

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 Option

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

REFUSAL RECOMMENDED: GENERAL

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

RESIDENTIAL DEVELOPMENT

10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha ☐
11. Householder application in the Green Belt ☐

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 ☐
13. Refusal of change of use from retail class A1 to any other use ☐
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. ☐

CERTIFICATE OF LAWFULNESS

15. Certificate of Lawfulness (for proposed use or Development) ☐
16. Certificate of Lawfulness (for existing use or Development) ☐
17. Certificate of Appropriate Alternative Development ☐

CERTIFICATE OF LAWFULNESS

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

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives 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 DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No. **Report of the Head of Planning, Building Control, Sport & Green Spaces**

Address COLHAM MANOR PRIMARY SCHOOL VIOLET AVENUE HILLINGDON

Development: Extension to playground and installation of timber fence

LBH Ref Nos: **8721/APP/2014/343**

Drawing Nos: P-001 Rev. 03
 P-002 Rev. 05
 P-003 Rev. 01
 Design and Access Statement

Date Plans received : 10/02/2014

Date(s) of Amendment(s):

Date Application Valid: 10/02/2014

1. **SUMMARY**

The application seeks planning permission for the extension to a playground and the installation of timber fence. The school requires an increased playground area to accommodate the approved increased pupil numbers. The school would like to create a stronger connection between the school building and the existing enclosed playground area. Whilst not located within the Green Belt, the application site lies adjacent to the Green Belt. The playground would be visible from Colham Green Road and would include the loss of a tree and approximately 11m row of shrubs. Whilst the loss of this vegetation is regrettable, the applicant has advised that it is required to increased surveillance of the playground for child protection purposes. It is considered on balance that the loss of of this tree and shrubs would not result in unacceptable harm to the character and appearance of the site and surroundings. The loss could further be mitigated against by the planting of a replacement tree and shrubs within the application site which could be secured by condition. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 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 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P-001 Rev. 03, P-002 Rev. 05, P-003 Rev. 01 and Design and Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Means of enclosure/boundary treatments
- 2.b Hard Surfacing Materials
- 2.c External Lighting
- 2.d Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

Thereafter the development shall be carried out and maintained in full accordance with the approved details.

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 BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I47 Damage to Verge

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

2 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

4 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 saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

5 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance 'The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

You are advised that consideration should be given to the drainage methods for surface water on the extended playground. The level of hardstanding would result in increased surface water collection during periods of heavy rainfall, which may result in flooding of the hard play area or adjacent playing fields without a sufficient drainage system.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises Colham Manor Primary School, which occupies an approximately 2.7 hectare irregularly shaped plot, located to the south of Violet Avenue in Hayes. The main school building, which dates from the 1940s, is characterised by single-storey, brick built attached wings, with shallow pitched roofs, which are attached by generous corridors.

Playgrounds are located to the east and west of the main school building and playing fields are located to the south. A small recreational area comprising playground equipment is located to the north of the site fronting Violet Avenue. Vehicular and pedestrian access is via Violet Avenue.

The site is bounded to the north by residential properties in Myrtle Close and Rosemary Close and by Violet Avenue; to the west by Moorcroft School; to the south by residential properties in Beechwood Avenue; and to the east by Colham Green Road, beyond which are fields.

The site falls within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map. The fields beyond Colham Green Road fall within the Green Belt and Colham Green Road is designated as a Local Distributor Road.

3.2 Proposed Scheme

The application seeks planning permission for an extension to a playground and the installation of timber fence. The school requires an increased playground area to accommodate the approved increased pupil numbers. The school would like to create a stronger connection between the school building and the existing enclosed playground area. The additional area would result in 363M² which would be enclosed by a 1m high timber fence. The Existing Plan (drawing No. P-002) shows the extent of the additional hard surfacing, the retention of existing 1.8metre high chain link fencing to the south and east boundaries, and the introduction of lower (1.0metre high) timber palisade fencing around the outer edge of the new surfacing. It also indicates the removal of a number of shrubs and a small tree 'to provide un-obscured visual security across the playground'

3.3 Relevant Planning History

8721/APP/2007/2667 Colham Manor Primary School Violet Avenue Hillingdon

ALTERATIONS AND EXTENSIONS TO EXISTING SCHOOL TO PROVIDE A NEW CHILDREN AND FAMILY CENTRE INCLUDING AN ENCLOSED ENTRANCE RAISED PLAY DECK AND CANOPY

Decision: 12-02-2008 Approved

8721/APP/2009/2358 Colham Manor Primary School Violet Avenue Hillingdon
The erection of 2no. lean-to style canopy shelters along the south side of the school building.

Decision: 22-12-2009 Approved

8721/APP/2010/2214 Colham Manor Primary School Violet Avenue Hillingdon
Alterations and extensions to existing school to create a studio, library, reception area, toilets and circulation space (total size of expansion 315 sq.m.)

Decision: 22-12-2010 Approved

8721/APP/2011/1326 Colham Manor Primary School Violet Avenue Hillingdon
Single storey extension and internal alterations for the creation of new small hall, library, additional sanitary facilities, and new circulation space.

Decision: 20-09-2011 Approved

8721/APP/2011/475 Colham Manor Primary School Violet Avenue Hillingdon
Details of sustainable urban drainage in compliance with condition 7 of planning permission ref. 8721/APP/2010/2214 dated 22/12/2010: Alterations and extensions to existing school to create a studio, library, reception area, toilets and circulation space (total size of expansion 315 sq.m.)

Decision: 20-06-2011 Approved

8721/APP/2012/1957 Colham Manor Primary School Violet Avenue Hillingdon
Details in compliance with conditions 10 (security) and 12 (water butts) of planning permission ref: 8721/APP/2011/1326 dated 21/09/11; Single storey extension and internal alterations for the creation of new small hall, library, additional sanitary facilities, and new circulation space.

Decision: 31-10-2012 Approved

8721/APP/2012/2178 Colham Manor Primary School Violet Avenue Hillingdon
Details in compliance with condition 11 (Travel Plan) of planning permission ref: 8721/APP/2011/1326 dated 21/09/11 (Single storey extension and internal alterations for the creation of new small hall, library, additional sanitary facilities, and new circulation space).

Decision:

8721/APP/2013/1508 Colham Manor Primary School Violet Avenue Hillingdon
Increase staff and disabled parking to accommodate increased staff members and enlarge EYFS education area.

Decision: 17-07-2013 WD

8721/F/93/0830 Colham Manor Primary School Violet Avenue Hillingdon
Alterations to external elevations

Decision: 13-07-1993 ADH

8721/K/97/1153 Colham Manor Primary School Violet Avenue Hillingdon
Erection of a single storey extension and installation of access ramp

Decision: 20-10-1997 Approved

Erection of store extensions

Decision: 23-12-1998 Approved

Comment on Planning History

There is no recent planning history of relevance to this application.

4. Advertisement and Site Notice

4.1 Advertisement Expiry Date:- Not applicable

4.2 Site Notice Expiry Date:- Not applicable

5. Comments on Public Consultation

17 neighbouring properties were consulted by letter dated 11.2.14. A site notice was displayed which expired on 13.3.14. No response received.

Tree Officer:

LANDSCAPE CHARACTER / CONTEXT: The site is occupied by a primary school which is bounded to the north and south by residential properties, to the west by neighbouring school grounds and by Colham Green Road, to the east. Along the east boundary of the site there is a mix playing fields, and tarmac play areas interspersed with soft landscape and bounded by trees or hedging. The land to the east of the school, across the road, lies in the Green Belt.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- The Proposed Plan, drawing No. P-002 indicates the location of the existing play area with its associated planting and pedestrian access onto Colham Green Road, with the school building set back slightly to the west.
- The Design & Access Statement, document ref. 1321, by Nick Baker, explains the proposed work which is designed to accommodate additional pupils arising from the recent expansion of the school, and the desire to create a stronger connection between the play area and the school building.
- The Existing Plan (drawing No. P-002) shows the extent of the additional hard surfacing, the retention of existing 1.8metre high chain link fencing to the south and east boundaries, and the introduction of lower (1.0metre high) timber palisade fencing around the outer edge of the new surfacing. It also indicates the removal of a number of shrubs and a small tree - 'to provide un-obscured visual security across the playground'.
- While the removal of shrubs is understandable (they may provide a dense, child high screen at eye-level), it is not clear why the clear-stemmed is to be removed. It would not be possible to hide behind it. Furthermore, this playground is relatively unsheltered and exposed to sunlight. Occasional, light shading is normally considered desirable in a play area?
- While there is no objection to the proposal in principle, it would be preferable to retain the tree, failing which, replacement tree planting should be provided in a suitable location.
- If the application is recommended for approval, landscape conditions should be imposed

to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 (parts 1,2,4,5 and 6).

EPU: No objection.

Access officer:

The Colham Manor Primary School, Reception Class and outdoor space originally catered for 60 students. Due to the school expansion, there are now up to 90 pupils in the Reception classes and the outdoor play space is now considered to be insufficient.

The proposal seeks to increase the existing playground area to accommodate the increase in pupil numbers. The additional playground area would be enclosed within a 1.0m high timber fence and access gates; the additional play area will have a tarmac finish.

It is stated that level access across the playground will be maintained and that there will be no changes to the current gated entrance to enable pedestrian access to the site.

Conclusion: no accessibility concerns are raised.

6. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

In addition:

7. MAIN PLANNING ISSUES

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

Given the location of the area of the playing field to be included within the existing playground, which is relatively remote from neighbouring properties within Colman Green Road and Violet Avenue, it is considered that the proposal would not have any significant impact upon the residential amenities of nearby occupiers.

7.2 Impact on Street Scene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites. Furthermore policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

Whilst not located within the Green Belt, the application site lies adjacent to the Green Belt. The playground would be visible from Colman Green Road and would include the loss of a tree and approximately 11m row of shrubs. Whilst the loss of this vegetation is regrettable, the applicant has advised that it is required to increase surveillance of the playground for child protection purposes. It is considered on balance that the loss of this tree and shrubs would not result in unacceptable harm to the character and appearance of the site and surroundings. The loss could further be mitigated against by the planting of a replacement tree and shrubs within the application site which could be secured by condition. The proposed fence would have an acceptable impact on the appearance of the site. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Local Plan policies BE13 and BE15.

7.3 Traffic Impact / Pedestrian Safety

The proposal will have no impact upon traffic or pedestrian safety.

7.4 Carparking & Layout

Not applicable to this application.

7.5 Urban Design, Access and Security Considerations

The site is not within Flood Zone 2 or 3 or within a critical surface water drainage area. The Floodwater Management Officer has reviewed the application and raises no objection to the level of hardstanding provided, subject to an informative advising the applicant to consider the drainage methods from the additional hard surface.

7.6 Other Issues

The security and landscape issues are addressed above.

8. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document HDAS: Accessible Hillingdon.
National Planning Policy Framework.

Contact Officer: Nicola Taplin

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