

Report of the Head of Planning & Enforcement Services

Address FORMER NATIONAL AIR TRAFFIC SERVICES (NATS) HEADQUARTERS
PORTERS WAY WEST DRAYTON

Development: Reserved matters (appearance and landscaping) in compliance with conditions 2 and 3 for Phase 2, fifth (final phase 2) application ('Block E' comprising 88 residential units) of planning permission ref: 5107/APP/2009/2348 dated 01/10/2010: Proposed mixed-use redevelopment comprising: 773 dwellings; Class D1 Primary Healthcare facility including room for joint community use; Class C2 Nursing Home (up to 3630sqm gea); Classes A1-A3 Shop units to complement Mulberry Parade (up to 185sqm gea, depending on size of Primary Healthcare facility); Class B1 Business units including site management office (up to 185sqm gea); Energy Centre (up to 220sqm gea) with combined heat and power unit; foul water pumping station; associated access roads from Porters Way (and excluding all access including pedestrian and bicycle access from Rutters Close); 1085 car parking spaces; cycle parking; public open space areas; cycleways and footpaths; and landscaping works.

LBH Ref Nos: 5107/APP/2012/533

Drawing Nos: WH140/12/P/10.02 Rev. A
WH140/12/P/10.03 Rev. A
WH140/12/P/10.09
WH140/12/P/25.02 Rev. A
WH140/12/P/25.05 Rev. A
WH140/12/P/30.01 Rev. B
WH140/12/P/30.02 Rev. B
WH140/12/P/30.03 Rev. B
WES18012Man Rev. A
Landscape Specification WES18012-11 Rev. A
WES18012-11D Sheet 1
WES18012-11D Sheet 2
WH140/12/P/10.01 Rev C
WH140/12/P/10.04 Rev C
WH140/12/P/10.05 Rev C
WH140/12/P/10.06 Rev C
WH140/12/P/10.08
WH140/12/P/25.01
WH140/12/P/25.03
WH140/12/P/25.04
WH140/12/P/35.01 Rev C
WH140/12/P/10.07 Rev C
WH140/12/P/15-02
IT1146/TA/03
Lifetime Homes and Wheelchair Homes Analysis
Arboricultural Method Statement dated 19/10/2001
Landscape Management & Maintenance Plan

Date Plans Received: 28/02/2012 **Date(s) of Amendment(s):** 06/02/2012
06/03/2012

Date Application Valid: 14/03/2012

1. SUMMARY

Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348). The outline application was for consideration of 'Means of Access', 'Layout' and 'Scale' Matters which were reserved were 'Appearance' and 'Landscaping'.

Condition 2 of this consent relates to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required. This application is for consideration of part of Phase II which proposes block containing 88 residential units with ancillary parking and landscaping.

In respect of 'Appearance', the design of the residential block is consistent with the design code in the approved supporting documents and the Design & Access Statement and other illustrative information considered as part of the outline application.

The appearance of the proposal is considered to be acceptable. The submitted plans align with the masterplan approved in outline and are considered to represent a suitable quality of design. The development accords with Planning Policy Statement (PPS) 1, PPS3, Policies 7.1, 7.2, 7.3, 7.4 and 7.6 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

In respect of 'Landscaping', the proposal is consistent with the supporting documents and illustrative information considered as part of the outline application. As considered previously, it deals appropriately with the site features, landscaping for residential amenity, nature conservation, tree protection and landscape enhancement.

The scheme accords with PPS1, PPS3, Policies 5.10, 7.1, 7.4 and 7.21 of the London Plan (July 2011), and Policies BE13 and BE38 of the Council's Unitary Development Plan (Saved Policies 2007).

This reserved matters application for this part of Phase 2 accords with the outline scheme including and in respect of the following: development principle; development density; character and appearance; neighbour relationships and the consideration of potential impacts; amenity for future occupiers; traffic and parking and safety; urban design; access for people with a disability; affordable housing provision; landscaping; waste management; renewable energy; drainage; as well as noise and air quality.

The scheme remains consistent and in accordance with the relevant planning policies and guidance relating to these abovementioned issues, accordingly the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 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:

WH140/12/P/10.02 Rev. A
WH140/12/P/10.03 Rev. A
WH140/12/P/10.09
WH140/12/P/25.02 Rev. A
WH140/12/P/25.05 Rev. A
WH140/12/P/30.01 Rev. B
WH140/12/P/30.02 Rev. B
WH140/12/P/30.03 Rev. B
WES18012Man Rev. A
Landscape Specification WES18012-11 Rev. A
WES18012-11D Sheet 1
WES18012-11D Sheet 2
WH140/12/P/10.01 Rev 0
WH140/12/P/10.04 Rev 0
WH140/12/P/10.05 Rev 0
WH140/12/P/10.06 Rev 0
WH140/12/P/10.08
WH140/12/P/25.01
WH140/12/P/25.03
WH140/12/P/25.04
WH140/12/P/35.01 Rev 0
WH140/12/P/10.07 Rev 0
WH140/12/P/15-02
IT1146/TA/03

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 Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

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 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM16	Availability for public use of parking spaces in commercial developments in town centres and other areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments

3. CONSIDERATIONS

3.1 Site and Locality

The wider application site was previously occupied by the National Air Traffic Services (NATS) as the main air traffic control centre for the southern England and London airports. Since 2008, the NATS operation has relocated to the new London Area Control Centre at Swanwick, near Fareham in Hampshire. The previous buildings have been demolished and the application site is now in the process of being redeveloped.

This Reserved Matters application relates to part of Phase 2 of the wider development. It comprises the construction of a single part three and part four storey building containing 88 residential units with landscaping and ancillary parking.

The site has a PTAL level of 1.

3.2 Proposed Scheme

The proposed Block E is part 3 and part 4 storeys high and marks one of the two entrances into the Drayton Garden Village Site from Porters Way. The building contains 88 units as follows:

3 x studio flats
22 x 1 bed flats
63 x 2 bed flats

Access points to the building are made clearly legible by protruding from the building footprint and choice of materials. All entrances are level with disabled lift compliant access to all upper floors. The scheme has been designed to be compliant with Part M of Building Regulations. The proposal ensures that consideration has been given to the need of disabled persons, with clear access routes and appropriate street lighting.

A total of 100 No Car parking spaces have been provided within the red line site of and dedicated to Block E. 12 No of these spaces are dedicated Disabled parking. 88 No bike spaces are provided within the building for residents.

Three bin store areas have been within the building at ground floor, one in each armature of Block E, for the residential units.

3.3 Relevant Planning History

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission for the comprehensive, mixed-use re-development of the former NATS site was granted 1 October 2010 (LBH Ref: No. 5107/APP/2009/2348), reserving matters of landscaping and appearance. It should be noted that the Committee has already approved Phase 1 and parts of Phase 2.

CONDITION 1

Condition 1 sets the time limit for implementation of the scheme.

Condition 2 of this consent relate to the approval of Appearance and Landscaping 'Reserved Matters'. Condition 3 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 3 also describes the extent of the information required. These conditions in full are as follows:

CONDITION 2

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of five (5) years from the date of this permission:

- (a) Appearance
- (b) Landscaping

PLANNING OFFICER COMMENT: Advice from the Council's Legal Team is that conditions 1 and 2 of the outline permission are worded such that further time limiting conditions are

not required to be imposed on the reserved matters applications.

CONDITION 3

Approval of the details of the landscaping and appearance of individual phases of the development (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority for each phase of development, before development of that phase is commenced.

For each phase, the detailed drawings and supporting documentation to be submitted shall, as part of the reserved matters, accord with Design and Access Statement Part 2 - Masterplan Design Coding (Revised March 2010) and include the following:

(i) Hard and soft landscaping plans including drawings, specifications and supporting details which shall include:

- An accurate survey plan at a scale of not less than 1:200, showing:-

a) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.

b) A clear indication of trees, hedges and shrubs to be retained and removed.

c) Routes of any existing or proposed underground works and overhead lines including their manner of construction.

- Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained.

- Planting plans (at not less than a scale of 1:100),

- Written specification of planting and cultivation works to be undertaken,

- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,

- Implementation programme,

- Proposed finishing levels or contours,

- Means of enclosure and boundary treatments including the positions, design, materials and type of treatments. Generally, the boundary treatment shall ensure that adequate pedestrian visibility splays are provided through the use of visually permeable rather than solid fencing unless otherwise agreed with the Local planning Authority,

- Car parking layouts (including landscaping around car parking areas),

- Other vehicle and pedestrian access and circulation areas,

- Hard surfacing materials proposed,

- Minor artefacts and structures (such as furniture, refuse storage, signs and shall include lighting for amenity spaces and streets),

- The final design and specification of play equipment and play areas including the style of enclosure as well as any associated furniture and features applicable

- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),

- Retained historic landscape features and proposals for their restoration where relevant,

- A schedule of landscape maintenance for a minimum period of 5 years. The maintenance scheme shall include details of the arrangements for its implementation.

(ii) Plans of the site showing the existing and proposed ground levels and the proposed finished height of all proposed buildings. Such levels shall be shown in relation to a fixed and known ordinance datum point,

(iii) Full plans of the buildings including roof form and details of photovoltaic, ecological roofs, lift overruns plant and any other features/installations/projections

(iv) Elevations of the buildings, including samples of materials to be used on external faces of the building shall be submitted on a materials palette board and drawings of appropriate scale;

- (v) Details at an appropriate scale showing the provision of bat and bird boxes in the facade;
 - (vi) Design of lower floor elevations of commercial units including shopfronts at an appropriate scale;
 - (vii) Full elevations, plans and sections at an appropriate scale showing the future potential provision of intake/extract ventilation and ductwork for future Class A3 uses in Block F and if applicable, the future nursing home. Alternatively, plans showing the creation of voids through the building to roof level for the future potential provision of extract ventilation ductwork;
 - (viii) Plans and elevations of all boundary treatment and means of enclosure and incorporation of full details of height and materials;
 - (ix) Full plans and elevations of all buildings and any other structures, incorporating details of materials to be used for external surfaces, including samples of all such materials;
 - (x) Full drawings showing the siting, design and finish heights of obscure glazed privacy screens on all balconies and terraces.
- Thereafter and prior to occupation of each phase, the scheme shall be completed in strict accordance with the approved details and thereafter maintained for the life of the development.

Matters relating to access, layout and scale were approved under the outline consent.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM16 Availability for public use of parking spaces in commercial developments in town centres and other areas
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.

BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **16th April 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

NEIGHBOUR CONSULTATION:

Consultation letters were sent to 27 neighbouring residents. The application was also advertised by way of site and press notices. No responses have been received.

BAA SAFEGUARDING:

No objection.

NATS

No objection.

METROPOLITAN POLICE CRIME PREVENTION DESIGN ADVISOR:

No objection.

Internal Consultees

TREES & LANDSCAPE

The landscape proposals do not affect any trees or landscape features of merit and the provision of new planting and landscaping is considered to be appropriate. No objection is therefore raised.

ACCESS

No objection

DESIGN & CONSERVATION

The design and appearance of the scheme has been amended to address earlier concerns. The scheme is considered to enhance this part of West Drayton, through provision of a building that is contemporary in feel. The external materials are appropriate for the site and this setting. No objection

is raised to this scheme.

HIGHWAYS

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The development principle was considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant on 25th May 2010 and the decision was issued on the 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The current reserved matters application for 'Landscaping' and 'Appearance' is consistent with the principles and illustrative information of Outline Planning Permission. Therefore, the scheme for this part of Phase 2 remains acceptable in principle.

7.02 Density of the proposed development

The proposal does not alter the overall density of the scheme considered acceptable at outline stage.

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

The site is not located within a Conservation Area, Area of Special Local Character or Archaeological Priority Area, and there are no Listed Buildings on the site. As such, it is considered that the scheme would not impact on the heritage of the borough.

7.04 Airport safeguarding

BAA Safeguarding have reviewed the application and raise no objection to the Reserved Matters application from an airport safeguarding perspective. As such, it is considered that the proposal would not impact on the safe operation of any airport.

7.05 Impact on the green belt

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

7.07 Impact on the character & appearance of the area

The objectives for the wider site which are set out in the master plan, include amongst other things, the promotion of a high quality scheme reflective of the area's general character as well as reinforcing local distinctiveness.

This part of Phase 2 concerns Block E (88 residential units) with landscaping and associated parking. It should be noted that the layout and means of access to and around these spaces were considered acceptable at the outline stage and consideration is limited to appearance and landscaping.

The reserved matters are consistent with the details and principles considered at the outline stage. The building is part three and part four storeys in height, which is in line with the parameter plan approved under the outline permission. The massing of the building complements the proposed buildings adjacent to this reserved matters site.

As part of the Outline planning permission, the supporting information included a Design and Access Statement, Design Coding and 3D perspective drawings, an Environmental Statement, and a Townscape and Visual Analysis. These provided an analysis of the scheme from vantage points around and within the development. Illustrative building elevation drawings were provided as a suggestion of the future detailed design of buildings. The Council's Urban Design Officer was supportive of the scheme in respect of its appearance and character and no impacts were identified to neighbours or the area in

general in this regard. Along with details of buildings, comprehensive information pertaining to landscaping was considered at the outline stage by a range of consultees including Council's Landscape architect.

The proposed external finishing palette is the same as that used on other elements of phase 2 and focuses on a yellow multi stock face brick with an off white colour render and an Anthracite (dark) colour concrete roof tile. Hard surfaces would consist of standard Bitmac for carriageways, keyblock paving for parking areas and silver grey conservation paving for footways. Other structures and furnishings would consist of stainless steel bollards, black light bollards, black hoop-top boundary fencing and escofet mayo (dark stone) and teak wood benches. The Council's Urban Design and Conservation Officer considers that the external materials are appropriate for the site and this setting.

In summary the proposed materials are as follows:

- i) Facing Brickwork - Wienerberger, trinity cream multi gilt stock
- ii) Render - Off white render
- iii) Rockpanel Rockclad - Dusty grey (Colour RAL 7037)
- iv) Rockpanel Rockclad - Purple red (Colour RAL 3004)
- v) Thermowood timber cladding - natural finish
- vi) Rainwater goods - black colour uPVC
- vii) Windows & Doors - white colour uPVC
- ix) Galvanised steel balcony frame. Obscure glazed panels
- x) Metal roller shutter
- xi) Powder coated louvre - pale grey colour (RAL 9006)
- xii) Galvanised flat top metal railing

Overall, the scheme is considered to enhance this part of West Drayton, through provision of a building that is contemporary in feel, with high quality design, detailing and materials. The proposal is considered to meet Policies BE13 and BE26 through a positive design response for this site, which will enhance the streetscape values of this part of the town centre.

This application provides supporting information pertaining to 'appearance' and 'landscaping', and in particular, building elevations and sections, as well as plans of the hard and soft landscaping arrangements.

The reserved matters are consistent with the details and principles considered at the outline stage. The scheme for this portion of Phase 2 is considered to be appropriate within the context of the locality. It integrates with and poses no harmful impact to the character and appearance of the area, particularly in its relationships to residential properties on the opposite side of Porters Way. The scheme is considered acceptable and to accord with PPS1, PPS3, London Plan Policies 3.5, 7.1 and 7.4 and Hillingdon's UDP Saved Policies BE13, BE19 in considering and posing no significant adverse impact upon the character and appearance of the surrounding area.

7.08 Impact on neighbours

It should be noted that the consideration of potential impacts upon neighbours formed part of the assessment of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and was subsequently approved on 1st October 2010 following the Mayoral Stage II approval and completion of the S106. Matters considered include the following: construction impacts; traffic and car parking; noise and general disturbance; overlooking, outlook and

overshadowing. The reserved matters are consistent with the details and principles considered at the outline stage which were considered acceptable.

This portion of Phase 2 fronts Porters Way, the residential properties on the opposite side of Porters Way are well separated (by approximately 40 metres) from the Nursing Home. Additional landscaping along the southern boundary of the site will serve to further enhance the privacy and amenity of the neighbouring sites. In addition, the scale and location of the dwellings was approved at outline stage, and the proposed building corresponds with the information provided at that stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for this part of Phase 2. As such, the scheme is considered to be acceptable. The scheme accords with the UDP policies and design guidance which seek to protect the amenity of neighbours.

7.09 Living conditions for future occupiers

Living conditions for future occupiers were considered as part of the outline scheme. Furthermore, the subject application for reserved matters does not involve any buildings. Otherwise, details of the amenity spaces accord with the principles established by the outline planning permission and Design Code, all of which are a product of the extensive pre-application negotiations.

Internal floor areas comply with London Plan (July 2011) policies. Daylight into the residential units meets BRE standards.

The level of communal external space and children's play space are consistent with those set out at outline stage.

No additional or different issues have been identified as part of the consideration of this reserved matters application for this part of phase 2, it being noted that considerable illustrative information on appearance and landscaping was offered in support of the outline application. As such, the scheme is considered to be acceptable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

As part of the consideration of the outline application (LBH Ref. No. 5107/APP/2009/2348) including means of access for the entire site, the Council's Highways Engineer and TFL have considered the traffic and parking impacts of the scheme on the surrounding area. The outline application was specifically supported by a transport assessment and travel plan along with drawings detailing access, turning (refuse vehicle swept paths) and parking (cars, bicycles, car club, motorcycle allowance, 10% accessible parking provision allowance). Transport has also been considered as part of the EIA, particularly in chapters 5 Construction and Phasing (which contains the framework Construction Management Plan) and 9 Transport Accessibility and Movement of the Environmental Statement. It is also noted that appropriately worded conditions of approval in respect of traffic management, parking numbers and allocation for example were imposed on the outline consent.

It should be noted that matters relating to access and layout were approved under the outline consent. The car parking locations, road layout and widths as well as access are consistent with the outline proposal. The Highways Officer has reviewed this reserved matters application and has not raised an objection.

7.11 Urban design, access and security

The subject application for reserved matters 'landscaping' and 'appearance' is considered

to accord with the principles established in the supporting documents and illustrative material of the outline application. In addition to extensive pre-application negotiation with the Principal Urban Design officer, resulting in the scheme submitted, Council's Landscape architect, Trees Officer and Metropolitan Police Crime Prevention Officer are all satisfied with the details of the reserved matters, noting that they are consistent with the outline.

Appropriately worded conditions have already been imposed on the outline planning permission to cover detailed design specifics prior to commencement of work.

Since the extensive pre-application negotiations and through the assessment of the outline scheme, access for people with a disability has been accounted for in the information pertaining to site.

This specific application for this portion of phase 2 is considered acceptable and in line with the aspirations of the Council's SPD and the abovementioned policies which seek high quality design in development proposals.

7.12 Disabled access

The Council's Access Officer has commented on the current application and stated that as the proposed alterations are in keeping with the design of the approved scheme, which is considered accessible, the application is acceptable from an accessibility viewpoint.

7.13 Provision of affordable & special needs housing

The proposal seeks permission for a reserved matters 'landscaping' and 'appearance' for a residential block of flats, accordingly considerations relating to affordable or special needs housing are not relevant to the application.

7.14 Trees, landscaping and Ecology

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.

ACD drawing ref. WES 18012-11C Sheet 1 provides details of front garden planting and hard landscape around the base of the buildings. Instant hedging is proposed around the external boundaries to provide some maturity / instant impact at the time of planting. All tree planting indicated on this drawing is covered by separate submission, as part of adjacent phases. The existing horse Chestnuts in the south-west corner (protected by TPO No. 674) are to be protected and retained, in accordance with a previous approval.

The submission is supported by documents prepared by ACD including an Arboricultural Method Statement, Landscape Specification and Landscape Management and Maintenance Plan which specifies the external spaces which are to be maintained privately by the owners and the communal areas which will be managed by a management company.

Intensive roof garden details (for the use and enjoyment of residents) are indicated on Weston drawing No. WH140/12/P/10.02 with hard and soft landscape details on ACD drawing No. WES 18012-11C Sheet 2. Flats at this level have private patios enclosed by railings. Timber planters on the public side of the garden railings will provide further boundary definition and separation between the private and communal spaces. The central communal space is a formal area of short mown grass with pathways for circulation and 12No. seats. Visual interest will be provided by 6No. trees in timber planters.

The contents of these plans and documents comply with the approved Masterplan for the

site for a mixed use scheme and associated Landscape Masterplan Design Coding.

No new or additional issues have been raised as a consequence of the subject reserved matters proposal, with all matters having been sufficiently covered by the abovementioned conditions of approval on the outline application (LBH Ref. 5107/APP/2009/2348).

7.15 Sustainable waste management

The sustainable waste features of proposed development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348). The application is supported by a Waste Strategy, Waste Management Plan as well as drawings describing waste vehicular access into the site. In the course of considering the outline scheme, the Highways and Waste teams confirmed that waste arrangements could be suitably accommodated on the site.

This portion of phase 2 involves 88 residential units. Bin storage is proposed at ground floor level. It is considered that the proposed provision of bin storage is adequate. The reserved matters details are considered acceptable in this regard.

7.16 Renewable energy / Sustainability

The renewable/sustainable features of the development were considered as part of the outline application (LBH Ref. No. 5107/APP/2009/2348) which the Central and South Planning Committee resolved to grant 25th May 2010 and the decision finally issued on 1st October 2010 following the Mayoral Stage II approval and completion of the s106 legal agreement.

The renewable and sustainable measures imposed were considered acceptable by both the Council and the GLA and appropriately worded conditions and s106 undertaking agreed accordingly. The subject application for reserved matters of this part of Phase 2 is consistent with the principles established at the outline stage, and the permanent energy centre is now approved and is under construction. Solar panels would be installed on this block as part of the energy strategy, but have been located so as to minimise any visual impact.

7.17 Flooding or Drainage Issues

Whilst the application site is in an area of low risk (Flood Zone 1), a Flood Risk Assessment (FRA) was submitted as part of the Environmental Statement and flooding issues were considered as part of the Outline application. The assessment demonstrated that the proposal would not have an adverse impact to neighbouring properties as it will not increase flood risk through increased surface runoff.

7.18 Noise or Air Quality Issues

Details of noise protection, vibration protection, and to maintain air quality are required by conditions of the outline permission. In addition, conditions controlling hours of deliveries to the energy centre are controlled via a condition on the outline permission.

7.19 Comments on Public Consultations

No comments have been received arising relation to the public consultation.

7.20 Planning obligations

Planning obligations were secured as part of the Outline Planning approval. Therefore, there is no requirement for any obligations as part of this Reserved Matters application.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

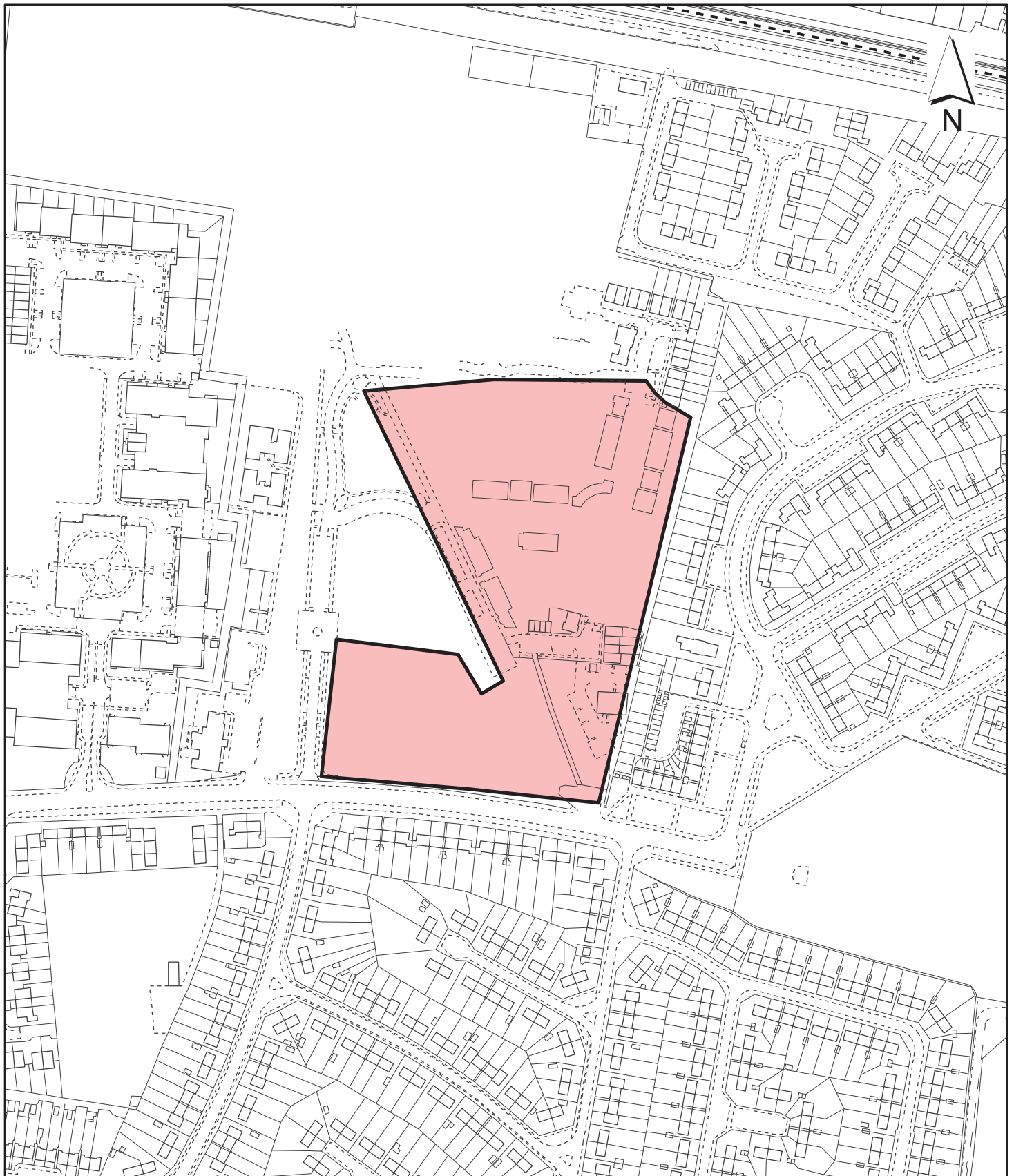
For the reasons provided throughout this report, the application for the Reserved Matters of Appearance and Landscaping is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

11. Reference Documents

National Planning Policy Framework
Hillingdon Unitary Development Plan Saved Policies September 2007
Accessible Hillingdon' SPD: January 2010
The London Plan (July 2011)

Contact Officer: Matt Kolaszewski

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Notes

 Site boundary

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Site Address

**Former National Air Traffic Services
 (NATS) Headquarters
 Porters Way, West Drayton**

Planning Application Ref:

5107/APP/2012/533

Planning Committee

Central and South

Scale

1:3,000

Date

**May
 2012**

**LONDON BOROUGH
 OF HILLINGDON**
 Planning,
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