion and extension of existing school hall for use as new adult and children's centre.

Decision: 10-08-2009 Approved

11242/APP/2009/2114 Pinkwell Primary School Pinkwell Lane Hayes

Two storey rear extension for use as hall.

Decision: 11-02-2010 Approved

11242/APP/2009/60 Pinkwell Primary School Pinkwell Lane Hayes

Change of use from caretaker's residence to educational teaching rooms including conversion of existing integral garage to teaching room, and alterations to door at side (Retrospective application).

Decision: 18-03-2009 Approved

11242/APP/2010/2054 Pinkwell Primary School Pinkwell Lane Hayes

Construction of a single storey building accommodating 2 combined classrooms (total floor area 159 sq. metres) and toilet facilities.

Decision: 12-10-2010 Approved

11242/APP/2011/834 Pinkwell Primary School Pinkwell Lane Hayes

Installation of temporary mobile double classroom for a period of 3 years.

Decision: 01-06-2011 Approved

11242/APP/2012/146 Pinkwell Primary School Pinkwell Lane Hayes

Erection of a new two classroom extension with associated storage and toilet facilities.

Decision: 19-03-2012 Approved

11242/APP/2012/2877 Pinkwell Primary School Pinkwell Lane Hayes

Expansion of school to include stand alone classroom block and extended nursery, dining room, staff room, reception, library and classrooms with associated car parking and

landscaping.

Decision: 19-12-2012 Withdrawn

11242/APP/2012/3116 Pinkwell Primary School Pinkwell Lane Hayes

Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 05-03-2013 Approved

11242/APP/2013/1115 Pinkwell Primary School Pinkwell Lane Hayes

Non-material amendment to planning permission ref: 11242/APP/2012/3116 dated 08/03/13 (expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping) to provide a small extension to the dining hall to improve circulation space.

Decision: 07-05-2013 Approved

11242/APP/2013/2024 Pinkwell Primary School Pinkwell Lane Hayes

Details in compliance with condition 4 (materials) and 8 (fire emergency plan) of permission 11242/APP/2012/3116 (Expansion of school to include stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping).

Decision: 10-09-2013 Approved

11242/APP/2013/2109 Pinkwell Primary School Pinkwell Lane Hayes

Details pursuant to conditions 6 (traffic management plan) and 16 (tree protection) of planning permission ref: 11242/APP/2012/3116 dated 08/03/13; Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 06-12-2013 Approved

11242/APP/2013/2218 Pinkwell Primary School Pinkwell Lane Hayes

Details pursuant to condition 12 (electric vehicle charging points) of planning permission ref: 11242/APP/2012/3116 dated 08/03/13; Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 27-09-2013 Approved

11242/APP/2013/2409 Pinkwell Primary School Pinkwell Lane Hayes

Details pursuant to condition 7 (lighting) of planning permission ref: 11242/APP/2012/3116

dated 08/03/13; Expansion of school to include stand alone classroom block and extended nursery, staffroom, reception, library and classrooms with associated car parking and landscaping.

Decision: 09-10-2013 Approved

11242/APP/2013/3207 Pinkwell Primary School Pinkwell Lane Hayes

Details in compliance with condition 5 (Sustainable Water Management) of planning permission ref: 11242/APP/2012/3116 dated 08/03/2013; Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 17-04-2014 Approved

11242/APP/2014/1691 Pinkwell Primary School Pinkwell Lane Hayes

Non-material amendment to planning permission ref: 11242/APP/2012/3116 dated 08/03/13 (Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping) to add air handling unit and ductwork to staff room roof; add attenuator units and guard rails to KS2 block; include attenuators, omit louvre, and make minor changes to facade on Year 6 block; and to reduce the area of brown roof on the year 6 block.

Decision: 02-06-2014 Approved

11242/APP/2014/2423 Pinkwell Primary School Pinkwell Lane Hayes

Details pursuant to condition 9 (car park management strategy) of planning permission ref: 11242/APP/2012/3116 dated 08/03/13; Expansion of school to include stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 15-07-2014 Approved

11242/APP/2014/2637 Pinkwell Primary School Pinkwell Lane Hayes

Non-material amendment to planning permission ref: 11242/APP/2012/3116 dated 08/03/13 (expansion of school to include stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping) to make changes to the external finishes of the nursery extension.

Decision: 11-08-2014 Approved

11242/APP/2014/410 Pinkwell Primary School Pinkwell Lane Hayes

Non-material amendment to planning permission ref: 11242/APP/2012/3116 dated 08/03/13 to add a small (300mm) parapet between the existing ICT room roof and the new library roof to ensure water-tightness (Expansion of school to include stand alone classroom block and extended nursery, staffroom, reception, library and classrooms with associated car

parking and landscaping)

Decision: 26-02-2014 Approved

11242/APP/2014/413 Pinkwell Primary School Pinkwell Lane Hayes

Details pursuant to condition 13 (Travel Plan and cycle stores) of planning permission ref: 11242/APP/2012/3116 dated 08/03/13; Expansion of school to include standalone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 15-07-2014 Approved

11242/APP/2014/561 Pinkwell Primary School Pinkwell Lane Hayes

Details in part compliance with condition 13 (Travel Plan & cycle storage) of planning permission ref: 11242/APP/2012/3116 dated 08/03/13; Expansion of school to include stand alone classroom block and extended nursery, staff room, reception, library and classrooms with associated car parking and landscaping.

Decision: 15-07-2014 No Further
Action(P)

11242/F/90/2049 Pinkwell Primary School Pinkwell Lane Hayes

Installation of two omni aerials and equipment cabin (Application for determination under Section 64 of the Act)

Decision: 12-12-1990 General
Perm.Devt.

11242/G/92/0513 Pinkwell Junior School Pinkwell Lane Hayes

Erection of a radio base station including metal stub tower, two microwave dishes and prefabricated equipment cabin

Decision: 27-08-1992 Withdrawn

11242/H/92/1291 Pinkwell Junior School Pinkwell Lane Hayes

Installation of microwave dish tower (Application for determination under Section 64 of the Act)

Decision: 10-08-1992 General
Perm.Devt.

11242/M/99/0090 Pinkwell Primary School Pinkwell Lane Hayes

Erection of a staffroom

Decision: 09-03-1999 Approve

Deemed Hill.

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- DMCI 1 Retention of Existing Community Sport and Education Facilities
- DMCI 2 New Community Infrastructure
- DMEI 12 Development of Land Affected by Contamination
- DMEI 14 Air Quality
- DMEI 9 Management of Flood Risk
- DMHB 11 Design of New Development
- DMHB 15 Planning for Safer Places
- DMT 2 Highways Impacts
- DMT 5 Pedestrians and Cyclists
- DMT 6 Vehicle Parking
- DMEI 4 Development on the Green Belt or Metropolitan Open Land
- DMEI 6 Development in Green Edge Locations