

DELEGATED DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL Select an Option

1.	No valid planning application objection in the form of a petition of 20 or more signatures, has been received	<input type="checkbox"/>
2.	Application complies with all relevant planning policies and is acceptable on planning grounds	<input type="checkbox"/>
3.	There is no Committee resolution for the enforcement action	<input type="checkbox"/>
4.	There is no effect on listed buildings or their settings	<input type="checkbox"/>
5.	The site is not in the Green Belt (but see 11 below)	<input type="checkbox"/>

REFUSAL RECOMMENDED: GENERAL

6.	Application is contrary to relevant planning policies/standards	<input type="checkbox"/>
7.	No petition of 20 or more signatures has been received	<input type="checkbox"/>
8.	Application has not been supported independently by a person/s	<input type="checkbox"/>
9.	The site is not in Green Belt (but see 11 below)	<input type="checkbox"/>

RESIDENTIAL DEVELOPMENT

10.	Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha	<input type="checkbox"/>
11.	Householder application in the Green Belt	<input type="checkbox"/>

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

12.	Change of use of retail units on site less than 1 ha or with less than 1000 sq. m other than a change involving a loss of A1 uses	<input type="checkbox"/>
13.	Refusal of change of use from retail class A1 to any other use	<input type="checkbox"/>
14.	Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use.	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

15.	Certificate of Lawfulness (for proposed use or Development)	<input type="checkbox"/>
16.	Certificate of Lawfulness (for existing use or Development)	<input type="checkbox"/>
17.	Certificate of Appropriate Alternative Development	<input type="checkbox"/>

CERTIFICATE OF LAWFULNESS

18.	ADVERTISEMENT CONSENT (excluding Hoardings)	<input type="checkbox"/>
19.	PRIOR APPROVAL APPLICATION	<input type="checkbox"/>
20.	OUT-OF-BOROUGH OBSERVATIONS	<input type="checkbox"/>
21.	CIRCULAR 18/84 APPLICATION	<input type="checkbox"/>
22.	CORPSEWOOD COVENANT APPLICATION	<input type="checkbox"/>
23.	APPROVAL OF DETAILS	<input type="checkbox"/>
24.	ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where the Heads of Terms have already received Committee approval	<input type="checkbox"/>
25.	WORKS TO TREES	<input type="checkbox"/>
26.	OTHER (please specify)	<input type="checkbox"/>

The delegation powers schedule has been changed. Interim Director of Planning, Regeneration & Public Realm can determine this application

Case Officer:

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informative's are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DETAILS SHOULD BE USED IN THE PS2 RETURNS ODPM

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:

Site Location Plan

2006 / 731 / 28 REV E

02 Rev B

Travel Plan 00414 dated 13/03/2025

Transport Statement 00414 dated 13/03/2025

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan Parts 1 (November 2012) and 2 (January 2020) and the London Plan (2021).

3. D11 Restrictions on Changes of Uses

The floor area shown on the approved drawings shall only be used as an gym Use Class E (d) only and for no other use (including those other uses which form Use Class E).

REASON

For the avoidance of doubt, as the application has been assessed on this basis and the impact of any further changes of use would need to be considered against planning policy.

4. HO4 Materials

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)

5. NONSC Inclusive Design

The Change of Use hereby approved shall ensure that the accessible toilet/shower cubicle as illustrated on drawing number 02, revision B, dated 13 December 2024, is designed and fitted in accordance with BS 8300:2018. All such provisions must remain in place and available for use for so long as the development exists.

REASON

To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

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. I99 The Equality Act 2010

The Equality Act 2010 aims to safeguard individuals accessing goods, facilities, and services from discrimination based on a 'protected characteristic', including disability. In accordance with the Act, service providers must enhance access to and within their premises, especially when reasonable adjustments are feasible and straightforward to implement. The Act mandates that service providers proactively identify and eliminate barriers hindering disabled people.

3. I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. To display an advertisement without the necessary consent is an offence that can lead to prosecution. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

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 Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London (2021) and national guidance.

LPP D4 (2021) Delivering good design

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

LLP D1 (2021) London's form character and capacity for growth

LPP D5 (2021) Inclusive design

LPP G2 (2021) London's Green Belt

LPP S5 (2021) Sports and recreation facilities

LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T2	(2021) Healthy Streets
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF13 -24	NPPF13 2024 - Protecting Green Belt land

3. CONSIDERATIONS

3.1 Site and Locality

The site is currently used by Yeading Football Club comprises the car park, the main football pitch, the training pitch, a five-a-side all weather pitch (Astro Turf) and the clubhouse with associated recreational facilities, offices, function room, changing rooms and spectator stand and associated facilities.

The sports ground is approximately 5.0ha in extent and is bounded by Springfield/Beaconsfield Road Business Park to the north. The western boundary is formed by the Guru Nanak Sikh College, whilst the Yeading Brook forms the east and south boundary. The Grand Union Canal is situated further east, adjacent to the Yeading Brook.

The site is designated Green Belt land and the Grand Union Canal, which extends along the eastern and southern boundaries of the site is identified as a Site of Metropolitan Significance for Nature Conservation and forms part of a Green Corridor. The site also immediately adjoins an area identified as a Nature Conservation Area of Grade 1 Importance. The site is within Flood Zone 2 and partially within Flood Zone 3 during a 100-year rainfall event.

3.2 Proposed Scheme

Planning permission is sought for the Change of use of function room to public accessible gym.

3.3 Relevant Planning History

26131/APP/2023/3417 YEADING FC BEACONSFIELD ROAD HAYES

Erection of open stand (retrospective application)

Decision: 25-01-2024 Approval

26131/APP/2015/1505 YEADING FC BEACONSFIELD ROAD HAYES

Erection of marquee for temporary period of at least two years and the creation of 25 additional parking spaces.

Decision: 10-11-2015 Refusal

26131/APP/2013/1681 Hayes and Yeading Football Club BEACONSFIELD ROAD HAYES

Installation of temporary inflatable dome over existing training pitch and associated plants.

Decision: 16-12-2013 Withdrawn (P)

26131/APP/2011/1598 Hayes and Yeading Football Club BEACONSFIELD ROAD HAYES

Amendment re planning application ref. 26131/APP/2008/2054.

Decision: 13-06-2019 Withdrawn (P)

26131/APP/2008/2054 YEADING F C BEACONSFIELD ROAD HAYES

Construction of new synthetic pitch, relocation of existing football pitch and 2 x 5-a-side synthetic pitches, erection of a replacement main stand and extensions to west stand (involving demolition of existing main stand and an iron building).

Decision: 30-09-2008 Approval

26131/APP/2007/3100 YEADING FC BEACONSFIELD ROAD HAYES

CONSTRUCTION OF NEW SYNTHETIC PITCH, RELOCATION OF EXISTING FOOTBALL PITCH AND 2, FIVE-A-SIDE SYNTHETIC PITCHES, ERECTION OF A REPLACEMENT MAIN STAND AND EXTENSIONS TO WEST STAND (INVOLVING DEMOLITION OF EXISTING MAIN STAND AND AN IRON BUILDING).

Decision: 13-05-2008 Withdrawn (P)

26131/T/92/0012 YEADING FC BEACONSFIELD ROAD HAYES

Details of scheme of landscaping in compliance with condition 2 of planning permission ref. 26131N/89/1917 dated 19.12.89; Erection of single storey extension to existing sports hall and new football/cricket pitch

Decision: 18-02-1992 Approval

26131/P/91/1789 YEADING FC BEACONSFIELD ROAD HAYES

Use of existing sports hall as a weekday nursery for up to 54 children

Decision: 25-02-1992 Approval

26131/N/89/1917 YEADING FC BEACONSFIELD ROAD HAYES
Retention of a single storey extension to existing sports hall/function hall to provide kitchen/
changing rooms and new football/cricket pitch
Decision: 19-12-1989 Approval

26131/M/89/1499 YEADING FC BEACONSFIELD ROAD HAYES
Formation of multi sport synthetic surface on sports playing field and the erection of four
floodlights
Decision: 22-11-1989 Approval

26131/K/88/2355 YEADING FC BEACONSFIELD ROAD HAYES
Erection of 2-storey side extension to existing clubhouse & s/s sports/function hall
Decision: 08-12-1988 Approval

26131/J/88/0782 YEADING FC BEACONSFIELD ROAD HAYES
Use of land to provide football & cricket pitches
Decision: 07-11-1988 Approval

26131/G/86/0331 YEADING FC BEACONSFIELD ROAD HAYES
Extension/Alterations to Leisure premises (P) of 727 sq.m.
Decision: 16-04-1986 Approval

26131/E/85/0530 YEADING FC BEACONSFIELD ROAD HAYES
Application for radio masts, flagpoles etc (P)
Decision: 10-05-1985 Approval

26131/D/84/1415 YEADING FC BEACONSFIELD ROAD HAYES
Alterations to elevations of existing clubhouse.
Decision: 28-09-1984 Approval

26131/C/84/0420 YEADING FC BEACONSFIELD ROAD HAYES
Details in compliance with Cond. 6 of 26131B/ 820867
Decision: 31-08-1984 Withdrawn (P)

26131/B/82/0867 YEADING FC BEACONSFIELD ROAD HAYES
Leisure development - 1306sq.m. (Full)(P)
Decision: 02-12-1982 Approval

26131/A/80/1712 YEADING FC BEACONSFIELD ROAD HAYES
Leisure development - 1306sq.m. (Full)(P)
Decision: 10-11-1981 Approval

26131/78/2090

YEADING FC BEACONSFIELD ROAD HAYES

Laying out of a football pitch and erection of a 2-storey clubhouse/changing-rooms etc. (Outline).

Decision: 14-05-1980 Approval

26131/B /82/0867

Comment on Planning History

The planning history for the site is listed above.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date: **11th December 2024**

4.2 Site Notice Expiry Date: Not applicable

5. Comments on Public Consult

EXTERNAL CONSULTEES:

14 neighbouring properties, A Rocha18 - 19 Avenue Road and Friends of Minet Country Park were consulted on the application by letter dated 10-10-24. The consultation period expired 29-11-24. No representations have been received.

INTERNAL CONSULTEES:

Access Officer:

These plans can be added to form part of any planning approval, with the following condition attached any granted permission:

The Change of Use hereby approved shall ensure that the accessible toilet/shower cubicle as illustrated on drawing number 02, revision B, dated 13 December 2024, is designed and fitted in accordance with BS 8300:2018. All such provisions must remain in place and available for use for so long as the development exists.

REASON: To ensure an Accessible and Inclusive development for everyone in accordance with London Plan policy D5.

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.

Highway Officer:

The Highway Authority has previously been consulted upon this planning application and raised an

objection on the grounds of lack of information. In response the applicant/developer has submitted the document titled "Capital Transport Planning, Transport Statement, Hayes and Yeading United FC, Hayes, March 2025" which provides further details regarding car parking and cycle parking provision. The Transport Statement confirms that the number of short-stay cycle parking spaces proposed would be in accordance with the London Plan 2021 standard. Twenty covered and secure spaces would be provided which exceed the London Plan requirement of 5no. The long-stay standard is one space per 8no. members of staff, whilst it is not known how many people will work at the gym, it is anticipated that the twenty short-stay cycle parking spaces would be sufficient to cater for long-stay cycle parking as well. It has been confirmed that the proposal would offer 25no. car parking spaces which would include 1no. disabled persons space, 1no. enlarged space, 1no. active electric vehicle (EV) space and 1no. passive EV space. This standard of provision is in accordance with the London Plan standards set out in Policy T6.4 and Policy T6.5. There are no highway objections to this proposal.

6. 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

Part 2 Policies:

LPP D4	(2021) Delivering good design
LPP D3	(2021) Optimising site capacity through the design-led approach
LLP D1	(2021) London's form character and capacity for growth
LPP D5	(2021) Inclusive design
LPP G2	(2021) London's Green Belt
LPP S5	(2021) Sports and recreation facilities
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T2	(2021) Healthy Streets
DMHB 11	Design of New Development
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
DMEI 4	Development on the Green Belt or Metropolitan Open Land
DMEI 9	Management of Flood Risk
NPPF12 -24	NPPF12 2024 - Achieving well-designed places

In addition: Development Plan:

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)

Material Considerations:

The National Planning Policy Framework (NPPF) (2024) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

7. MAIN PLANNING ISSUES

7.1 Impact on the amenities of the occupiers of neighbouring residential properties

Policy DMHB 11 (2020) requires that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.

Given there is no residential development within the vicinity of the site, is considered the scheme would not give rise to any detrimental impact to residential neighbours from loss of light, overdominance or loss of privacy. Given the distance between the stadium and the nearest residential properties any additional noise generated by the gym would not give rise to concerns regarding noise pollution as the level of noise would not exceed that of a match day. As such the development would comply with Policy DMHB 11 of the Hillingdon Local Plan: Part Two (2020).

7.2 Impact on Street Scene

CHARACTER AND APPEARANCE:

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.

Policy BE1 of the 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.

The proposed development would see the conversion of an existing function room/store room to a publicly accessible gym. The development would be largely internal with minor external alterations and as such there would be no harm on the character and appearance of the building nor the surrounding area. A condition has been added to ensure any external alterations match the existing buildings materials to maintain character.

It should be noted that this development does not include the approval of any proposed signage. Should signage be proposed in future, an application for advertisement consent should be applied for.

7.3 Traffic Impact/Pedestrian Safety

See below section.

7.4 Carparking & Layout

During the process of the application a transport assessment and travel plan was submitted. The document provides details regarding the car parking and cycle parking provision. The Transport Statement confirms that the number of short-stay cycle parking spaces proposed would be in accordance with the London Plan 2021 standard. Twenty covered and secure spaces would be provided which exceed the London Plan requirement of 5no. The long-stay standard is one space per 8no. members of staff, whilst it is not known how many people will work at the gym, it is anticipated that the twenty short-stay cycle parking spaces would be sufficient to cater for long-stay cycle parking as well. It has been confirmed that the proposal would offer 25no. car parking spaces which would include 1no. disabled persons space, 1no. enlarged space, 1no. active electric vehicle (EV) space and 1no. passive EV space. This standard of provision is in accordance with the London Plan standards set out in Policy T6.4 and Policy T6.5.

The highway authority have been consulted on the application and have no objection to the proposed development.

7.5 Urban Design, Access and Security Considerations

ACCESS:

During the process of the application, revised drawings were sought and received regarding the accessibility of the proposed gym. The access officer was consulted on the updated drawings and have confirmed that the proposal is to an acceptable standard subject to the inclusion of a condition regarding accessible toilet/shower cubicles in relation to Building Standards 8300:2018, which will be added to the decision.

The proposed gym will be 24 hour accessible. During the process of the application the applicant confirmed that the gym entrance would include a turnstile which will require fingerprint access for all members. After 11pm the entrance will be closed however members will have access through a pin pad, this will allow the gym to keep records of all entry and exits after office hours for added security. The applicant has confirmed that staff will be available from 6am to 11pm.

Given the location of the gym and confirmation on the security efforts, the 24 hour proposed opening hours is considered acceptable.

7.6 Other Issues

PRINCIPLE OF DEVELOPMENT:

Policy DMCI 6 of the Hillingdon Local Plan Part 2 (2020) states:

Indoor sports and leisure facilities will be protected and enhanced and the Council will promote a network of accessible local sports halls and centres throughout the Borough. Accordingly it will regard proposals in developed areas of the Borough for indoor sports and leisure and entertainment facilities as acceptable in principle provided:

- i) they are of a scale and type intended to cater for local demands and needs of people living within a 1.6 km radius of the site; or
- ii) they are intended to serve a wider public and are located in town centres or other areas where they are accessible by public transport for all potential users; and
- iii) they are not detrimental to the amenity of the surrounding area.

The NPPF (2024) defines main town centre uses as:

Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Policy DMTC 1 of the Hillingdon Local Plan Part 2 (2020) states:

C) Proposals for 'main town centre uses' in out of centre locations will only be permitted where there is no harm to residential amenity.

D) The Council will: i) expect proposals for 'main town centre uses' to demonstrate that there are no available or suitable sites in a town centre where an edge of centre or out of centre location is proposed, using a sequential approach; and ii) consider the effect of the proposal, either individually or cumulatively on the vitality and viability of existing town centres. Development proposals in out of centre and edge of centre locations, which exceed 200 sqm of gross retail floorspace, or 1,000 sqm of combined main town centres uses, will require an impact assessment.

The proposed gym is considered a main town centre use and the development site is not located within a Town Centre. However, the level of amenity associated with the football club contributes to maintaining its status. The internal floor area of the gym is approx. 500sqm and it is not considered that the scale of the internal floor space would detract from the town centre uses. The site is already in use as a sports facility, the proposed gym will not detract from this use. Given its location away from residential dwellings, the use would not harm residential amenity.

As such, the principle is on balance acceptable.

GREEN BELT ASSESSMENT:

Policy G2 of the London Plan (2021) and the NPPF (2024) confirm that the strongest protection should be given to the green belt and that inappropriate development should be refused, except in very special circumstances.

Policy EM2 of the Local Plan: Part 1 (2012) confirms that any proposals for development within the Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy DMEI 4 of the Hillingdon Plan : Part 2 - Development Management Policies (2020) states:

A) Inappropriate development in the Green Belt and Metropolitan Open Land will not be permitted

unless there are very special circumstances.

B) Extensions and redevelopment on sites in the Green Belt and Metropolitan Open Land will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and Metropolitan Open Land, and the purposes of including land within it, than the existing development, having regard to:

- i) the height and bulk of the existing building on the site;
- ii) the proportion of the site that is already developed;
- iii) the footprint, distribution and character of the existing buildings on the site;
- iv) the relationship of the proposal with any development on the site that is to be retained;

The NPPF (2024) sets out the national planning policy approach to development in the Green Belt. It states that planning authorities should continue to consider the construction of new buildings in the green belt as "inappropriate". However the NPPF notes that certain forms of development can be considered as being 'not inappropriate' provided they preserve its openness and do not conflict with the purposes of including land within it.

Paragraph 154 lists these exceptions. Of relevance to the proposed development, this includes:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- h) Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:
 - i. mineral extraction;
 - ii. engineering operations;
 - iii. local transport infrastructure which can demonstrate a requirement for a Green Belt location;
 - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction;
 - v. material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
 - vi. development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

The proposed development involves the change of use of the existing function room/store room to a gym. The development would be internal and would not impact the openness of the Green Belt. The existing car park would be reconfigured to provide the parking spaces and cycle parking required for the new gym, however this would not impact openness of the Greenbelt as the existing car park would be re-configured rather than impacting other areas of the site.

As such, the application therefore complies with Paragraph 154 of the NPPF (2024), Policy G2 of the London Plan (2021) and Policy DMEI 4 of the Hillingdon Plan : Part 2 - Development

Management Policies (2020), Policy EM2 of the Local Plan: Part 1 (2012).

IMPACT ON THE PLAYING FIELDS:

Policy S5 of the London Plan (2021) Part C) states - Existing sports and recreational land (including playing fields) and facilities for sports and recreation should be retained.

Further to the above, the 'Playing Fields Policy' states 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 any part of a playing field, or land which has been used as a playing field and remains undeveloped, or land allocated for use as a playing field, unless, in the judgement of Sport England, the development as a whole meets with one or more of five specific exceptions.'

The five specific exceptions are identified as follows:

1. A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.
2. The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.
3. 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 part of a playing field and any of its playing pitches.
4. The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:
 - of equivalent or better quality, and
 - of equivalent or greater quantity, and
 - in a suitable location, and
 - subject to equivalent or better accessibility and management arrangements.
5. The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The proposed development would not result in alterations to the layout of the site, which would affect playing field provision. The proposed gym would be solely internal and the parking arrangements at site would be reconfigured to facilitate the new gym but would not affect the playing fields. Therefore Sport England are not required to be consulted. As such the development is considered to be acceptable and in accordance with Policy S5 of the London Plan (2021).

FLOODING:

The application site lies partly within Flood Zone 2. As the proposed development is largely internal and there is no additional floorspace created there is no requirement for a flood risk assessment to be submitted. The development would not increase flood risk at the site.

BIODIVERSITY NET GAIN:

In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). It became mandatory for major developments on 12 February 2024 and small sites on 2 April 2024. Developers must deliver a BNG of at least 10%. This means a development will result in more or better-quality natural habitat than there was before development. The land owner is legally responsible for creating or enhancing the habitat and managing that habitat for at least 30 years to achieve the target condition.

Policy 15 of the National Planning Policy Framework (2024) states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

Paragraph 8.6.6 of Policy G6 of The London Plan (2021) states that biodiversity net gain is an approach to development that leaves biodiversity in a better state than before. Losses should be avoided, and biodiversity offsetting is the option of last resort.

Policy EM7 of Hillingdon Council's Local Plan Part One Strategic Policies (2012) states that Hillingdon's biodiversity and geological conservation will be preserved and enhanced, with particular attention given to improving biodiversity from all development.

Paragraph 6.28 of Policy DMEI 7 (Biodiversity Protection and Enhancement) of Hillingdon Council's Local Plan Part Two Development Management Policies (2020) states it is important that planning decisions are appropriately informed by the right level of survey and information on ecology features. The Council will apply Natural England's standing advice at the validation stage. Applications will only be validated if they have the appropriate information. Where initial assessments recommend further surveys, these will be expected to be provided as part of a planning submission. All ecological reports or information submitted should adhere to nationally accepted best practice survey standards and be consistent with the British Standard BS 42020: 2013 Biodiversity - Code of Practice for Planning and Development or an updated variation. Where appropriate, the Council will require the use of the approved DEFRA biodiversity impact calculator (as updated) to inform decisions on no net loss and net gain.

Given the proposed development involved internal changes, and the proposed parking arrangement would be located on existing hardstanding the development would fall under the de-minimis exemption and as such no further information relating to BNG is required.

8. Reference 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)
NPPF (2024)

Contact Officer:

Rhian Thomas

Telephone No: