

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

Case Officer: Becky Smith	2297/APP/2024/2171
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Date Application Valid:	12.08.2024	Statutory / Agreed Determination Deadline:	17.01.2025
Application Type:	S73	Ward:	Wood End

Applicant: **Department for Education**

Site Address: **Minet Junior School, Avondale Drive, Hayes**

Proposal: **An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704, dated 17-09-2021 (Extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools) to make alterations, including changes to hard and soft landscaping, bin storage, and cycle storage (Part Retrospective and Part Proposed).**

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 has a financial liability)**



Summary of Recommendation:

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

1 Executive Summary

- 1.1 Planning permission was granted for extensions, remodelling and refurbishment of the existing Minet Nursery, Infant and Junior Schools under planning permission reference 2297/APP/2021/2704, dated 17th September 2021. The current planning application submitted under Section 73 of the Town and Country Planning Act 1990 seeks permission to vary Condition 2 (Approved Drawings) of this permission to make alterations. These alterations involve changes to hard and soft landscaping, bin storage, and cycle storage.
- 1.2 No neighbouring objections or comments were received during public consultation on the application, which included letters, a site notice and a press notice. Following receipt of revised plans to secure landscape enhancements, no objections were received from any internal and external consultees, including Sport England.
- 1.3 It is considered that the principle of these changes and the associated visual impact when viewed from the street scene are acceptable. It is therefore concluded, taking all matters into account, that planning permission should be granted subject to conditions set out within Appendix 1.

2 The Site and Locality

- 2.1 Minet School is located on the north side of Avondale Drive and comprises one and two storey buildings situated within large grounds largely comprised of open playing fields. Please see Figure 1 which shows the extent of the site outlined in red.
- 2.2 The school is surrounded by residential properties in Hughes Road to the north, Avondale Drive to the south, Hitherbroom Road to the west and Abbotswood Way to the east, which gives the area an overall residential character and appearance.
- 2.3 The site forms part of the designated Hillingdon Air Quality Management Area. The Hitherbroom Park Nature Conservation Area of Grade 2 importance is located immediately to the north of the site. A tree preservation area (TPO 320) is also designated to the south of the site on land at Bourton Close and Avondale Drive.

Figure 1: Location Plan (application site edged red)



2.4 Photographs of the site are show in Figures 2, 3 and 4 as follows.

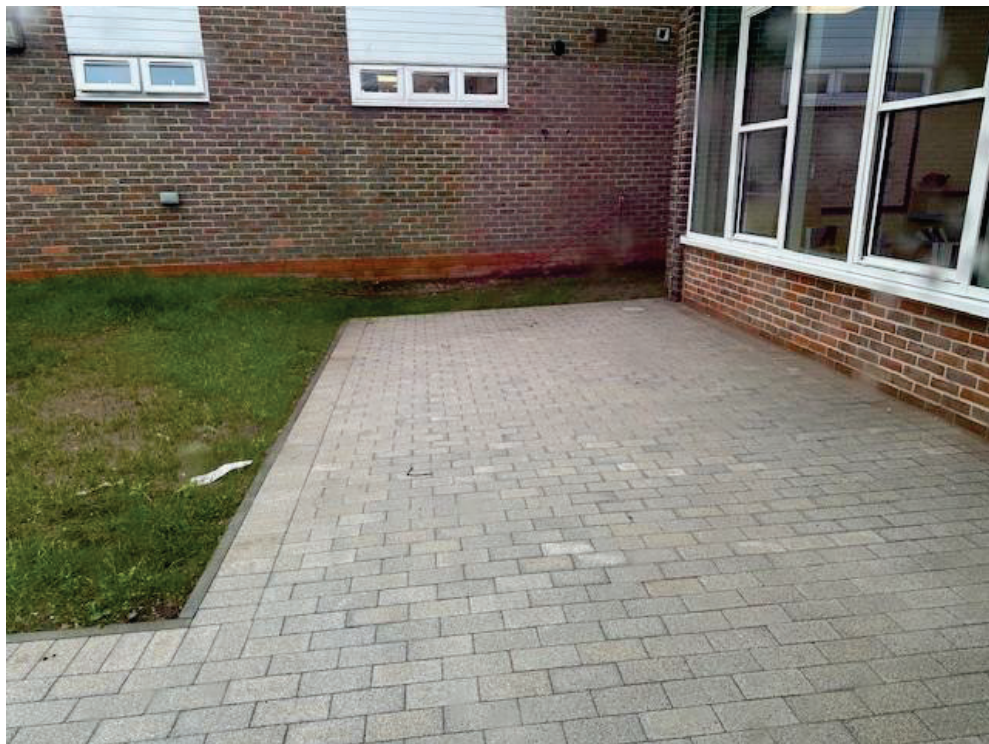
Figure 2: Photograph of the Application Site – Bin Storage Area



Figure 3: Photograph of the Application Site – Fencing and Gates



Figure 4: Photograph of the Application Site – Previously removed pond



3 Proposal

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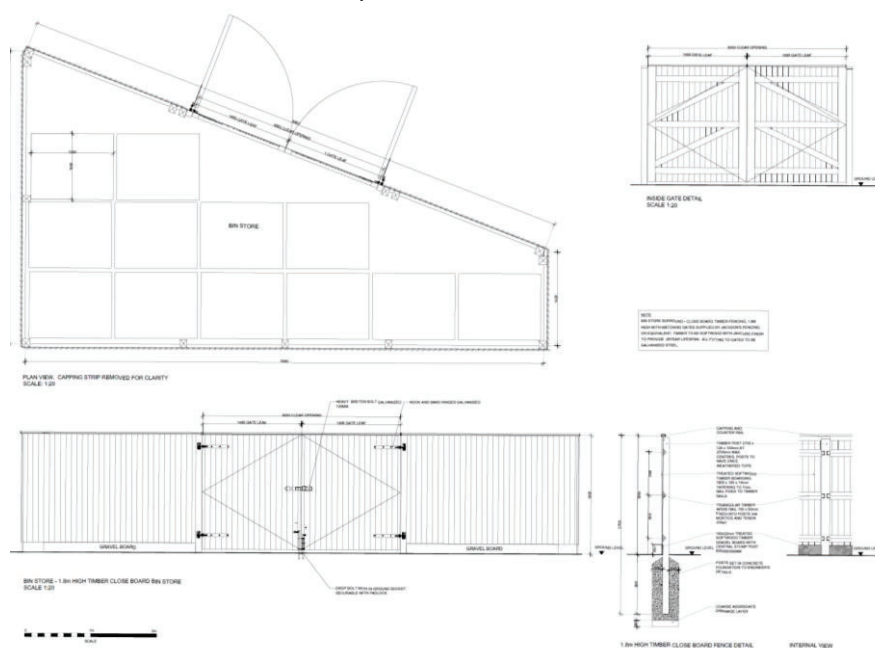
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- 3.1 Planning permission was granted in 2021 for extensions, as well as the remodelling and refurbishment of the nursery, infant and junior schools at the site (ref. 2297/APP/2021/2704, dated 17-09-2021). This application seeks to make minor material amendments to the hard and soft landscaping, bin storage and cycle storage. This would require Condition 2 (approved drawings) to be varied under Section 73 of the Town and Country Planning Act 1990. A list of the proposed alterations is contained in paragraph 7.11.

Figure 5: Proposed Site Plan (please note – larger version of plan can be found in the Committee Plan Pack)



Figure 6: Proposed Bin Store Plan (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

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- 4.1 **Application ref. 2297/APP/2021/2704** – Full Planning permission was granted in 2021 for extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools
- 4.2 **Application ref. 2297/APP/2023/751** – An application submitted under Section 73 of the Town and Country Planning Act 1990 was approved in 2023 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704, dated 17-09-2021, for extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools, to allow the existing hall roof to be replaced.
- 4.3 **Application ref. 2297/APP/2024/1212** - Non-Material Amendment to planning permission ref: 2297/APP/2021/2704 was refused in 2024 as it was considered that there was insufficient information provided within the submission to establish whether the proposed changes were non-material in order to comply with Section 96A of the Town and Country Planning Act 1990.

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 A total of 236 neighbouring properties were consulted by letter dated 28-08-2024. The consultation period ended on 18-09-2024 and no neighbouring objections were received during the consultation period.
- 6.2 Internal and statutory consultee responses received on the application are summarised in Table 1 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Internal and Statutory Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
Urban Design Officer Comments 26-09-2024 1. Rubber crumb is proposed within the root protection zone (RPZ) of two trees along the northern boundary, where previously it had been 'rough ground'. Concern is raised regarding excavating so close to the trunk where it could be avoided. Please revert to the original plan. 2. The existing pergola structure is to be relocated. It is preferable to leave this structure in situ rather than	Comments taken into consideration and revisions sought to address concerns. Revised plans received.

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requiring additional footings within the green space. 3. The addition of a canopy needs to be explained with a scaled drawing. 4. Both the location of the bin and cycle store removes additional green space. It would be preferable for the bin and cycle stores to be located within existing hardscape. There is potential for either the bin store or cycle spaces in the southwest car park between the entrance and substation. 5. The addition of planting beds around the buildings are accepted. 6. The removal of the pond is accepted. 7. The Tiger mulch around the existing trees is accepted. However, concern is raised that the existing trees grills and seating is a more practical solution as the mulch may not stay in place. Urban Design Officer Comments 06-11-2024 1. The proposal for the climbers up the revised railing is welcomed, however, the depth of the troughs needs to be minimum of 450mm to support these plants. It is recommended that part of the surface is cut away to deliver a planting bed 400mm in width to allow the plants to be planted into the ground. 2. The drawing also seems to now show a fence around the car park. Is this a new addition? There should be an additional hedge to lessen the visual impact of this. The location of the other hedge is welcomed. 3. The omission of the rubber crumb is supported. 4. It is also noticed that the proposals include a 2.4m boundary fence in front of the existing. This would result in a fence that gradually declines and falls apart as they won't be able to maintain it. They should remove the old fence.	In respect of point 1, a revised plan was provided increasing the depth of the proposed troughs to 450mm to address the Urban Design Officer's concerns. In respect of point 2, the fence around the car park is existing and therefore no additional hedging was requested in response to this. In respect of point 3, this is agreed and considered to be resolved. In respect of point 4, the planning agent has confirmed the pre-existing fence was removed. This is acceptable.
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	To conclude, all comments have been addressed.
Sport England Comments 27-11-2024 The Proposal and its Impact on the Playing Field The proposed amendments to the approved scheme that affect playing field land appear to be as follows: • A new location of polytunnel on the eastern playing field, • Cycle parking provision on the western playing field, and • What appears to be three trees on the western playing field (to the east of the northern Football pitch shown). Assessment against Sport England's Playing Fields Policy: The proposed amendments highlighted above result in less natural playing field land than originally approved. However, all these elements are located in areas that are unlikely to impact either playing fields' ability to accommodate playing pitches or materially impact the usability of the playing field(s) as a whole. Sport England is, therefore, satisfied that there is limited, if any, material impact on the playing field compared to the approved scheme. Consequently it considers the scheme to still broadly meet Exception 3 of its Playing Field Policy. Sport England's Position: Given the above, Sport England raises no objection to the application because it is considered to broadly accord with Exception 3 of our Playing Fields Policy. If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agenda(s), report(s) and committee date(s). Please notify Sport England of the outcome of the planning application.	Comments noted

7 Planning Assessment

Principle of Development

Education

- 7.1 Paragraph 100 of the National Planning Policy Framework (2024) states that it is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. The current application will support the upgrade and refurbishment of an existing school to bring it up to modern day needs for local residents.
- 7.2 Policy S3 of the London Plan (2021) seeks to ensure there is a sufficient supply of good quality education facilities to meet demand and offer educational choice.
- 7.3 Policy CI1 of the Hillingdon Local Plan: Part 1 (2012) seeks to ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by supporting extensions to existing schools and the development of new schools and youth facilities.
- 7.4 Policy DMCI 2 of the Hillingdon Local Plan: Part 2 (2020) states that proposals for the refurbishment and re-use of existing premises for community facilities will be supported.
- 7.5 Under the original planning application (ref. 2297/APP/2021/2704) submission for this site, it was noted that the school was in a poor state of repair with temporary classrooms being used to support the main function of the school. Consent was granted for comprehensive refurbishment, remodelling and extensions to the school to provide a good quality learning environment for both the infants and junior schools. Great weight was attached to the school improvements and the principle of development was strongly supported.
- 7.6 The current application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704 to make alterations including changes to hard and soft landscaping, bin storage and cycle storage. The principle of these alterations is accepted, subject to the detailed consideration of all other material planning considerations covered elsewhere within this report.

Impact on Playing Field

- 7.7 Sport England's Playing Field Policy and Guidance (2018) 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.

- 7.8 The proposed relocation of the polytunnel would occupy a small area of land on the edge of the school's playing field. Accordingly, the proposal prejudices the use, or leads to the loss of use, of land being used as a playing field or has been used as a playing field in the last five years, as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (Statutory Instrument 2015 No. 595). Consultation with Sport England is therefore a statutory requirement.
- 7.9 The proposed development results in encroachment onto the playing field. However, having considered the nature of the playing field and its ability to accommodate a range of pitches, it is not considered that the development would reduce the overall sporting capability of the site. Consequently, Officers are of the view that the proposal broadly meets exception E3 of the playing fields policy, in that: "The proposed development affects only land incapable of forming part of a playing pitch and does not: reduce the size of any playing pitch; result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas); reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality; result in the loss of other sporting provision or ancillary facilities on the site; or prejudice the use of any remaining areas of playing field on the site." This being the case, Sport England have not objected to the application.

Design

Impact on Character and Appearance

- 7.10 Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies (2012) and Policy DMHB 11 of the Hillingdon Local Plan Part Two – Development Management Policies (2020) aim to ensure development is designed to the highest standard and incorporate principles of good design, with DMHB 11 setting out specific guidelines for this.
- 7.11 As outlined above, this application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704. Specifically, the proposed alterations to the school are as follows:
- Relocation of the Infant and Junior School bin store location.
 - Installation of a single gate within Infant School leading to the bin store / service yard.
 - Installation of single and double gates within Junior School leading to the bin store / service yard.
 - Installation of new planting beds to the Infant and Junior School.
 - Adaptation to the Infant School fence line and planters.
 - Infant school area tarmac replaced.
 - Stainless steel bollards installed within the car park.
 - Installation of permeable asphalt to the car park.

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- Cycle hoops relocated within the Junior School playground.
- Installation of an additional canopy to the existing library building within Junior School.
- Relocation of polytunnel within the playing field.
- Installation of additional fire escape with associated paving and removal of pond.

- 7.12 The proposal also initially included the installation of rubber crumb to the north of the application site. However, during the course of the application, it was requested by the Urban Design Officer that the installation of rubber crumb to the north of the application site be removed, due to the projection into the root protection zone of several trees. This was agreed by the applicant and this part of the proposal was removed.
- 7.13 Part of the proposal includes the relocation of the Infant and Junior School bin stores from their existing location to the southeast of the site, located in front of the existing grounds keeper's house. The reason stated for this relocation of the bin store is to improve the hygiene standards and improve fire safety, given the current arrangement limits access from a number of classrooms in the event of a fire.
- 7.14 Whilst the need for the relocation is recognised, it is considered that the proposed location is not optimal given the loss of soft landscaping to the front of the existing grounds keeper's house, to be replaced with permeable tarmac. The fencing and gates of the bin store are characterised with a natural wooden finish, enclosing the bins so that they are not visible.
- 7.15 During the course of the application, following comments from the Council's Urban Design Officer comments, additional soft landscaping has been included on site in order to offset the loss of soft landscaping to accommodate the bin store. This additional soft landscaping includes the following:
- 35 linear metres of additional hedging
 - 11 metres of climbing planters to the front façade of the bin store
- 7.16 Following this inclusion of additional hedging and climbing planters to mitigate the loss of soft landscaping, the proposed new bin store would be considered acceptable on balance. Given the bin store is located within the site, it is not visible from the street scene along Avondale Drive or any other public vantage points outside of the school. It is therefore considered that the proposed bin store would not result in any significant harm to the character or appearance of the street scene or wider area.
- 7.17 The installation of the single gate within the Infant School and the single and double gates within the Junior School would provide new access to the proposed bin store. The materials of the proposed new gates would match the existing metal fencing and would therefore be considered acceptable in design terms and would

not result in any significant harm to the character or appearance of the site or wider street scene.

- 7.18 The installation of new planting beds to the Infant and Junior School, adaptation to the Infant School fence line, installation of a new canopy to the library and planters and relocation of the cycle hoops would also be considered acceptable in design terms.
- 7.19 The replacement of the tarmac within the Infant School and the installation of permeable asphalt to the car park is considered acceptable in design terms, given the similar nature to the existing materials. The replacement of this hard standing would therefore not result in any harm to the character or appearance of the site or wider area.
- 7.20 The proposal also includes the addition of stainless-steel bollards to the car park. The reason for this is to meet Building Control requirements and provide an enhanced level of protection to pedestrians. The reason for the inclusion of the stainless-steel bollards is supported and it is considered that their inclusion would not result in any significant harm to the character or appearance of the site and would be acceptable in design terms.
- 7.21 The proposal includes the provision of an additional fire escape with associated paving and removal of the existing pond. Given the location and nature of the existing pond, which is not visible from any public vantage points, its removal would be considered acceptable. Another reason for the removal of the pond has been stated as due to concerns around safety. This reasoning is accepted.
- 7.22 Finally, the proposal also includes the relocation of the polytunnel within the playing field. Given the siting within the playing field, Sport England were consulted on the proposal and raised no objection, given that it is considered to comply with Exception 3 of Sport England's Playing Fields Policy. Their comments state that the proposed amendment would result in less natural playing field. However, the element affected would be in areas that are unlikely to impact either playing fields ability to accommodate playing pitches or materially impact the usability of the playing field as a whole. On this basis, the relocation of the polytunnel is considered acceptable in design terms.
- 7.23 Overall, the external soft and hard landscaping amendments set out within this application are considered minor alterations and would not be significant changes when viewed from the street scene. Given the inclusion of the additional hedging and planters which offset the loss of soft landscaping resulting from the proposal and specifically the relocation of the bin store, the proposal overall would be accepted in design terms and is not considered to result in any significant harm in terms of character or appearance. The proposed development is considered to accord with Policy BE1 of the Hillingdon Local Plan: Part 1 (2012) and Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

Access

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- 7.24 Matters relating to access have already been established by grant of the original permission. There has been no material change in site circumstances to suggest that the previous assessment is no longer valid.

Security

- 7.25 Matters relating to security have already been established by grant of the original permission. There has been no material change in site circumstances to suggest that the previous assessment is no longer valid.

Sustainable Waste Management

- 7.26 Matters relating to sustainable waste management have already been established by grant of the original permission. There has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

Fire Safety

- 7.27 Policy D12 of the London Plan (2021) states that all major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The statement should detail how the development proposal will function in fire safety terms.
- 7.28 As changes have been made for a fire safety reason, an amended Fire Statement needs to be submitted for consideration. This is proposed to be secured by Condition 10. Subject to this condition, the proposed would accord with the requirements of Policy D12 of the London Plan (2021).

Residential Amenity

Impact on neighbours

- 7.29 Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) ensures that proposals do not adversely impact on the amenity, daylight, sunlight of adjacent properties and open space. This policy is supported by Paragraphs 5.38, 5.40 and 5.41 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) which sets out how development should ensure that it does not impact neighbouring privacy, outlook and daylight and sunlight.
- 7.30 The closest residential neighbours to the proposed new bin store are Nos. 21 and 23 Avondale Drive to the south of the application site. These neighbours are situated approximately 50 metres away from the proposed bin store. Neighbouring properties along Hitherbroom Road are situated approximately 80m away to the west and neighbouring properties along Hughes Road are situated approximately 140m away to the north. Given the separation distance between the proposed bin store and residential neighbours, it is not considered that there would be any harm in terms of access to daylight, sunlight, outlook or overbearing effect.

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- 7.31 The other soft and hard landscaping changes proposed within the site including the planters, installation of gates, replacement of hard landscaping, removal of pond, is not considered to have any impact on the amenity of any residential neighbours, in terms of access to daylight, sunlight, outlook or overbearing effect.
- 7.32 Overall, given the nature and siting of the proposed works, it is not considered that the proposal would have any significant impacts on the amenity of neighbouring residents. The proposal therefore accords with the requirements of Policy DMHB 11, part B), of the Hillingdon Local Plan: Part 2 (2020).

Transport

Highways, Parking and Pedestrian Safety

- 7.33 Policy DMT 2 of the Local Plan: Part Two (2020) notes development proposals must ensure that safe and efficient vehicular access to the highways network is provided to the Council's standards and Policy DMT 6 of the Local Plan: Part Two (2020) states that development proposals must comply with the relevant parking standards.
- 7.34 The application proposes minor changes including the replacement of the hard landscaping within the car park and playground of the school. The application also proposes the installation of new stainless-steel bollards which aim to improve pedestrian safety on site.
- 7.35 Overall, it is considered that the proposal would not materially impact the vehicular and highways network and would have no impact on parking. It is also considered that the proposal would improve safety for pedestrians on site which would be supported. Other matters relating to highways, car parking and pedestrian safety have already been established by grant of the original permission and there has been no material change in site circumstances to suggest that the previous assessment is no longer valid.
- 7.36 The proposal is therefore considered to be in accordance with Policy DMT 2 and DMT 6 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Environmental Issues

Noise

- 7.37 Matters relating to noise have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

Air Quality

- 7.38 Matters relating to air quality have already been established by grant of original permission and there has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

Trees, and Landscaping

- 7.39 Policy DMHB 14 of the Local Plan: Part Two (2020) notes all developments will be expected to retain or enhance the existing landscape, trees, biodiversity and natural features of merit. Planning applications for proposals that would affect existing trees will be required to provide an accurate tree survey showing the location, height, spread and species of trees.
- 7.40 The application site benefits from trees around all boundaries, either on, or off site. It is noted that these trees are not specifically protected under a Tree Preservation Order or a Conservation Area, despite this, they are considered an asset to the street scene and providing valuable visual amenity.
- 7.41 The proposals set out within this application are not considered to impact any trees within the site or surrounding land, in accordance with Policy DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020). The proposal does, however, result in the loss of some soft landscaping to accommodate the proposed bin store to the front of the grounds keepers house, which would not be preferable.
- 7.42 However, during the course of the application, amendments were sought to include additional hedging and climbing planters, aiming to offset the loss of soft landscaping to accommodate the bin stores. On the basis of this additional soft landscaping to be provided on site, it is not considered that the loss of soft landscaping would be a robust or reasonable reason for refusal of this application.
- 7.43 Condition 7 is proposed to secure the implementation of the submitted landscaping details to ensure the proposed enhancement measures will be sufficiently successful. Since the development has already commenced and is part retrospective, Condition 1 requires the landscaping scheme to be fully implemented within six months of the grant of permission. Subject to these conditions, it is considered that the proposal would accord with Policy DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020).

Biodiversity

- 7.44 Biodiversity net gain does not apply to section 73 permissions where the original permission which the section 73 relates to was granted before 12 February 2024. The original permission was granted on 17th September 2021 and as such, biodiversity net gain is not relevant to the consideration of this application.

Flood and Water Management

- 7.45 Matters relating to flood and water management have already been established by grant of the original permission. There has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

Sustainability

- 7.46 Matters relating to sustainability have already been established by grant of the original permission. There has been no material change in policy and/or site circumstances to suggest that the previous assessment is no longer valid.

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.

Local Finance Considerations and CIL

- 8.3 Not applicable.

9 Conclusion / Planning Balance

- 9.1 This application is submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference 2297/APP/2021/2704 to make alterations, including changes to hard and soft landscaping, bin storage, and cycle storage. The principle of these changes and the associated minimal visual impact when viewed from the street scene are acceptable. The changes proposed are considered to constitute minor material amendments and it is concluded, taking all matters into account, that planning permission should be granted subject to the conditions set out in Appendix 1.

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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

2297/APP/2024/2171

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 17th September 2021. The landscaping scheme hereby permitted and pursuant to condition 7, shall be implemented in its entirety within 6 months of the date of this planning 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 be retained in complete accordance with the details shown on the submitted plan numbers:

MIN-UBU-XX-GF-DR-L-0001 Rev P01
MIN-JMA-00-GF-DP-A-PL11 S1 Rev. P01
MIN-JMA-00-01-DP-A-PL11 S1 Rev. P01
MIN-JMA-00-RL-DP-A-PL-11 S1 Rev. P04
MIN-JMA-00-GF-DP-A-PL12 SI Rev. P01
MIN-JMA-00-01-DP-A-PL12 SI Rev. P01
MIN-JMA-00-RL-DP-A-PL-12 S1 Rev. P05
MIN-JMA-00-ZZ-DE-A-PL01 S1 Rev. P04
MIN-JMA-00-ZZ-DE-A-PL02 S1 Rev. P04
MIN-JMA-00-ZZ-DE-A-PL03 S1 Rev. P04
MIN-UBU-XX-GF-DR-L-1000 Rev C13
MIN-UBU-XX-GF-DR-L-2008 Rev C02
MIN-UBU-XX-GF-DR-L-2009 Rev C02
MIN-UBU-XX-GF-DR-L-3000 Rev C05
MIN-UBU-XX-GF-DR-L-3004 Rev C07
BX47 - Semi Domed Sheffield Stainless Steel Bollard Specifications

REASON

To ensure the development complies with the provisions of the Local Plan: Part One Strategic Policies (2012), Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

3. COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Design & Access Statement;
Construction Phase Health and Safety Plan (CPHSP);
Arboricultural Impact Assessment dated May 2021;
Ecological Assessment dated January 2021;
Drainage Strategy dated March 2021;
Covering Letter dated July 2021;
Planning Statement dated July 2021;
Energy Statement dated March 2021;
Flood Risk Assessment dated April 2021;
Ambient Noise Assessment dated Dec 2020; and
Air Quality Assessment dated February 2021.

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

REASON

To ensure the development complies with the provisions of the Local Plan: Part One Strategic Policies (2012), Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

4. NONSC Accessibility

Details pertaining to inclusive accessibility were approved under application reference 2297/APP/2021/4551 (dated 21st July 2022). The development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure an Accessible and Inclusive development for everyone in accordance with Policy D5 of the London Plan (2021).

5. COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428

(1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy DMHB 14 of the Hillingdon Local Plan Part 2 (2020) and to comply with Section 197 of the Town and Country Planning Act 1990.

6. COM8 Tree Protection

Details pertaining to tree protection were approved under application reference 2297/APP/2022/556 (dated 3rd May 2023). The development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

7. COM9 Landscape Scheme

The landscaping scheme shall be carried out in complete accordance with the following plans:

MIN-UBU-XX-GF-DR-L-1000 Rev C13 - Site Layout Plan
MIN-UBU-XX-GF-DR-L-2008 Rev C02 - Bin Store Details
MIN-UBU-XX-GF-DR-L-2009 Rev C02 - Planter Fence Details
MIN-UBU-XX-GF-DR-L-3000 Rev C05 - Planting Plan
MIN-UBU-XX-GF-DR-L-3004 Rev C07 - Planting Plan Two

The development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 14 of the Hillingdon Local Plan Part 2 (2020).

8. NONSC Automatic Lighting

Measures shall be put in place to ensure that lights, including car park lighting, are automatically turned off when the buildings are not in use.

REASON

To safeguard residential amenity in accordance with policies DMHB 11 of the Hillingdon

Local Plan: Part Two - Development Management Policies (2020) and to reduce energy demands in accordance with Policy SI 2 of the London Plan (2021).

9. NONSC Boiler Plant

The development hereby approved, shall replace existing boiler plant with low NOX (<40 mg/kWh) boilers as part of the refurbishment works.

REASON

To improve air quality within the Air Quality Management Area in accordance with Policy DMEI 1 and DME 14 of the Local Plan: Part Two (2021) and Policy SI 1 of the London Plan (2021).

10. NONSC Fire Strategy Report

Within 3 months of the date of this planning permission, an updated Fire Strategy Report shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON:

To ensure that the development meets Fire Safety Standards in accordance with policy D12 of the London Plan (2021).

11. NONSC Construction Compound

Details pertaining to the construction compound were approved under application reference 2297/APP/2022/556 (dated 3rd May 2023). The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To protect the amenities of neighbouring residents in accordance with Policy DHMB 11 of the Local Plan: Part Two (2020).

12. NONSC Materials to Match Existing

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

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)

13. NONSC Demolition and Construction Management Plan

Details pertaining to the Demolition and Construction Management Plan were approved under application reference 2297/APP/2022/556 (dated 3rd May 2023). The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy DMHB11 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. I63 Equality Act

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.

3.

The following plans have been APPROVED:

MIN-UBU-XX-GF-DR-L-0001 Rev P01
MIN-UBU-XX-GF-DR-L-1000 Rev C13
MIN-UBU-XX-GF-DR-L-2008 Rev C02
MIN-UBU-XX-GF-DR-L-2009 Rev C02
MIN-UBU-XX-GF-DR-L-3000 Rev C05
MIN-UBU-XX-GF-DR-L-3004 Rev C07
BX47 - Semi Domed Sheffield Stainless Steel Bollard Specifications

4.

The following plans have been SUPERSEDED:

MIN-UBU-XX-GF-DR-L-1000 Rev C15
MIN-UBU-XX-GF-DR-L-2009 Rev C01
MIN-UBU-XX-GF-DR-L-0005 S1 Rev. P03
MIN-UBU-XX-GF-DR-L-3000 D1 Rev. P03
MIN-UBU-XX-GF-DR-L-3001 D1 Rev. P03

5.

The Council is aware of the presence of land, situated approximately 270 metres from the boundary of the subject site. The materials in the landfill had limited potential to emit gas. However, the current risk of gas migration is considered minimal due to the age of the landfill. It is recommended that the temporary structure/s are suitably placed to minimise the possible entry of any migrating landfill gas/ground gas.

6.

Considerations in relation to gas pipeline/s identified on site: 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

7.

Given the nature of the proposed application, it is possible that a crane may be required. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes' (available at <http://www.aoa.org.uk/wp-content/uploads/2016/09/Advice-Note-4-Cranes-2016.pdf>)

I53 Compulsory Informative (2)

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

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
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 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP S3	(2021) Education and childcare facilities
LPP S4	(2021) Play and informal recreation
LPP S5	(2021) Sports and recreation facilities
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport

Appendix 2: Relevant Planning History

2297/APP/2021/2704 Minet Junior School Avondale Drive Hayes

Extensions, remodeling and refurbishment of the existing Nursery, Infant and Junior Schools

Decision: 16-09-2021 Approved

2297/APP/2023/751 Minet Junior School Avondale Drive Hayes

An application submitted under Section 73 of the Town and Country Planning Act 1990 to vary Condition 2 (Approved Drawings) of planning permission reference

2297/APP/2021/2704, dated 17-09-2021, for extensions, remodeling and refurbishment of the existing Nursery, Infant and Junior Schools, to allow the existing hall roof to be replaced.

Decision: 09-08-2023 Approved

2297/APP/2024/1212 Minet Junior School Avondale Drive Hayes

Non-Material Amendment to planning permission ref: 2297/APP/2021/2704, dated 08-07-2021 (Extensions, remodelling and refurbishment of the existing Nursery, Infant and Junior Schools), in order to amend Condition 2 (Accordance with Approved Plans).

Decision: 18-07-2024 Refused

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
PT1.EM5	(2012) Sport and Leisure
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise

Part 2 Policies:

DMCI 1	Retention of Existing Community Sport and Education Facilities
DMCI 1A	Development of New Education Floorspace
DMEI 11	Protection of Ground Water Resources
DMEI 12	Development of Land Affected by Contamination
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
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 4	Public Transport
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP S3	(2021) Education and childcare facilities
LPP S4	(2021) Play and informal recreation
LPP S5	(2021) Sports and recreation facilities
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI8	(2021) Waste capacity and net waste self-sufficiency
LPP T2	(2021) Healthy Streets
LPP T4	(2021) Assessing and mitigating transport impacts
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment