



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 10 JANUARY  
2012

**Time:** 7.00 PM

**Venue:** COMMITTEE ROOM 5 -  
CIVIC CENTRE, HIGH  
STREET, UXBRIDGE UB8  
1UW

**Meeting  
Details:** Members of the Public and  
Press are welcome to attend  
this meeting

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Allan Kauffman (Vice-Chairman)  
David Allam  
Jazz Dhillon (Labour Lead)  
Michael Markham  
Carol Melvin  
John Morgan  
David Payne

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Published: Friday, 30 December 2011

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# Useful information

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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

**Petitions** - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

**Ward Councillors** - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

**Committee Members** - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

### How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

### About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting - 6 December 2011
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

## Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land at Willow Farm, Jackets Lane, Harefield - 57685/APP/2011/1450	Harefield	Permanent use of the land as gypsy and traveller caravan site.  <b>Recommendation: Refusal</b>	13 - 36
7	Oakwood, Catlins Lane, Pinner - 67139/APP/2011/2005	Northwood Hills	Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side.  <b>Recommendation: Approval</b>	37 - 52

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## Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	The Hallmarks, 146 Field End Road, Eastcote - 3016/APP/2010/2159	Eastcote & East Ruislip	Change use from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a Education Institute.  <b>Recommendation: Refusal</b>	53 - 62
9	Land at Junction of Field End Road, High Road, Pinner - 59310/APP/2010/2005	Eastcote & East Ruislip	Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.  <b>Recommendation: Approval</b>	63 - 76
10	Highways Land at Roundabout, Junction off Park Avenue and Kings College Road, Ruislip - 61954/APP/2011/2925	Eastcote & East Ruislip	Installation of a 14.8m high telecommunications monopole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended).  <b>Recommendation:</b> <b>(A) Prior approval of siting and design is required</b> <b>(B) Details of siting and design are refused</b>	77 - 86

11	Footway Adjacent to Autocentre Northwood, Pinner Road, Northwood - 67084/APP/2011/2897	Northwood Hills	Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended).  <b>Recommendation: Refusal</b>	87 - 98
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## Other

12	S106 Quarterly Monitoring Report - up to 30 September 2011			99 - 110
13	Any Items Transferred from Part 1			
14	Any Other Business in Part 2			

# Agenda Item 3

## Minutes

### NORTH PLANNING COMMITTEE

6 December 2011

Meeting held at Committee Room 5 - Civic Centre,  
High Street, Uxbridge UB8 1UW



HILLINGDON  
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	<p><b>MEMBERS PRESENT:</b> Councillors: Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin John Morgan David Payne</p>
	<p><b>LBH Officers Present:</b> James Rodger, Meg Hirani, Manmohan Ranger, Sarah Hickey and Nav Johal</p> <p><b>Also Present:</b> Councillor Michael White (item 7), Councillors' Douglas Mills and Susan O'Brien (item 11)</p>
73.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>None.</p>
74.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
75.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING ON 25 OCTOBER 2011</b> (<i>Agenda Item 3</i>)</p> <p>Agreed with the changes set out in the addendum.</p>
76.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p> <p>The Chairman noted that Item 12 had been withdrawn from the agenda.</p>
77.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>Items marked part 1 were considered in public and items marked part 2 were</p>

considered in private. There were no part 2 items to consider.

78. **11 HOYLAK GARDENS, RUISLIP - 66856/APP/2011/2263** (*Agenda Item 7*)

**Conversion of existing dwelling into 2 x 2 bed self contained flats with associated amenity space and parking involving 2 storey side extension, single storey rear extension and conversion of roof space into habitable use to include roof dormer and demolition of existing attached garage to side.**

The proposal was for the extension and conversion of one half of a pair of semi-detached dwellings to two, two bedroomed flats. This revised proposal was a reduced size and different design and layout from earlier schemes that were withdrawn and refused planning permission. The current scheme proposed horizontal, flatted division rather than houses.

Traffic and acoustic reports had been submitted with the application. The proposal complied with HDAS requirements for two storey side and single storey rear extensions, internal and external space standards and also those in the London Plan (2011) and the car parking provision and other policies set out in the Hillingdon Unitary Development Plan, Saved Policies September 2007. Planning permission was thus recommended subject to conditions.

The application site was on the north side of Hoylake Gardens and comprised a semi-detached property with a wider than average frontage (compared with other properties in Hoylake Gardens). The existing property was the end 1930's dwelling in the street, before a group of more modern 1980's properties begin. Hoylake Gardens originally comprised a small cul-de-sac of 16-18 dwellings, although this had now been extended to include an area of 1980's terraced properties with shallow rear gardens, some of which back onto the side of the application site. The site was within a short walk of Eastcote shopping centre, Eastcote underground station, main road, bus, and transport connections providing it with a PTAL rating of 3. The application site lies within the Developed Area as identified in the Adopted Hillingdon Unitary Development Plan (UDP) (Saved Policies, September 2007).

43 Neighbours and the Eastcote Residents Association were consulted. A petition with 33 signatures and 7 letters of objection and one letter of support had been received.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.

Points raised by the petitioners:

- The road was a small cul-du-sac.
- A previous application had been refused on reasons to do with the parking implications and the changes in the street scene.
- The space was an important part of the developments in the 1930's and 1980's.
- The development had improved a lot since the original application had been made.

- The issue the petitioners had were around parking and the implications would be extensive.
- The appearance of the application looked to be fine.
- The plans submitted showed 2 car parking spaces plus 2 behind those. This showed a 'pinch point' and the cars in front would have to move to let the cars behind out.
- The minimum distance requirements submitted were enough to object to this application.
- The application was an overdevelopment in a small area.

The agent spoke on behalf of the application submitted:

- The area had extended from a cul-du-sac to its current form.
- The previous application was not refused on planning issues.
- The agents had spoken to neighbours prior to submitting the application and they had asked for comments before the new submission. There were no concerns to note from neighbours to the agents.
- The current proposal was modest and sympathetic to all.
- The officers report was very clear about loss of privacy and this did not exist.
- The distances required virtually conformed and the agent noted that the land was lower.
- There was no loss of light to surrounding properties.
- The design was sensitive and in-keep, and the design was done in consultation with officers.
- A life time home was being proposed.
- The double garage had been used as an office for around 20 years under permitted development.
- The street would benefit greatly and there would be far less disruption to the street than an office.

A Ward Councillor was present and spoke:

- The Ward Councillor stated that the outline design was not bad in comparison to the previous design.
- He did have a concern regarding the size of rooms but that was up to the officers to decide on whether the room sizes were adequate.
- There was a lack of manoeuvrability in the proposal for parking.
- There was already congestion in the area and the application may add to this.
- The Ward Councillor had an issue with regard to privacy but this had reduced considerably since the previous application was submitted.
- The main concern was parking.

Members were happy with the application but wanted clarification on the issues brought up by petitioners and the Ward Councillor regarding parking. Officers confirmed that the parking provided complied with Council standards, including the crossover point. Therefore the parking provided as per the application was acceptable.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved –**

	<p><b>That the application be approved with the changes set out in the addendum and an additional condition to be agreed with the Chairman and Labour lead.</b></p>
<p>79.</p>	<p><b>LITTLE HAMMONDS, BREAKSPEAR ROAD NORTH, HAREFIELD - 35910/APP/2011/718 (Agenda Item 8)</b></p> <p><b>Change of use of site from Class C3 (Dwelling House) to mixed use Class C3 (Dwelling house) and Class D1 (Non-Residential Institutions), involving the erection of a single storey building at the rear for use as a meeting room (Use Class D1) with associated parking. Single storey side extension to the existing dwelling house (involving demolition of part of existing garage), new access road involving demolition of existing single storey side extension and the installation of 2 vehicular crossovers, new wall to front boundary and new fence to side.</b></p> <p>The application sought permission to erect a meeting room building, to be used for D1 purposes (worship), together with associated access road and car-park, involving the sub-division of the site and a replacement single storey side extension to the original dwelling, alterations to the front wall of the site and the provision of a new public footpath extending to the Cricket Club Grounds.</p> <p>There was no objection to the single storey extension to the dwelling or to the alterations to the front boundary wall. However, there was concern relating to the proposal for an independent meeting room/church which would not be ancillary to the existing residential use of the site. Due to the additional activities that would be generated, as a result of this use, this would fail to safeguard the amenities of the surrounding residential properties.</p> <p>In addition it was considered the proposed formation of the access road and car-parking area with associated increase in traffic, would be out of keeping and detrimental to the surrounding residential area and character and appearance of the conservation area.</p> <p>There was further concern regarding what measures were in place to prevent any intensification of use if a permission were to be issued or if/how these matters could be reasonably controlled.</p> <p>23 neighbours and interested parties were consulted and 20 responses and a petition of 49 signatures had been received</p> <p>In accordance with the Council's constitution a representative of the petition received in support to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioners/applicant:</p> <ul style="list-style-type: none"> <li>• The purpose of the application was for the local congregation of Christians for families in the area.</li> <li>• It was proposed that there would be 2 or 3 meetings a week at specific times.</li> <li>• The group and meetings were there to promote values.</li> <li>• The applicant initially approached Hillingdon in 2008.</li> </ul>

- They had engaged with professional consultants who liaised directly with planning officers about the application.
- The applicants had consulted with residents and the project had been approached very carefully.
- The initial concerns had been overcome and there was little objection or concerns.
- The noise issues raised could be addressed. There would be no noise that would be heard from the outside. An amplifier was not going to be used.
- The impact on the environment was minimal as the meeting room would be inconspicuous.
- The application would benefit the village.
- The rear garden was very large, and large enough to accommodate the meeting room.
- There was a provision on new fencing and landscaping.
- The visual impact was insignificant.
- The applicant asked that the committee approve the application.

Members clarified the number of expected visitors and car park spaces that would be available. The applicant confirmed that they believed 9 parking spaces would be sufficient. The majority of people attending would be local and that there was a larger hall at another venue for larger meetings.

Members discussed the application and agreed it was a sensitive issue, and that they had to consider the application and decision based on planning issues. Members were sympathetic with the applicant and those that signed the petition in favour of the application but agreed that this was back land development and therefore should be refused.

Members asked officers for clarification on noise and parking as reasons for refusal as stated in the officer report. The applicant had stated that no amplifiers would be used, nor speakers or music. Also that the access road for the site was not near residential properties and should not effect residents. Officers explained that if the development was sold then the application for an A1 use would be transferred to the new owners and they could not put a condition on the use of how it was operated.

Members discussed with officers whether this was back land development. Officers explained that although it was a loss of a garden area it may not be considered a loss of garden-housing area.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved –**

**That the application be refused as per the agenda.**

80. **1 HARVIL ROAD, HAREFIELD - 13701/APP/2011/2334** (*Agenda Item 9*)

**Variation of conditions 1 and 2 of planning permission ref. 13701/APP/2004/193 dated 30-04-2004 to allow the private care hire/chauffer business to operate 24 hours a day (retention of part of shop**



**as private car hire/chauffeur business).**

The application was for the variation of condition 1 (Hours of Operation of Private Car Hire/Chauffeur Business) and condition 2 (Opening Hours for the Office of the Private Car Hire/Chauffeur Business) of planning application reference 13701/APP/2004/193 to allow for 24 hour operation.

It was considered that the proposed variation of condition would result in an unacceptable level of noise and disturbance to the neighbouring residential dwellings and was, therefore, recommended for refusal.

The application related to a ground floor commercial unit located at the junction between Harvil Road and Moorhall Road. The upper floor of the property was in use as residential flats, with the adjacent properties in use as retail at ground floor level and residential at first floor.

The application property and the adjacent retail parade was set back from the highway by the slip road and parking area, which ran parallel to Harvil Road and Moorhall Road. The site was situated within a developed area as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

30 neighbouring properties were notified of the proposed development. Two responses had been received, one in objection to the proposal and one in support. One petition had been received in support of the application.

In accordance with the Council's constitution a representative of the petition received in support to the proposal was invited to address the meeting.

**Points raised by the petitioners/applicant:**

- The owner of the care hire firm explained how they had been operating since February 2011 and that in that time no complaints had been made directly to them.
- A petition had been signed by local businesses and people to ask that they be allowed 24 hour operation. This showed the demand for it.
- The applicant was not asking for cars to be allowed to be parked in front of the shops.
- The business had the use of 3 cars and requested that the office could be manned for 24 hours.
- In order to minimise noise and disruptions to others they did not allow cars to park in front of the office outside of hours. The drivers did not park or drive into the office often unless it was required.
- The business did operate after hours but this was not from the office but by the use of a mobile phone.
- A sign was on the office door so that customers could call a number to book a taxi if they needed one outside of the operating office hours.

Members discussed the application and agreed with the officers reasons for refusal as stated in the report.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

	<p><b>Resolved –</b></p> <p><b>That the application be refused as per the agenda.</b></p>
81.	<p><b>13 SWAKELEYS ROAD, ICKENHAM - 19121/APP/2011/2066</b> (<i>Agenda Item 10</i>)</p> <p><b>Change of use from Class A2 (Financial and Professional Services) and Class B1 (Business) to Class C3 (Dwelling Houses) to include 3 x 1-bed, 1 x bedsit and 1 x 2-bed self-contained flats involving conversion of roof space of rear building with a dormer to front and alterations to elevations of front building.</b></p> <p>This application sought full planning permission for the change of use of an existing A2 and B1 use to additional residential units. The application site was within the boundary of Ickenham Local Centre as designated in the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>The applicant had failed to provide sufficient marketing history of the properties to show the use as offices was no longer required. The offices were presently occupied by 5 local businesses. The evidence submitted showed that some of the units were unoccupied however this was insufficient to justify the loss of office space within the Core and Secondary Shopping Areas of Ickenham Local Centre. It would therefore be contrary to Policy H8 of the UDP.</p> <p>Furthermore, the accommodation would provide an inadequate standard of living for future occupiers due to the residential units size and layout and was therefore considered contrary to Policies H8 and BE19 of Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3.5 of the London Plan (2011) and guidance within Section 4 of the Council's Supplementary Planning Document on Residential Layouts. It was therefore recommended for refusal.</p> <p>37 local owner/occupiers were consulted, 2 replies were received objecting to the proposal. A petition had also been received with over 200 signatures against the proposal.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> <li>• The petitioner ran a business in the building where the application was proposed.</li> <li>• If approved the business would be forced out of the property.</li> <li>• They employed 4 local people at that site, 3 of which walked to work.</li> <li>• The plan did not support local businesses and employers.</li> <li>• The site was the only business space in the village.</li> <li>• The application would bring cramped flats which would add nothing to Ickenham.</li> <li>• New flats were already being built nearby.</li> <li>• The site was a valuable resource for local businesses in the area.</li> <li>• The plans were damaging to Ickenham.</li> </ul>

- The petition contained over 220 signatures.
- Ickenham Residents Association had objected to the proposal.
- Virtually ever shop space in the area was full.
- If it was lost then it would be lost for good, and would also result in a loss of jobs which was not good in this economic climate.

The agent spoke on behalf of the application submitted:

- The majority of the space was vacant and therefore the loss of existing use was minimal.
- 3 vacant units were marketed for over a year with no interest, others were similar.
- The prices were competitive but they had no offers, some interest.
- There was a high level of surplus office space and better space available in other areas.
- The applicant was making losses due to the space being left empty.
- Due to the change in the economic times there was a greater need for homes and less for office space.
- A residential use would be re-instating its former use.
- The agent discussed the flat sizes and required standards, and that an outlook to a car park was not unusual.
- Right of light laws was briefly discussed.
- The agent asked for a deferral to adjust any minor amendments that were required on the application.

Officer and Members discussed the size of the flats which was open to interpretation. Officers had visited the site themselves. Right of light was not an issue for Members of the Planning Committee to decide and they needed to make their decision on planning merits.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved –**

**That the application be refused as per the agenda.**

82. **LAND TO THE REAR OF 51 AND 53 PEMBROKE ROAD, RUISLIP - 66982/APP/2011/2221** (*Agenda Item 11*)

**Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space.**

Planning permission was sought for the erection of 2 five-bedroom houses on a backland site to the rear of Nos. 51 and 53 Pembroke Road. The scheme was considered unacceptable in terms of the principle and the layout and design of the proposal. As such the proposal was recommended for refusal.

The application site comprises land located to the north of Nos. 51 and 53 Pembroke Road and was formed from the rear parts of the gardens of these properties. The site was some 0.15 hectare in area. To the north, the site was bound by the rear gardens of Nos. 5, 6 and 7 Green Walk. These properties on Green Walk were within the Ruislip Manor Way

Conservation Area. The site was bounded to the east by the rear garden of 55 Pembroke Road and to the west, by the side boundaries of 32 Brickwall Lane and 49 Pembroke Road.

The land slightly undulates and there were mature trees and hedges to the north, east and west boundaries. The surrounding area was residential in appearance and character. The site was within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Planning permission was refused in September 2010 for the erection of 2 five-bedroom, two storey detached dwellings.

The occupiers of 61 neighbouring properties and the Ruislip Residents Association were consulted. 2 petitions were received, one in favour of the proposal and one against.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting.

Points raised by the petitioners:

- They were meeting again, for the 9<sup>th</sup> time, to speak on an application to build on a back garden.
- The petitioner was speaking on behalf of the 97 neighbours who would be affected but the proposals.
- Many more signatures could have been collected for the petition against the application.
- There was total opposition against the plans which was bricks, concrete and tarmac replacing gardens.
- Urban areas were rapidly being overdeveloped.
- Gardens were places for children to play and families to relax.
- An almost identical plan was submitted last year and refused.
- It would overlook and dominate neighbouring properties.
- Consideration needed to be given to wildlife and plants.
- The petitioner asked that we keep our gardens as gardens and green spaces as green spaces.

The agent/applicant spoke on behalf of the application and petition in favour submitted:

- A petition submitted by the applicant in support of the application.
- The applicant explained how the previous application which was refused, and appeal lodged and refused did not reject a residential development of some sort.
- The inspector did not give a reason for refusal as the effect on adjoining properties.
- The applicant had met with planning officers, and with the inspector's report and discussed new plans and drawings with amended detailed requirements.
- It was a 2 and half hour long meeting and he asked officers if they would accept the application to which they stated yes.
- The applicant had no indication that the recommendation by officers would be to refuse the application.
- He felt that opinion was carrying more weight than those of experts.

- He felt that officers in the planning department had conflicting comments.
- The applicant had met with the Head of Planning whose only reservation was it was on a rear garden, and not that it was against LB Hillingdon policies. In recent times the Council had allowed at least 3 garden developments.
- The applicant felt his application was totally compliant.
- He felt that there were no reasons stated that meant it could not be approved.

Two Ward Councillor's were present and spoke:

- The Ward Councillor's objected to the application that was proposed and supported the officers' recommendation for refusal.
- It would result in a loss of private garden area and have a detrimental impact on the surrounding area.
- The proposal was not in scene with the rest of the area.
- It would dominate the surrounding areas.
- The access road into the site was out of keep with the area.
- There were additional issues to consider with regard to an already over utilised Pembroke Road.
- Those that had signed the petition in favour of the application did not live near by.
- The majority of those that signed the petition against lived in close proximity and therefore showed the true feelings of residents.
- The loss of wildlife needed to be considered.
- PPS3: Local Authorities were best placed to make the decisions on development in back gardens.
- The London Plan provided more concrete reasons for refusal the application.
- The publication recently published showed that such back garden development was unwelcome, including in Outer London, which Hillingdon was very much part of.
- This development was not the right development for Pembroke Close.

Members and Officers discussed the recent guidance published on back land development. This policy could be referred to in its draft form but the weight put on it should be mindful that it was a draft policy.

Members discussed the planning inspector's report from the previous application which was refused by the Council and on appeal and the inconsistencies that it contained.

Members felt that this was back land development and with guidance, including the recent draft publication, that the application did not fit criteria.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved –**

**That the application be refused as per the agenda.**

83.	<p><b>5 POPLAR CLOSE, RUISLIP - 61775/APP/2011/1204</b> (<i>Agenda Item 12</i>)</p> <p>This item had been withdrawn from the agenda by the Head of Planning.</p>
84.	<p><b>168 WHITBY ROAD, RUISLIP - 38420/APP/2011/2410</b> (<i>Agenda Item 13</i>)</p> <p><b>Single storey side extension to existing property.</b></p> <p>The application property was an end of terrace, two storey dwelling situated on the south-eastern side of Whitby Road. It was sited adjacent to a vehicular access that leads to the rear garages of the properties in the road, and an area of open space beyond.</p> <p>6 adjoining and nearby properties notified of the application and The Eastcote Residents Association had been consulted. No responses or comments had been received.</p> <p>This application was reported to committee as the applicant was an employee of the Council.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda.</b></p>
85.	<p><b>43 THE CHASE, ICKENHAM - 67155/APP/2011/1564</b> (<i>Agenda Item 14</i>)</p> <p><b>Single storey rear extension with habitable roofspace to include a gable end window and 1 side roof light, involving demolition of existing lean-to extension to rear.</b></p> <p>The application property was a detached chalet brick built bungalow with two large dormer extensions on both sides of the roof slope which had been constructed under permitted development.</p> <p>The application site was situated in a residential area comprising detached and semi detached bungalows. The properties on this street had varying styles, many had been altered through planning permission or under permitted development rights.</p> <p>The application sought planning permission for the erection of a rear extension with habitable roof space.</p> <p>The extension would extend 3.6m from the rear elevation of the property. It would result in the continuation of the roofslope of the existing property above the extension, and would have a gable end on the rear elevation. The eaves height would be 2.4m and the ridge height would be 5.65m (the same as that existing).</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p>

	<p><b>Resolved –</b></p> <p><b>That the application be refused as per the agenda.</b></p>
86.	<p><b>103, 105 AND 107 DUCKS HILL ROAD, NORTHWOOD - 64345/APP/2011/1945 (Agenda Item 6)</b></p> <p><b>Erection of a pair of linked part 2 part, 3 storey blocks with accommodation in the roof space, to provide, 12 two-bedroom and 1 three-bedroom apartments, involving demolition of 103, 105 and 107 Ducks Hill Road (Outline application).</b></p> <p>The application sought outline planning permission for the erection of a pair of linked part 2, part 3 storey blocks with accommodation in the roof space, to provide 12 x two bedroom and 1 x three bedroom flats. The proposal involved the demolition of the existing three detached dwellings and all other associated structures on the site. Access, scale, appearance and layout were to be determined, with landscaping matters reserved.</p> <p>Members and officers discussed the parking provision. The application set out 26 spaces with 4 disabled bays. This provision included visitor parking, for the 13 flats proposed.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved with the changes set out in the addendum and subject to a unilateral undertaking/S106.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 9.05 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nav Johal on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.



## Report of the Head of Planning & Enforcement Services

**Address** LAND AT WILLOW FARM (FIELD 3116) JACKETS LANE HAREFIELD

**Development:** Permanent use of the land as gypsy and traveller caravan site.

**LBH Ref Nos:** 57685/APP/2011/1450

**Drawing Nos:** MCA-1 (Location Plan)  
MCA-2  
Tree and Shrub Planting Schedule  
Planning, Design and Access Statement

**Date Plans Received:** 14/06/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/07/2011

### 1. SUMMARY

This application seeks permanent planning permission for the use of the site as a gypsy and traveller caravan site which has previously been granted twice at appeal, albeit on a temporary basis.

The application site comprises a 0.25ha triangular shaped field located on the southern side of Jackets Lane, approximately 700m to the south east of its junction with Northwood Road. It is located within open countryside which forms part of the Green Belt and a Countryside Conservation Area and also lies adjacent to a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance.

The two previous Inspectors did not consider that this site was suitable for a permanent gypsy and traveller caravan site, the harm to the character and appearance of the Green Belt and Countryside Conservation Area being too great. They have only been prepared to grant temporary permission, mainly due to the compelling personal circumstances of the applicant and his family. The previous Inspectors were also concerned about the Local Planning Authority's lack of assessment of traveller's needs within the UDP and no alternative site's being available in the vicinity. A temporary permission would enable the Local Planning Authority to progress the LDF and for site-specific allocations to be made (if appropriate).

Although the personal circumstances of the applicant and, to a more limited extent his family, are still valid and there are still no alternative sites available, in considering the previous application, the last Inspector considered that the matter was finely balanced so that a 4 year temporary permission was considered acceptable so that at least the harm to the Green Belt could be restricted by limiting the duration of the use, in which time it was hoped the LDF could be progressed. The LDF has been progressed but not to the extent that specific sites have been allocated (if required). To allow a further period would be to extend the duration of the harm so that it is considered that on balance, the other factors, including the personal circumstances of the applicant and his family would no longer justify a further extension of time with a continuation of the harm.

Furthermore, although this application is described as being for the permanent use of the land as a gypsy and traveller caravan site and no operational development is described, the submitted plan does not accurately shown existing caravans/mobile homes/ buildings on site. The agent has been advised of the apparent discrepancies and requested to

clarify precisely what is being sought but to date, no such clarification has been forthcoming. As such, the Local Planning Authority could not be certain of the full extent and impacts of the works being proposed. Nonetheless, it is clearly evident that the real harm of the proposals is greater than the submitted plans indicate with respect to the Green Belt and landscape of the Countryside Conservation Area.

The Environment Agency also object to the absence of an assessment dealing with pollution risks of foul drainage.

The scheme also fails to demonstrate that it will contribute towards sustainable development.

The application is recommended for refusal on these grounds.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The development is considered to represent inappropriate development within the Green Belt in terms of the guidance contained in Paragraph 3.4 of Planning Policy Guidance Note 2 (Green Belts) which is harmful by definition to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the permanent retention of the use which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt and the landscape of the Countryside Conservation Area, contrary to PPG2: Green Belts, Policy 7.16 of the London Plan (July 2011) and Policies 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007).

#### **2 NON2 Non Standard reason for refusal**

The existing buildings, structures, mobile homes and caravans and their footprint/positions on site are not accurately shown on the submitted Block Plan MCA-2. As this application seeks to retain the existing use and no reference is made for the need to erect, demolish, re-site and/or alter these existing structures and vehicles on site, the proposal fails to accurately identify the extent of the work being proposed. In such circumstances, it has not been possible for the Local Planning Authority to fully assess the impact of the proposals upon the Green Belt and the Countryside Conservation Area. Nonetheless it is evident to the Local Planning Authority that the real harm of the proposed use, when taking into account all the paraphernalia, structures and buildings erected to facilitate it is very harmful to the Green Belt and the landscape of the Countryside Conservation Area contrary to PPG2: Green Belts, Policy 7.16 of the London Plan (July 2011) and Policies PT1.1, OL1 and OL15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 NON2 Non Standard reason for refusal**

It is proposed that foul drainage is dealt with by maintaining the connection to an existing cesspool. In the absence of a non-mains drainage assessment, it has not been demonstrated that other more appropriate means of disposal are available and for an assessment to be made of the risks of pollution to ground and surface waters arising from the proposed development within this Source Protection Zone 1. As such, it is considered that the permanent retention of the gypsy/traveller use discharging to a cesspool results in an unacceptable risk to groundwater quality, contrary to Planning Policy Statement 23: Planning and Pollution Control, Circular 03/99 and policy 5.14 of the London Plan (July 2011).

#### **4 NON2 Non Standard reason for refusal**

In the absence of a Sustainability Statement, the proposal fails to demonstrate how the permanent use of the site will contribute towards sustainable development. As such, the proposal is contrary to Policies 5.2, 5.3, 5.15 and 7.19 of the London Plan (July 2011).

### **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

The decision to REFUSE 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 REFUSE 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.

PPS1	Delivering Sustainable Development
PPG2	Green Belts
PPS3	Housing
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.8	(2011) Housing Choice
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 7.2	(2011) An inclusive environment
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site comprises a 0.25ha triangular shaped field located on the southern side of Jackets Lane, a mainly single width track which links Northwood Road with Ducks Hill Road, although the track is gated and bollarded towards its ends to prevent a through route for vehicles. Vehicular access to the site is from Northwood Road. The site is roughly halfway along the track's length, being approximately 470m to the south east of its junction with Northwood Road and 620m to the north west of its junction with Ducks Hill Road. The site lies within a valley surrounded by open fields and wooded areas, with some linear residential development along the valley ridges. The immediately adjoining fields are also in the applicant's ownership and are in use for the breeding and rearing of horses.

The main residential building on site is located at the front of the site, along its north western boundary and appears to comprise a mobile home which has been placed on a brick base and has a tiled hipped roof and bay windows. Another temporary building has

been sited to the rear which also has a tiled roof and appears to provide residential accommodation. Two caravans were also present on site at the time of the site visit and two stable buildings have been erected towards the rear of the site with this part of the site being used as a paddock area. A mature hedgerow forms the north western boundary and an overhead national grid power line crosses the site. A number of public footpaths surround the site, and meet outside its entrance, namely U10 which runs along Jackets Lane from Northwood Road, R13 which crosses the field to the south east to join Jackets Lane further to the east and U11 which runs along the north eastern boundary of the site. Jackets Lane to the east of the site forms an ancient highway (bridle way) which is not adopted.

The site forms part of the Green Belt, a Countryside Conservation Area and lies adjacent to a Nature Conservation Site of Metropolitan or Borough Grade 1 Importance.

### **3.2 Proposed Scheme**

The proposal is for the permanent use of the land as a gypsy and traveller caravan site. Two mobile homes are shown on the submitted site plan, sited parallel to the north eastern boundary of the site, close to its entrance, the larger one sited closest to the entrance and measuring approximately 13.5m by 6m, the other one behind being 11.5m by 6m. A small garden area would separate the two homes, with a shed sited between the buildings, some 4.5m by 2.5m. A 3.5m square of concrete hardstanding is shown at the front of the larger mobile home. A total of five car parking spaces would be provided in front of the mobile homes, with a caravan stored on the south eastern side of the smaller mobile home. The rear of the site would provide a yard area, with the south western part of the site providing a paddock, separated by a post and rail fence. The two mobile homes would be connected to a cesspool. Tree planting and a new hedge is also shown along the south eastern boundary of the site and along the line of the new fencing.

A number of supporting documents have been submitted with the planning application, namely:-

Planning, Design and Access Statement:

This states that the documents which must be taken into account in determining these proposals include the Inspector's decision letter dated 20th June 2007; the Council's Local Development Framework (LDF) including the core Strategy (2011) and any emerging Land Allocations Development Plan Document(PDP); London's Gypsy and Traveller Accommodation Assessment; the replacement London Plan (2009); the West London Housing Partnership Study; the advice contained in Circular 01/2006 (until it is replaced) and any Government guidance published before the applications are determined.

The statement then lists and briefly describes planning policy, as recorded by the Inspector in his decision letter at the time of the previous appeal in June 2007. The previous Inspector's conclusions on the planning policy position are described. The statement then goes on to describe the current plan policy position.

The statement then refers to the need for gypsy caravan site provision generally in the area in 2007 as referred to by the Inspector. The statement notes that at that time, 12 families were on the waiting list for a pitch at the Council's site at Colne Park and future demand from family growth was expected. The Inspector noted that two bids in 2006 and 2007 for funding to improve and provide two additional pitches had been made. The statement notes that that funding is no longer available. The Inspector also noted that the Council's letting policy would preclude the Connors family from being considered for a

pitch. A West London survey of 7 boroughs (including Hillingdon) is also cited which identified chronic overcrowding, lack of facilities and poor environmental quality at most public sites. Furthermore, The neighbouring counties of Buckinghamshire and Hertfordshire GTAA's found a need for some 100 additional permanent pitches in each area whilst the Thames Valley Sub-Region, the GTAA indicated a requirement for 187 additional pitches for the period 2006 - 2011. The Inspector concluded that there was a clear need for additional gypsy accommodation.

The statement considers that that need has not diminished over the intervening period and the initial Replacement London Plan (2009) originally specified the level of need for additional pitches in Hillingdon. It states that the prospects of the Connors family of securing an alternative site were slim indeed and the situation has not improved. There is still no suitable, affordable, available alternative site in the locality to which they could relocate.

The statement then considers the occupation of the site and compares the 2007 situation with that of the present. In 2007, the site was occupied by Mr Michael Connors (Snr.) and his children, Michael (Jnr.), his wife Barbara, Luke (aged 17 years), Johnny (16) and Mary (14). Since that time, Michael (Jnr.), his wife, Barbara and their two sons (Michael, aged 3 years and Tommy (3 months) have vacated the site for a traditional travelling lifestyle. Luke has married and with his wife Anne and their daughter, Kathleen (9 months) is shortly to move into a house. Mary and her partner are away from the site travelling. Mr Connors eldest daughter Elizabeth (aged 22 years) has returned to the site with her two children, Michael (18 months) and Ellie-Marie (4 months). Johnny has remained on site and helps with the horse breeding.

The statement goes on advise that although the children have now completed their formal education, the medical circumstances of Michael Connors (Snr.) remain a significant material consideration. The Inspector previously attached significant weight to Mr Connors' poor health and the good access this site afforded to Mount Vernon and Harefield Hospitals. The statement advises that Mr Connors (Snr.) condition has deteriorated further over the last 4 years. Also, Ellie-Marie suffers from a rare genetic condition which leads to the build up of amino acid in the blood and brain which if left untreated, can lead to severe learning difficulties. Ellie-Marie is seen regularly by consultants at Great Ormond Street Hospital and Elizabeth is visited by a nurse and a social worker on a twice-weekly basis.

The statement concludes by stating that the reduction in the number of households on the site, with less domestic activity and paraphernalia and vehicle parking in the open has reduced the impact of the site on the Green Belt. There is considerable scope for structural planting to add to the planting that has already taken place. Permanent permission would enable the site layout and landscaping to be finalised and fully implemented.

#### Tree and Shrub Planting Schedule:

This details the essentially native hedge and tree planting, including Hawthorn, Hazel, Holly and Blackthorn.

#### Supporting Information:

A confidential report from the Gypsy Council has also been submitted which details the health needs of Michael Connors (Snr.) and Ellie-Marie and includes supporting



collaborative information from hospitals.

Supporting letters have also been received from health visitors and the Harefield Children's Centre.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

An application for the part retention and use of the site as a permanent private family caravan site (6 pitches) (57685/APP/2002/2129) was refused on 24/04/2003.

Following an appeal against the serving of an enforcement notice, an application was deemed to have been made for the use of land for the stationing of mobile homes and caravans for residential purposes and the parking and storage of commercial vehicles (57685/APP/2003/241). Following a Public Inquiry held in July and October 2003, the enforcement notice was quashed and planning permission was granted on 13 January 2004 for the use of the land for a mixed use comprising the stationing of mobile homes and caravans for residential purposes, the parking and storage of commercial vehicles and the breeding and keeping of horses and associated operational development. The permission was personal to the appellant, Mr Michael Connors, only and limited to a 2-year temporary period. The Inspector also imposed a number of other planning conditions including a condition allowing no more than one mobile home and one touring caravan or caravanette/motor home to be stationed on the site at any time. The temporary permission expired on 13 January 2006.

Two applications were submitted seeking to discharge condition 4(i) of the Inspector's decision notice requiring details of the site layout to be submitted. The first of these (57685/APP/2004/418) was refused on the 7 May 2004 on the grounds that the proposed stables/barn, horse trailers, garden and shed for the mobile home would be detrimental to the openness of the Green Belt. The second application (57685/APP/2004/1083) was approved on the 27 May 2004 which showed a mobile home parallel with the northern boundary of the site with a caravan behind.

An application for the renewal of planning permission granted on appeal dated 13/01/2004 (57685/APP/2006/120) was refused on 27/07/2006 for the following reasons:

1. The development is considered to represent inappropriate development within the Green Belt in terms of the guidance contained in Paragraph 3.4 of Planning Policy Guidance Note 2 (Green Belts). Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The development is therefore contrary to the aims of Policy OL1 of the adopted Hillingdon Unitary Development Plan.

2. The development, by reason of its siting, size, appearance and the additional traffic generated, is prejudicial to the character, openness and visual amenities of the Green Belt and Countryside Conservation Area. As such, it is contrary to the aims of Policies OL1 and OL15 of the adopted Hillingdon Unitary Development Plan.

Following an appeal and a public enquiry, permission was granted on 20/06/07 but again, the permission was made personal to Mr Michael Connors (senior) and his resident dependants, Mr Michael Connors (junior) and/or his wife Barbara and their resident dependants, limited to a 4 year period and no more than 3 caravans (of which no more than one shall be a static or mobile home) shall be stored at the site.

An application seeking to discharge details of the internal layout of the site was submitted (57685/APP/2007/2898) but not determined.

#### **4. Planning Policies and Standards**

##### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

PPS1 Delivering Sustainable Development

PPG2 Green Belts

PPS3 Housing

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.8 (2011) Housing Choice

LPP 5.14 (2011) Water quality and wastewater infrastructure

LPP 7.2 (2011) An inclusive environment

LPP 7.16 (2011) Green Belt

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

OL15 Protection of Countryside Conservation Areas

#### **5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 18th July 2011**

**5.2 Site Notice Expiry Date:- Not applicable**

#### **6. Consultations**

##### **External Consultees**

53 surrounding properties have been consulted, three site notices have been displayed (one outside the site, the other two at each end of Jackets Lane) and the application has been advertised in the local press as being a departure from the development plan. 15 responses objecting to the proposal have been received, together with a petition with 64 signatories. 2 responses in support have also been received.

The petition states:

We the undersigned appeal against new planning application for the land at Willow Farm (3116) Jackets Lane, Harefield, submitted by Mr Michael Connors, for Permanent use of land as Gypsy & Traveller Caravan site, Hillingdon Ref. No. 57685/APP/2011/1450.

Letters of objection raise the following matters/concerns:-

**North Planning Committee - 10th January 2012  
PART 1 - MEMBERS, PUBLIC & PRESS**



- (i) Proposal would spoil the quality of the area,
- (ii) This land has always been designated as Green Belt and has never been re-zoned for any type of housing, whether it be for travelling people or any other,
- (ii) If this settlement should be permitted to remain, it would open up the whole valley to further planning applications, which would surely be hard to refuse and cause more destruction of Green Belt land,
- (iii) In 2003, the Secretary of State said that this settlement was inappropriate but granted temporary permission in order for Mr Connors' children to complete their education which has now been done and for Mr Connors senior to receive medical care, yet there is still no sign of the family moving from this Green Belt land,
- (iv) The Connors family say that they cannot live in a house made of bricks and mortar and because of their background have refused Council property. However, their static mobile home has not moved in 10 years and when they do go travelling he takes the caravan - is he just going on holiday?
- (v) The Connors family have stated that they need to be there for the horses/livestock, but other keepers/breeders of horses in the local area do not have caravans/mobile homes on site. If there should be a problem, owners sit in their cars and wait in case they need a vet or the mare foaled. If my family placed a mobile home on land, Council would not allow it. Why do the travelling community feel that they should be treated differently?
- (vi) This is a very safe neighbourhood but a full time gypsy camp would only bring people to the area that have no interest in making the neighbourhood better, only worse, with havoc, chaos, vandalism, crime, rubbish dumping, environmental degradation and stress for local residents,
- (vii) There has been trouble in the past on the Iveagh Close estate and a permanent site would increase likelihood of further trouble,
- (viii) If permission granted, other family members and relatives would move in and before we know it, the whole field would be covered in caravans and mobile homes and the Green Belt land would be an encampment like site in Essex,
- (viii) Has Hillingdon done the work of identifying new sites for the travelling community?
- (ix) House prices in the area will be affected,
- (x) Police resources will be affected,
- (xi) Current employment brings me into contact with travellers and I feel this location is not one where they or the local community would benefit,
- (xii) Walkers will avoid this area if permission passed,
- (xiii) It has been established that traveller sites increase volume of crime, traffic and violence in local areas,
- (xiv) Will be able to see traveller/gypsy site,
- (xv) Area has many different animals and is more like a nature reserve which will be damaged by gypsy site. Woodland animals might be taken for food,
- (xvi) People do have a right to live somewhere but there must be more remote sites around the country,
- (xvii) Scheme just to let Willow Farm make money,
- (xviii) Will each person on the site pay Council tax? More likely scheme will cost Hillingdon money,
- (xix) I have just purchased a house in Harefield and if I had known this was going ahead I would not have considered moving to Harefield,
- (xx) I note that in 2007, similar plans were not approved,
- (xxi) Local facilities will be stretched,
- (xxii) what legislation exists to restrict usage?
- (xxiii) Guinness Trust estate is a beautiful and tranquil place to live and strong possibility that this could be ruined if proposal allowed,
- (xxiv) Neighbours on estate have been terrorised in the past by gypsies/travellers,
- (xxv) Past experience of gypsy children interfering with cattle,
- (xxvi) Jacket Lane is a bridle path to Ducks Hill which goes back to the Domesday Book. 'Willow Farm' used to be part of 'Battlerswell Farm'. When the farm was sold, field 3116 was sold to a Mr Edwards for his daughter to keep her pony. A small hardstanding was put there for a barn/stable

for the pony in bad weather, nothing more. Many years passed and Jacket Lane was just wide enough to walk down with a small stream at the side. After a long while, the pony was moved and the field lay empty and overgrown. In January 2002, a man introduced himself as 'Paul' to neighbours and said he had bought the field for his wife and daughter to keep their horses and would be tidying up the field and making the lane wide enough to get his car down. The lane became wider and wider and at the end of July they all moved in and the rest is history,

(xxvii) Jacket Lane now a two lane road with cars and trucks coming up and down the lane at all hours,

(xxviii) The settlement has grown and more young children live there who will no doubt want to explore their own and neighbouring surroundings which could threaten neighbouring property, given reputation of travelling people,

(xxix) It has never been confirmed that Mr Connors is the legal owner of 'Willow Farm' and that they are still the current owners,

The responses in support of the proposal (albeit from people who do not reside within the borough) make the following points:

(i) I have known the Connors for at least 10 years and visit Jacket Farm at least twice a week with my two children who have great pleasure in seeing and riding the horses. The Connors are always welcoming and very polite,

(ii) I have known Mr Connors for over 30 years and when he moved to Jacket Farm, I would see him on a regular basis and still go there every other day. He is very helpful and very well mannered and has a lot of time for people. I help him maintain Jacket Farm and we both share a great interest in horses.

Nick Hurd MP:

I have been contacted by several constituents who are very concerned over the proposed planning application for the land to be used as a permanent gypsy and traveller caravan site. The proposed development will be in violation of Green Belt guidelines.

I share their concerns and also wish to register my objection to this planning application.

Ward Councillor: Requests that the application be heard at committee.

Northwood Residents Association:

The Northwood Residents Association wishes to object to this proposal on the grounds that the development would be on Green Belt land contrary to the UDP Part One Policies - notably Pt1.1 'To maintain the Green Belt for uses which preserve or enhance the open nature of the area'. In no way could this proposal enhance the open nature.

Harefield Village Conservation Panel:

Although the site does not fall within the Harefield Village Conservation Area, the panel have commented thus:

1. The layout shown in the drawing MCA-2, submitted as part of the planning application, does not show correctly the layout of elements on the site. When viewed from the gate to the property, instead of a mobile home parallel to the site boundary there is what appears to be a substantial single storey building at right angles to the boundary - see photograph attached. It was not possible to see what lay behind this building.

2. The page with site ownership details was not included with the application form.

The Panel objects to the application for permanent use of the object site as a gypsy and traveller site for the following reasons:

- a. The use proposed for the site is quite inappropriate for an undisturbed and attractive area of Green Belt.
- b. The decision to grant temporary use of the site as a gypsy and traveller site in 2007 was based upon Mr Connor Snr's health needs and the proximity of local hospitals and schooling for his children. The children have now been educated and various members of the family have left the site and Mr. Connor's chronic health conditions are deteriorating.
- c. Having left previously, some members of the family are now returning to the site with children creating a succession which was not envisaged in the original consent for a temporary use.
- d. It is noted from the colouring of the site plan that the whole of Field 3116 appears to be in the same ownership as the object site. The Panel is concerned that if permanent use is granted for the object site it would just be a matter of time before the whole of the field became a gypsy and traveller site with a significantly increased area.'

Harefield Tenants and Residents Association:

Our members discussed this application at our last meeting and we wish to register our objections to the permanent use of this Green Belt land as a Gypsy and Traveller site.

It is totally in the Green Belt and residential use is against planning policy guidance. In our view there are not very special circumstances shown for the Council to go against Green belt planning policy and we therefore request refusal and a time scale for the removal of all the associated structures present on the land.

The Council meets the need of the travelling community by providing a site in the Borough for them at West Drayton.

Environment Agency:

We object to the proposed development as submitted because it involves the use of a non-mains foul drainage system. No assessment of the risks of pollution to ground and surface waters have been provided by the applicant. We recommend that planning permission should be refused on this basis.

Reason

The site is in Source Protection Zone (SPZ) 1, which is an area of high ground floor vulnerability which supplies an abstraction point for drinking water.

The application form indicates that foul drainage is to be discharged to a cesspool. The applicant has not justified the use of non-mains drainage facilities in line with DETR Circular 03/99. It advises that full and detailed consideration is given to the environmental criteria listed in Annexe A.

The application does not provide a sufficient basis for an assessment to be made of the risks of pollution to ground and surface waters arising from the proposed development.

This poses significant risks to the environment which cannot be overcome by a condition.

Resolution

The applicant needs to complete and submit a satisfactory foul drainage assessment (see <http://www.environment-agency.gov.uk/research/planning/33368.aspx>).

Within this the applicant needs to:

\* Justify the use of a cesspool over preferred alternative means of foul disposal, for example, mains foul sewage system, septic tank or package treatment plant in accordance with the hierarchy set out in DETR Circular 03/99/WO Circular 10/99 and Building Regulations Approved Document H.

\* Demonstrate London Clay in the area is thick enough and provides enough coverage to protect the drinking water aquifer beneath.

Thames Water:

Waste Comment

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comment

With regard to water supply, this comes within the area covered by the Veolia Water Company.

### **Internal Consultees**

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CONTEXT: The site lies within an undulating valley landscape characterised by a mosaic of woodland and farmland, with field boundaries defined by hedgerows with trees. It is currently occupied by two mobile homes, a caravan and shed which are situated within a yard and garden. The site is enclosed by a mix of post and rail fences, with some mature and some young hedgerows with trees. This area, in the north of the Borough, is identified within London's Natural Signatures as the 'Ruislip Plateau Natural Landscape Area', as designated by Natural England.

The site lies within an area of designated Metropolitan Green Belt, at the junction of Jackets Lane (an Ancient Highway) and three statutory footpaths (ref. U10, U11 and R13), which link Ducks Hill Road (Northwood) to the east and Harefield to the west. Hillingdon's draft Landscape Character Assessment includes a detailed description and appraisal of this area which it refers to as 'South Harefield Wooded Undulating Farmland' (ref.LCA D1). Several parcels of land close to the site are designated Nature Conservation Sites of Metropolitan or Borough Grade 1 Importance. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated conservation Area.

PROPOSAL: The proposal is to extend a temporary permission to a permanent use of the land as a gypsy and traveller site. The application includes a drawing which shows the existing field hedge along the north-west boundary and a new native hedgerow with trees along east boundary.

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.

\* No trees or other landscape features will be affected by the proposal. However, the location of the site, which is on a hillside, is clearly visible from Jackets Lane and the vantage points from footpath ref. R13 to the east. Approaching the site from the west, along footpath ref. U10, intervening hedges and woodland effectively screen the site from view, when the vegetation is in leaf. There is little scope for providing additional planting to screen views across the valley in what is predominantly open countryside.

\* One of the five purposes of including land in the Green Belt is to assist in safeguarding the countryside from encroachment (PPG2). The visual effect of retaining the mobile homes, caravan

and outbuildings has an urbanising influence in an area which is predominantly agricultural and pastoral. Again it is not considered that the impact of the development on the character and appearance of the surrounding landscape can be overcome by landscape conditions.

RECOMMENDATIONS: For the reasons above, I object to this proposal. The retention of the mobile homes and ancillary buildings/caravans is visually intrusive and inappropriate in the Green Belt. They fail to harmonise with the landscape character and visual amenity of the area.

SUSTAINABILITY OFFICER:

Drainage - Use of Cess Pit

I object to the proposed development due to the lack of information on drainage:

Circular 03/99 provides a hierarchy for foul drainage requirements of new development. Circular 03/99 states:

This Circular provides advice on the exercise of planning controls on non-mains sewerage and associated sewage disposal aspects of future development so as to avoid environmental, amenity or public health problems which could arise from the inappropriate use of non-mains sewerage systems, particularly those incorporating septic tanks.

The hierarchy is as follows:

- \* Connection to Public Sewer
- \* Use of Package Treatment Plant
- \* Use of Septic Tank
- \* Use of Cesspool only in exceptional circumstances

The site is in rural location, and the connection to a mains sewer may be uneconomical for the development, however this still needs to be investigated as part of a wider non-mains drainage assessment. Circular 03/99 states:

If, by taking into account the cost and/or practicability, it can be shown to the satisfaction of the local planning authority that connection to a public sewer is not feasible, a package sewage treatment plant incorporating a combination of treatment processes should be considered.

A package treatment plant is a more advanced form of treatment than a septic tank and should always be seen as a preferred solution. Nonetheless, the circular proceeds to state:

Only if it can be clearly demonstrated by the developer that the sewerage and sewage disposal methods referred to in paragraphs 3 and 4 [i.e. mains drainage or package treatment plant] above are not feasible, taking into account cost and/or practicability, should a system incorporating septic tank(s) be considered and proposed if appropriate.

The use of a cess pit with the previously approved temporary permissions is considered acceptable. However, this application is now for a permanent siting, which requires reconsideration of the preferred method of drainage in line with Circular 03/99. The circular discourages the use of Cess Pits/Pools.

Whilst this Circular primarily deals with septic tank drainage systems, the attention of developers and local planning authorities is drawn to the implications of the use of cesspools. In principle, a properly constructed and maintained cesspool, being essentially a holding tank with no discharges, should not lead to environmental, amenity or public health problems. However, in practice, it is



known that such problems occur as a result of frequent overflows due to poor maintenance, irregular emptying, lack of suitable vehicular access for emptying and even through inadequate capacity.

The Environment Agency also discourages the use of Cess Pools for permanent drainage purposes. Their Pollution Prevention Guideline 4 states:

If you require a temporary sewage disposal system whilst you are preparing a permanent solution, a cesspool might be a suitable method. We don't encourage the use of cesspools and you might need permission from the local authority Environmental Health Officer. In Scotland, the Building Standards do not permit the use of cesspools.

The main issue with cesspools is down to the mismanagement which has resulted in considerable complaints to the Environment Agency, particularly in rural areas. Cesspools require a strict management regime to maintain safety and avoid pollution. They require emptying by specialist permitted contractors to take the contents to sewage treatment works. These contractors can be costly, particularly if called out in an emergency i.e. when the tank unexpectedly reaches capacity. The mismanagement referred to in Circular 03/99 is associated with the need to reduce the reliance on an expensive third party contractor. Mismanagement techniques include putting holes in the base of cess pools so they leak into the ground, or emptying contents into nearby watercourses. These save individuals money by not requiring expensive contractors, but can have significant impacts on the environment through the discharge of untreated sewage.

The best course of action is to avoid the use of cess pools in the first instance as outlined in the hierarchy in Circular 03/99.

For these proposals, a package treatment plant may be the best alternative to a mains sewer. However the site is within a source protection zone 1. The groundwater in this area is highly vulnerable to pollution and therefore any discharges needs to be carefully considered.

The applicant needs to carry out a full foul drainage assessment in accordance with Circular 03/99 that considers the use of a package treatment plant. It should consider the requirements of Circular 03/99 and in particular it should also provide details on:

- \* If the receiving environment is suitable
- \* What level of sewage treatment is required
- \* How the groundwater can be protected.

Cess pools should only be seen as a last resort and may preclude the permanent siting of development in this area. Any use of cess pools on this site should not set a precedent to allow the proliferation of further development.

#### Sustainability

The applicant should be required to submit a sustainability statement demonstrating how the site can contribute to sustainable development. In particular the statement shall demonstrate how the applicant shall reduce potable water demand (London Plan Policy 5.15), reduce energy demands (London Plan Policies 5.3 and 5.2) and promoting ecology (London Plan Policy 7.19).

ENVIRONMENTAL HEALTH OFFICER:

I do not wish to object to this proposal.

I have spoken with the Environmental Health Officer in Private Sector Housing Enforcement Team about this proposal and am advised that the site would need to comply with model site licence

conditions under the Caravan Sites and Control of Development Act 1960.

I note that foul drainage is proposed to be made to a cesspit.

Should planning permission be granted, please add the construction site informative.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

As confirmed by the Inspectors in considering the two previous appeals (App. Nos. 57685/APP/2003/241 and 2006/120 refer), the use of the site for a gypsy and traveller caravan site represents inappropriate development within the Green Belt.

Paragraph 3.2 of PPG2: Green Belts makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted.

The two previous Inspectors both considered that the use was only acceptable on a temporary basis, given the personal circumstances of the family and the lack of an adequate assessment of gypsy and traveller needs and plot/pitch provision in the UDP.

In considering the latest appeal (App. No. 57685/APP/2006/120), the Inspector in his decision letter dated 20th June 2007 at paragraph 15 stated:

'Inappropriate development is, by definition, harmful to the Green Belt (PPG2, paragraph 3.2); such definitional harm is accepted by the appellant. In addition, I consider harm would arise from the presence on site of a mobile home and touring or other caravans and any ancillary buildings such as a shed. The site is in an area of predominantly open countryside and so the items already on site or sought detract from the area's openness (which paragraph 1.4 of the PPG notes is the most important attribute of Green Belts). The developed, occupied appearance of site results in encroachment into the countryside and some harm to the Green Belt's visual amenities.'

The Inspector goes on in paragraph 18 that:

'The appeal site is in attractive, undulating countryside, the landscape quality of which is recognised by its CCA designation (which remains part of the development plan and so I attach little weight to speculation about its continuance). The site is clearly visible from its Jackets Lane entrance and its various structures can also be seen particularly readily across the valley from the south-east end of Jackets Lane (and, I would expect, from some of the dwellings in that area).'

The Inspector concludes the assessment on the impact upon the character and appearance of the area by stating that the proposed development would cause unacceptable harm to the character and appearance of the surrounding area.

The Inspector then goes on to assess other considerations. He states in paragraph 23 that:

'The previous appeal Inspector deplored the absence of an appropriate gypsy policy in the UDP and found the Council's failure to undertake a proper quantitative assessment of the accommodation needs of gypsies to be a matter of serious concern. The UDP policy position is unchanged and does not conform with the more recent London Plan.'



Previously, policy 3A.11 (London's travellers and gypsies) of the London Plan (February 2004) stated that boroughs should, in co-ordination with other boroughs, assess the accommodation needs of gypsies and travellers and review pitch capacity and formulate policies to protect existing sites, establish criteria for new sites and identify them where shortfalls occur.

More recently, there has been some discussion as to how demand for gypsy/traveller sites should be assessed which has influenced changes to national and strategic guidance on gypsy and traveller sites.

In April 2011, the Government produced a Consultation Paper on Planning for Traveller Sites which it is intended will replace Circular 01/2006. As the guidance is at consultation stage, only limited weight can be given to it.

In the explanation of the proposed new policy stance, this advises that discrimination and poor social outcomes among traveller communities must be addressed (paragraph 2.15) but that it also wants to tackle unauthorised development in all its forms (paragraph 2.16) and goes on to advise that the Government:

'... will not tolerate abuse of the planning system by a small minority of travellers, who set up unauthorised developments which create tension, undermine community cohesion and create resentment against the over-whelming majority of law-abiding travellers who do not live on unauthorised sites.'

The attached Draft Planning Policy Statement states at paragraph 4:

'The Government's overarching objective is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.'

The Government specifically states at paragraph 5 that one of the objectives for planning as regards traveller sites will be to protect the Green Belt from development and proposes greater clarity at paragraph 14 by stating that traveller sites in the Green Belt are inappropriate development, whereas Circular 1/2006 advises that they are 'normally inappropriate development'.

The draft guidance goes on to advise that development plans should have policies and strategies in place for delivering their locally set targets, including identifying specific sites that will enable continuous delivery of sites for at least a 15 year period and a 5 year supply of deliverable sites. In terms of transitional arrangements, the draft guidance states that if after six months of the new guidance being adopted, a five year supply of deliverable sites is not available, local planning authorities should consider favourably applications for the grant of temporary planning permission.

As regards the Local Development Framework which will replace the UDP, the issue of gypsy and traveller pitch provision is addressed in emerging Core Strategy Policy H3 (Gypsy and Traveller Pitch Provision). This sets broad criteria for the location of sites to accommodate the specific needs of the travelling community. Any policy on gypsy and traveller pitch provision would need to be in general conformity with the London Plan.

The 2004 London Plan has now been replaced and policy 3.8 advises that whilst working with the Mayor, boroughs should ensure that 'the accommodation requirements of gypsies and travellers (including travelling show people) are identified and addressed in line with

national policy, in co-ordination with neighbouring boroughs and districts as appropriate.' This has undergone various revisions prior to the replacement London Plan being adopted in July 2011. For instance, in October 2009, the then Policy 3.9 of the Draft Replacement London Plan stated that Hillingdon should provide 22 traveller pitches between 2007-2017. In March 2010, the Mayor proposed minor alterations to this policy with Hillingdon's pitch provision target being reduced to 7 pitches. In September 2010, Further Minor Alterations to then policy 3.9 were published by the Mayor, stating that 'boroughs are best placed to assess the needs of these groups...'. It was therefore proposed to remove borough specific pitch provision targets from the policy. In March 2011, the Examination in Public (EIP) Panel Report was published and proposed the inclusion of sub-regional targets for gypsy and traveller pitch provision in policy 3.9. In July 2011, the Mayor adopts the London Plan and chooses not to accept the Inspector's recommendations on policy 3.9. The provisions of the policy are thus consistent with the September 2010 Proposed Minor Alteration.

As a result of the changes to the Mayor's policy on Gypsy and Traveller Provision, policy H3 in the Submission version of Hillingdon's Core Strategy states that the Council will work with the Mayor to ensure that needs are identified and the accommodation requirements for gypsy and traveller groups are addressed locally and in line with national policy.

Therefore, in terms of emerging policy, there is nothing to suggest that this site should now be considered as being more suited to provide a permanent gypsy/traveller site.

The two previous Inspectors were only prepared to grant temporary permission on this site given the lack of any alternative gypsy/traveller sites in the vicinity and the compelling personal circumstances of the applicant and his family. In considering the last appeal (App. No. 57685/APP/2006/120), the Inspector noted that during the course of the Inquiry, the Council and the appellant reached an agreement that the appropriate way forward would be to grant a temporary consent for 4 years, subject to conditions, so that the level of need for gypsy sites could be identified and properly addressed through the Local Development Framework (LDF). This agreement was taken into account.

Although there are still no alternative gypsy/traveller sites available in the vicinity of the application site, progress is being made to ensure that the emerging LDF does conform to the London Plan (July 2011) that will include appropriate assessment and specific site allocation (if appropriate). However, the numerous changes to the London Plan has delayed the process.

As regards the personal circumstances of the applicant and his family, in considering the last appeal, the Inspector noted that Michael Connors (Snr.) continues to suffer from chronic ill health requiring numerous hospital (Hillingdon or Mount Vernon) visits and surgery consultations and he and other family members are registered with the Harefield Health Centre. The children also had health problems, but the Inspector noted that the children's below average health is not untypical of the gypsy community and although access to health services would be more difficult with no settled base, this did not provide a compelling reason by itself for the occupation of the site. However, the Inspector did attach significant weight to the benefit of stability for Michael (Snr.) close to medical facilities where staff are familiar with his condition.

The Inspector also considered the educational needs of the children and noted that Mary was at an important stage in her education at Harefield Community College and although there was nothing to suggest that her needs could not be met as well elsewhere,

unplanned moves would be particularly disruptive at such a stage and so some weight was attached to this.

The last Inspector concluded:

'... the family's needs as gypsies are not unusual. Nor do I consider permanent residence on the appeal site to be essential to look after the horses.

On the other hand, the plan policy shortcomings are a supporting matter and there is a general need for additional gypsy accommodation in the area, notwithstanding the lack of a London GTAA. The medical needs of Mr Michael Connors (senior) and the education needs of Mary are particularly significant. There is no known available, affordable or suitable alternative land for the family to move to and, in light of this, the interference in the family's human rights would have a disproportionate effect. When these matters are taken in combination and with the main parties' suggestion of a temporary permission, I conclude that the harm to the Green Belt and the surrounding area's character and appearance for only a limited time period would be clearly outweighed by these other considerations. Consequently, very special circumstances exist to justify the inappropriate development in the Green Belt.'

As regards the current personal circumstances of the applicant and his family, the submitted Planning, Design and Access Statement advises that:

'In 2007, the site was occupied by Mr Michael Connors (Snr.) and his children, Michael (Jnr.) and his wife, Barbara, Luke (aged 17 years), Johnny (16) and Mary (14). Since that time, Michael (Jnr.), his wife and their two sons (Michael aged 3 years and Tommy (3 months) have left the site and have taken up the traditional travelling lifestyle. Luke has married and with his wife Anne and their daughter, Kathleen (9 months) is shortly to move into a house. Mary and her partner Michael are away from the site travelling. Mr Connor's eldest daughter, Elizabeth (aged 22 years) has returned to the site with her two children, Michael (18 months) and Ellie-Marie (4 months). Johnny (20) has remained on site and helps his father with their horse breeding business.

As regards the families' personal circumstances, although the children have now completed their formal education, the medical circumstances of Michael Connors (Snr.) remain a significant material consideration. Evidence of Mr Connors' chronic ill health was before the inquiry in 2007 and his condition has deteriorated further over the past 4 years. The Inspector attached significant weight to Mr Connors' poor health and his not infrequent need for immediate access to facilities at both Mount Vernon and Harefield Hospitals (paragraphs 37 and 38). In addition to Mr. Connors' health problems, Elizabeth's daughter Ellie-Marie suffers from Phenylketonuria (PKU), a rare genetic condition present from birth. The body is unable to break down an amino acid called Phenylalanine which builds up in the blood and brain. If left untreated high levels of this chemical can disrupt the normal development of a child's brain and can cause severe learning difficulties. A strict dietary regime and constant monitoring are necessary especially in early life to ensure that the condition is controlled. Ellie-Marie is seen regularly by consultants at Great Ormond Street Hospital and Elizabeth is visited by a nurse and a social worker on a twice-weekly basis.'

A confidential report has also been submitted from the Gypsy Council which details the health needs of Michael Connors and Ellie-Marie and includes supporting collaborative information from hospitals. In particular, the evidence submitted substantiates the difficulties Mr Connor would experience due to his medical condition from having to

resume a travelling lifestyle and the importance to Ellie-Marie of having a stable base so her dietary requirements can more easily be met. This involves a special low phenylalanine diet which avoids many staple food types, and an artificial amino acid supplement which is quite unpalatable and time consuming to encourage a child to take. Also, Ellie-Marie's diet has to be monitored carefully, with weekly blood samples sent off for analysis and results conveyed back to the family with possible discussions and modification of her diet.

Supporting letters have also been received from health visitors and the Harefield Children's Centre. These also substantiate the health care needs of Ellie-Marie and advise that the site is close to Elizabeth's mother, Kathleen Connors who is able to provide support in the care of Ellie-Marie and also help to her other daughter, Mary following the birth of her first baby. Both sisters attend the Harefield Children's Centre. The supporting information stresses the detrimental impact that would be caused by the disruption of the relationship and trust the family has built with health professionals by having to move from the site. However, officers consider that the healthcare needs of Ellie-Marie do not mean that it is imperative for her to stay at this site.

Therefore the personal circumstances that the previous Inspector considered warranted very special circumstances to outweigh the harm to the Green Belt on a temporary basis in the case of Mr Michael Connors (Snr.) are still just relevant, whilst the education needs of Mary are no longer a factor. The special dietary and monitoring needs of Ellie-Marie are not insurmountable with a travelling lifestyle and therefore justify limited weight being attached. As a result, it is considered that the personal circumstances of the family as a whole are a material consideration, but officers are not convinced that the health needs of Mr Michael Connors (Snr.) should justify a permanent approval.

However, this has to be weighted against the continuing occupation of the site. The last Inspector made his assessment in 2007, five years after the use appears to have commenced in 2002 and after only a two year temporary permission for the site had been granted by the original Inspector. Now the site has been occupied for over 9 years, with the extension of harm to the Green Belt that the use entails. The last Inspector noted that a temporary permission would not lessen the harm to the Green Belt, but by limiting the use's duration, the harm would be restricted and on this basis was prepared to only grant a 4 year temporary permission. This application seeks permanent permission but even considering the compromise of granting a further temporary permission, it is considered that on balance, the overall duration of harm to the Green Belt would no longer be outweighed by other factors, including the families personal circumstances, given that previous Inspectors have made it clear that the site is not suited for permanent retention.

The proposal represents inappropriate development, the permanent retention of which is harmful by definition, to the Green Belt and the Countryside Conservation Area, contrary to PPG2: Green Belts, Policy 7.16 of the London Plan (July 2011) and Policy 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007).

**7.02 Density of the proposed development**

Not applicable to this development for a gypsy/ traveller caravan site.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Not applicable to this development.

**7.05 Impact on the green belt**

This has been considered in Section 7.01 above.

#### **7.06 Environmental Impact**

The main environmental impacts of this development are considered in Sections and .

#### **7.07 Impact on the character & appearance of the area**

Due to the anomaly between existing buildings/structures and mobile homes/caravans on site and the submitted Block Plan, MCA-2 and the application forms making no reference to the need for any operational development on site, describing the development as retention of the existing gypsy/ traveller site, the full extent of the proposed works is unclear. For instance, the plan shows a larger mobile home parallel and close to the north western boundary of the site whereas it is turned through 90 degrees on site. Also, a second rectangular shaped mobile home is shown behind the larger one on the plan, whereas a square shaped temporary building is in a similar position on site. Sheds have also been erected at the rear of the site which are not shown on the plan. Despite seeking clarification on this point, to date, no such clarification has been forthcoming.

The last Inspector considered that the site was clearly visible from Jackets Lane and the site's various structures were clearly visible across the valley. There has been no change in the conditions on site to suggest that this is no longer the case. The Inspector then went on to consider the use of landscaping but considered that this was unlikely to overcome the harm, particularly in nearer views. He concluded that the residential element was harmful to the special character of the landscape of the Countryside Conservation Area.

The Council's Tree and Landscape Officer has carried out a more recent site inspection and assessment of the current proposal and considers that the retention of mobile homes, caravan and outbuildings has had an urbanising influence in an area which remains predominantly agricultural and pastoral. He concurs with the previous Inspector that the impact of the development on the character and appearance of the landscape could not be overcome by landscape conditions.

#### **7.08 Impact on neighbours**

The nearest property to the application site is known as the Bungalow, which is sited on the southern side of Jackets Lane, just over 300m from the application site. From this direction, the site would largely be screened by the boundary hedge and given the single storey height of the proposed mobile homes, the buildings or the use would not unduly affect their residential amenities. From the other direction, the site is more exposed, and the site can be glimpsed from residential properties on Iveagh Close. However, this distance, at over 400m would ensure that their amenities would not be materially affected.

The previous Inspector also did not consider that the impact of the development upon neighbouring properties, whilst also having regard to the human rights of the appellant, was not so significant to justify a refusal of permission.

#### **7.09 Living conditions for future occupiers**

The Council's guidelines relating to internal floor space standards are not applicable to mobile homes and caravans.

The area around the mobile home, temporary structure and caravans functions as informal amenity space and the submitted plan shows a shared area of amenity space between the two mobile homes which is considered of an acceptable size to address the families amenity space requirements.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There is adequate parking and vehicular access to the site. No objections are therefore



raised to the development on highway grounds, in accordance with Policies AM7 and AM14 of the adopted Unitary Development Plan Saved Policies (September 2007).

#### **7.11 Urban design, access and security**

The relevant issues have been considered in other sections of this report.

#### **7.12 Disabled access**

Not applicable to this development.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

There are no protected trees on site. The application site is also sufficiently separated from the adjoining Grade I Site of Nature Conservation Importance so that its ecology would not be adversely affected.

#### **7.15 Sustainable waste management**

Not applicable to this development.

#### **7.16 Renewable energy / Sustainability**

Policies 5.2 and 5.3 of the London Plan (July 2011) require development proposals to make the fullest contribution towards minimising carbon dioxide emissions and to achieve the highest standards of sustainable design and construction respectively. Policy 5.15 expects development proposals to protect and conserve water supplies and resources and policy 7.19 to protect, enhance, create, promote and manage London's biodiversity.

This application is for permanent use of the site, whereas no sustainability statement has been submitted to demonstrate how the site can contribute to sustainable development. The Council's Sustainability Officer objects to the proposal on this ground.

#### **7.17 Flooding or Drainage Issues**

Policy 5.14 of the London Plan (July 2011) requires development proposals to have adequate wastewater infrastructure capacity and advises that proposals which adversely affect water quality should be refused. Circular 03/99 provides additional guidance to that in PPG23: Planning and Pollution Control on foul drainage requirements.

The submitted plan shows the two mobile homes connected to an existing cesspool. The Environment Agency advise that the site is in Source Protection Zone 1, which is an area of high ground water vulnerability which supplies an abstraction point for drinking water. They object to the proposal as no assessment of the risks of pollution to ground and surface waters has been provided. The use of non-mains drainage facilities needs to be justified, in line with DETR Circular 03/99.

The Council's Sustainability Officer advises that the use of a cess pool/pit with the previously approved temporary permissions is considered acceptable, as if properly constructed and maintained, their use should not lead to environmental, amenity or public health problems as they are essentially holding tanks with no discharges. However, in practice, it is known that problems can occur with overflows resulting from poor maintenance, irregular emptying, lack of vehicular access for emptying and inadequate capacity. Now the application is for permanent use, a reconsideration of the preferred method of drainage is required to accord with the circular.

The EA advise that the use of cesspools is not encouraged as they require a strict management regime with specialist contractors taking sewage away to a sewage treatment works to maintain safety and avoid pollution. These contractors can be costly whereas this cost can be avoided by emptying the untreated contents to nearby

watercourses or puncturing the tanks so they leak to the ground.

Circular 03/99 provides a hierarchy for foul drainage requirements of new development and only in exceptional circumstances should the use of cesspools be considered. The site is in a rural location, where the cost of connecting to a mains sewer may be prohibitive, however this still needs to be investigated as part of a wider non-mains drainage assessment. The lack of an appropriate foul sewage disposal system may preclude this site from being suitable for permanent retention.

In the absence of a non-mains drainage assessment, it has not been demonstrated that other more appropriate means of disposal are available and for an assessment to be made of the risks of pollution to ground and surface waters arising from the proposed development within this Source Protection Zone 1. As such, it is considered that the permanent retention of the gypsy/traveller use discharging to a cesspool results in an unacceptable risk to groundwater quality, contrary to Planning Policy Statement 23: Planning and Pollution Control, Circular 03/99 and policy 5.14 of the London Plan (July 2011).

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

The material planning issues raised by the individual objectors have been considered in the main report. The comments in support are noted.

#### **7.20 Planning Obligations**

Not applicable to this scheme.

#### **7.21 Expediency of enforcement action**

The use of the site as a gypsy/traveller caravan site represents inappropriate development that is harmful to the character and appearance of the Green Belt and the Countryside Conservation Area. To allow the use to continue contravenes PPG2: Green Belts, Policy 7.16 of the London Plan (July 2011) and Policies 1.1, OL1 and OL15 of the adopted Unitary Development Plan Saved Policies (September 2007). If this application is refused, then a further report on the possibility of serving an enforcement notice will be put before committee.

#### **7.22 Other Issues**

There are no other relevant planning issues raised by this application.

### **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**

The two previous Inspectors did not consider that this site was suitable for a permanent gypsy and traveller caravan site, the harm to the character and appearance of the Green Belt and Countryside Conservation Area being too great. They have only been prepared to grant temporary permission, mainly due to the compelling personal circumstances of the applicant and his family. The previous Inspectors were also concerned about the Local Planning Authority's lack of assessment of traveller's needs within the UDP and no alternative site's being available in the vicinity. A temporary permission would enable the Local Planning Authority to progress the LDF and for site-specific allocations to be made (if appropriate).

Although the personal circumstances of the applicant and his family are still valid and there are still no alternative sites available, in considering the previous application, the last Inspector considered that the matter was finely balanced so that a 4 year temporary permission was considered acceptable so that at least the harm to the Green Belt could be restricted by limiting the duration of the use, in which time it was hoped the LDF could be progressed. The LDF has been progressed but not to the extent that specific sites have been allocated (if required). To allow a further period would be to extend the duration of the harm so that it is considered that on balance, the other factors, including the personal circumstances of the applicant and his family would no longer justify a further extension of time with a continuation of the harm.

Furthermore, the submitted plans do not show the existing arrangement of buildings, structures and mobile homes/caravans on site. As such, it is not clear precisely what is being proposed.

The Environment Agency also object to the absence of an assessment dealing with pollution risks of foul drainage.

The scheme also fails to demonstrate that it will contribute towards sustainable development.

The application is recommended for refusal.

## **11. Reference Documents**

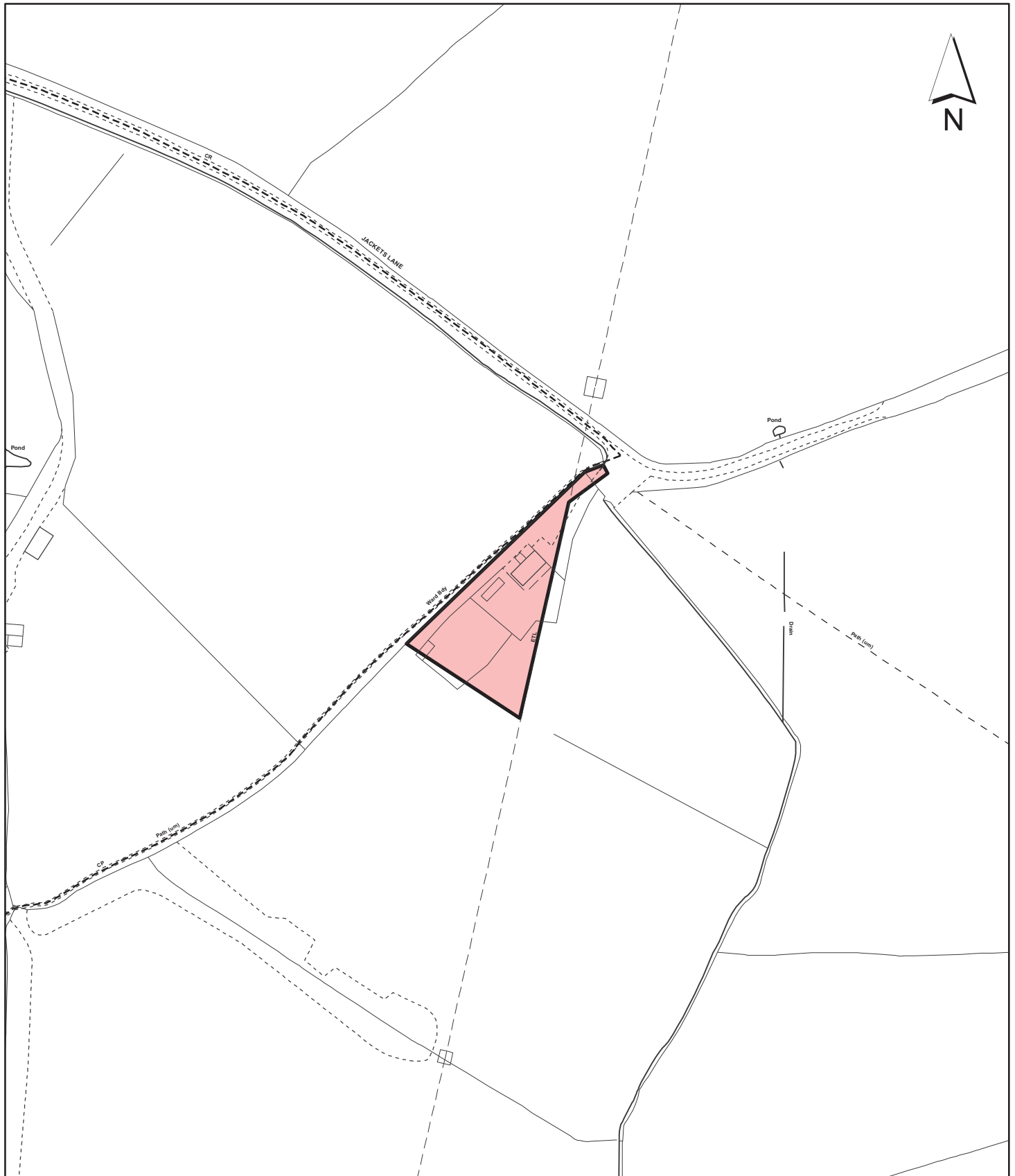
Planning Policy Statements and Guidance



London Plan (July 2011)  
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)  
HDAS: Residential Layouts & Accessible Hillingdon  
Consultation responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at Willow Farm  
Jackets Lane  
Harefield**

Planning Application Ref:  
**57685/APP/2011/1450**

Planning Committee  
**North** Page 36

Scale  
**1:2,000**

Date  
**November  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** OAKWOOD CATLINS LANE PINNER

**Development:** Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side

**LBH Ref Nos:** 67139/APP/2011/2005

**Drawing Nos:** Location Plan to Scale 1:1250  
BLU-105/D102 Rev. A  
BLU-105/D105  
Design and Access Statement  
BLU-105/D100 Rev. A  
BLU-105/D101 Rev. A  
BLU-105/D103 Rev. B  
BLU-105/D104 Rev. A

**Date Plans Received:** 16/08/2011      **Date(s) of Amendment(s):** 16/08/2011  
**Date Application Valid:** 06/09/2011      05/12/2011

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The application property is a distinctive, two storey, detached dwelling situated on the western side of Catlins Lane.

This property dates from 1904, is locally listed and within the Eastcote Village Conservation Area. It is built in an Arts and Craft style, with elevations comprising rough cast render with a tiled roof with a circular bay to the front and a tiled roof turret.

To the rear, the two storey elements of the building are broadly "L" shaped with a two storey element extending out to the rear at the northern end of the building, adjacent to an existing garage and outbuildings that are set behind the rear elevation. A large single storey (original) conservatory structure occupies the area to the south of this return, extending to the same depth.

The building is located opposite St Catherine's Farm which is a Grade II Listed Building.

The streetscene is verdant and semi-rural in nature. It is primarily residential with large two storey individually designed houses, generally set in large plots, with the buildings set well back from the road.

## 1.2 Proposed Scheme

The application is for the erection of a two storey side extension to the southern side of the building, a rear extension and a replacement garage. It should be noted that the plans have been amended from that originally submitted, principally resulting in changes to the proposed siting of the garage, alterations to the extent of the patio/terrace area at the rear and alterations to the proposed landscaping at the front of the property.

The two storey side extension would be 3.425m wide and set back from the main front elevation of the house by 1m. It would extend beyond the rear elevation of the two storey element to which it is attached by 4.8m. This would be 1.2m beyond the existing conservatory, and broadly in line with the rear elevation of Westcott that lies to the south. A 1m gap would be retained to the boundary with Westcott. No windows are proposed in the flank elevation and external materials would be to match the existing house.

To the rear of the house a two storey extension is proposed at its northern side, closest to the garage. This element would be 3.5m in depth, with the width reflecting that of the gable above. The extension would continue the existing roof form, extending out further from the house than that existing. The extension would be finished in a smooth render, as would the whole of the house. There would be no windows in the northern flank wall.

The gap created by the two storey extensions either side at the rear would be infilled with a single storey rear extension, extending to the same depth as the southern most two storey extension adjacent to Westcott.

The existing garage would be removed and replaced with a larger garage that would be 6m deep and 3.7m wide. It would feature a hipped roof with front and rear gables, with a ridge height of 3.3m. Land levels drop to the rear of the garage and within the rear garden.

A patio area is to be created to the rear of the rear extensions and the front garden area would be partly finished in permeable bonded gravel to provide a parking and turning area. Some of the front garden area would be retained as soft landscaping, with additional trees and feature shrub beds proposed.

## 1.3 Relevant Planning History

67139/APP/2011/2006 Oakwood Catlins Lane Pinner

Demolition of existing garage. Proposed double storey side and rear extension. Relandscape of front drive with new trees and shrubs to be planted.

**Decision Date:** 07-09-2011      Withdrawn      **Appeal:**

67139/TRE/2010/49 Oakwood Catlins Lane Pinner

Tree work

**Decision Date:** 05-10-2010      NFA      **Appeal:**

### Comment on Planning History

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

## 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 12th October 2011

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

#### EXTERNAL:

The application was advertised in the 21st September 2011 edition of the Uxbridge Gazette and a site notice displayed on 26th September 2011. 6 adjoining and nearby properties, Northwood Hills Residents Association and the Eastcote Residents Association notified of the application by means of a letter dated 9th September 2011. 5 individual responses have been received objecting to the proposal on the following grounds:

1. This extension is very large and will be out of keeping with the existing house.
2. The side infill goes against the character of the individual houses in the lane, as it will make two properties very close to one another.
3. The alterations will significantly alter the look of this property, architectural features and detailing would be lost, to the detriment of the locally listed building and the conservation area.
4. The proposed development is not in keeping with the open character of the conservation area.
5. The nearby houses have retained their original character and the proposed development will spoil the unique character of this part of Catlins Lane.
6. The development on the side of the property will go too close to the adjacent house and will therefore lose the effect of spacious detached houses.
7. The side development and the building up of the patio area will be very intrusive into the next door property.
8. As the land levels vary greatly and there are many underground streams, we are concerned that a development of this nature will cause flooding problems within this particular area.
9. The Council has tried to protect the house in the past, it must do so for the future.
10. Overdominance and loss of privacy and light in relation to Westcott, creation of damp problems for the adjacent property,
11. Building such a tall and imposing extension so close to neighbouring Westcott would eliminate the visual separation, and detract from the overall impression of the road.
12. The proposed extension requires significant elevation of the floor level of Oakwood to such an extent that the full height of the building would be out of all proportion with the existing and neighbouring properties. Oakwood's position on a sloping plot should require any plans for extension to give due care and attention to the overdominance this will cause to properties at a lower level.
13. The details suggest a lack of respect for the original features of the property.
14. An over-large extension that does not consider the sensitivities of the site, coupled with the brutal removal of many of the exterior period features that give the building its charm, speak of an application that is ill thought-out and unsympathetic to the character of the area.

A Petition of objection has been received, with 118 signatories opposing the application on the grounds of overdominance of the side extension in relation to Westcott, loss of privacy to Westcott, creation of damp problems and flooding, loss of daylight to Westcott, loss of residential amenity to Westcott, adverse impact on the Conservation Area due to loss of visual separation, visual amenity, terracing effect, and an excessive extension out of keeping with the area. The proposed trees are in unsuitable positions, the extension is too wide, and the proposal is detrimental to the locally listed building and the Conservation Area.

#### NORTHWOOD HILLS RESIDENTS ASSOCIATION:

The character of this part of Catlin's Lane is known for the detached houses set in large plots. This development would seriously impact the character of the road and set a precedent for other development which we would not wish to see especially as we are not aware that permission has been granted for any other double storey side extensions to other houses nearby. This proposed development would also disrupt the open character of the conservation area. We also note that the side extension would be out of keeping and that the development would give the unwanted perception of the properties being terraced. We ask that this application in the current form be refused.

#### EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL:

Oakwood is situated within the Eastcote Village Conservation Area, and has Locally Listed Building status. The character of this part of Catlin's Lane is known for the detached houses set in large plots giving an open aspect and fine views. To date there have not been any other double storey side extensions erected to the nearby houses.

This proposed development will disrupt the open character of the conservation area. The proposed changes to doors, windows and render will cause loss of character to the dwelling. The front door is the wooden original and to change to aluminum would not enhance the character of the house.

Likewise with the change to smooth render, the current finish is pebbledash.

The proposed side extension although set back from the building line will be out of keeping with original design of the house. The front elevation with the gable and turret is well proportioned the side addition will destroy that harmony and the character of Oakwood. There is just a 1 metre set back from the boundary with Westcott, this will give a perception of terracing.

The land levels vary greatly Oakwood being considerably higher than Westcott. The proposal is to raise the rear patio area to the same floor level as the house, with five steps down to the garden. This will result in any person standing on the Oakwood patio will be able to look straight over the 6 foot boundary fence into the rear habitable room of Westcott. Screening here is not an answer as that would cause loss of light to the habitable room of Westcott.

The proposed new garage will be set on the boundary with Harewood, there is no indication as to whether this will cause damage to any trees and shrubs on Harewood land. A full tree survey should be requested.

We ask that this application in the current form be refused and a more sympathetic scheme, especially the height of the patio, be put forward.

#### INTERNAL:

#### URBAN DESIGN AND CONSERVATION OFFICER:

This is an attractive detached house dating from 1904, locally listed within the Eastcote Village Conservation Area. Built in Arts and Craft style, the house is two storeys in rough cast render with tiled roof with a circular bay to front and a tiled roof turret. The building is located opposite St Catherine's Farm which is grade II listed. Any extension should be carefully designed to retain the architectural integrity of the main house, the character and appearance of the conservation area and the setting of the listed building.

To the side, the scheme proposes a two storey extension, set back from the main front elevation of the property and reduced in height. From a conservation point of view, this would appear subordinate to the main house, and as such would not be considered detrimental to the locally listed building, the character and appearance of the conservation area and the setting of the listed building. It is, therefore, acceptable.

To the rear, the scheme proposes single storey extension and part two storey extensions to either side. Whilst extensive, the proposal would retain part of the original elevation, with the attractive stained glass window. Other architectural details such as the tile crease arches over windows would be replicated on the new elevation. From a conservation point of view, this would not be considered detrimental to the architectural integrity of the main building and would be acceptable.

We would, however, query the proposed height of bedroom 4 (closest to the proposed garage). The height of the extension appears to be the same as the main house in side elevation, and much reduced on the rear elevation drawing. From a conservation point of view, reduced height would be more appropriate as it would appear subordinate to the main house.

The scheme also proposes a permanent garage structure to replace a timber shed to the rear. This would be solid in appearance and much larger in size, sitting on the side boundary. Given its position on the boundary, would not be in accordance with the HDAS guidance (paragraph 4.4). It is therefore suggested that the size of the garage is reduced, and the structure is clad in timber, to retain its ancillary and temporary appearance.

**CONCLUSION:** Extensions acceptable from a conservation point of view. Side elevation and height to bedroom 4 to be corrected. Garage to be revised and reduced in size as suggested above.

#### **TREES AND LANDSCAPE OFFICER:**

This site is not covered by a TPO, however, it is within the Eastcote Village Conservation Area. Therefore, all trees on-site are protected by virtue of their location within it.

There is a large ivy-covered tree on the south-eastern corner of the site, which stands at the end of a boundary hedge (mainly Laurel). The hedge provides a good visual screen between this and the neighbouring property (Westcott) and should be retained as part of the scheme. There is also a small Wild Cherry to the rear of the house and a small goat willow close to the proposed garage. Both trees are low value and it is likely that the willow will need to be removed to facilitate the proposed garage. All existing trees on-site should be shown on the plans/landscaping scheme and it should be made clear which are to be retained/removed. Protective fencing should also be shown along the front boundary hedge (approximately 2m away from its northern edge).

Several mature trees were recently removed from the site's frontage and the plans indicate that five new (unspecified) trees will be planted. To avoid overcrowding this area, it would be preferable to plant three medium-sized species of tree.

The plans also show three proposed 'beds' within the parking area, which appear to consist of a small tree surrounded by hedging. However, to incorporate soft landscaping into the proposed scheme, it would be preferable to reduce the size of the parking area and retain some of the existing lawn and/or provide a larger single shrub bed between the



proposed parking area and the proposed new trees and existing boundary hedge. All of these matters can be dealt with by condition.

The layout plan shows a large area of car parking within the front garden. This does not appear to conform to HDAS guidelines to retain at least 25% of a front garden soft landscaped. The area of proposed hard landscaping should be reduced in size. This matter can be dealt with by condition.

A landscaping plan should be submitted to cover the following points:

- 1.The boundary (Oakwood/Westcott) hedge should be shown as retained.
- 2.The location of three (rather than five) new trees should be shown at the front of the site. The species (Wild Cherry, Field Maple or Silver Birch) and specification (standard size and short-staked) should be shown.
- 3.A reduced-size proposed driveway (to conform to HDAS recommendations) should be shown.

#### OFFICER COMMENT:

Amended plans have since been provided to address the comments of the Trees and Urban Design Officers and some of the comments made by objectors. The comment from the Design Officer regarding the height of the rear extension (bedroom 4) has been clarified by the applicant as being correct in the submitted drawings, there are differing eaves levels and ridge heights across the building, but the submitted plans are nevertheless correct. Some of the comments from objectors in relation to drainage are not material considerations in relation to this planning application, although the applicant is aware of the concerns and is proposing a rainwater harvesting system to ensure that such matters are addressed.

#### **4. UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

- |      |  |
|------|--|
| BE4  | New development within or on the fringes of conservation areas                           |
| BE8  | Planning applications for alteration or extension of listed buildings                    |
| BE12 | Proposals for alternative use (to original historic use) of statutorily listed buildings |
| 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.                    |
| 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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

## 5. MAIN PLANNING ISSUES

The main planning issues are the impact of the development on the character of the house and the area in general, and also the impact on the amenities of the adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

The proposed two storey side extension meets with the requirements of the Council's Supplementary Planning Document HDAS: Residential Extensions in that it is set back from the front elevation of the house by 1m and there is a retained gap to the side of 1m.

The flank wall of Westcott is of no great architectural quality and presents a blank rendered facade to the streetscene. The proposed side extension would help mask this facade, although the gap between buildings would be reduced. However, on balance it is considered that the reduction in the gap between buildings would not be so harmful to the character of the area as to justify a refusal of planning permission.

With regard to the impact on the amenities of the adjoining occupiers the southern two storey side extension would be in close proximity to Westcott. Given the largely blank facade of Westcott it is considered that there would be no adverse impact on the amenities of the occupiers of that property. There are two windows in the north facing facade of Westcott, but they do not appear to be sole windows to main habitable rooms. Given that the extension would not protrude beyond the rear elevation of Westcott and given its siting to the south of the development, there would therefore be no significant adverse impact in terms of loss of light, privacy and overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission.

With regard to the rear patio/terrace area, amended plans have been submitted which result in a greater gap to the adjoining properties and with opportunities for soft landscaping to be planted in this gap, there would be no adverse overlooking or loss of privacy arising from the patio/terrace area.

With regard to the impact on Harewood to the north, there is a greater separation afforded between the two properties, but there are a number of windows facing to the side and rear of that property. Given the separation that exists and that the two storey rear extension would extend 3.5m from that existing it is considered that there would be no adverse harm arising to the amenities of the occupiers of that property.

Amended plans have been received in respect of the proposed garage which bring it 0.5m away from the side boundary. It would therefore accord with the Council's HDAS guidance which seeks to ensure that outbuildings are set away from the boundary so as to not harm the character of the area or be imposing on the adjoining occupiers.

The comments made by residents in respect of flooding, drainage and damp are not in themselves matters for consideration as part of this planning application. Nevertheless the amended plans introduce a greater amount of soft landscaping and the installation of a "rainwater harvesting system" which would assist in such matters. Conditions are recommended requiring details of sustainable urban drainage and landscaping.

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to the extended dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and Policy BE23 of the saved UDP.

The proposed landscaping (as amended) of the front garden would be satisfactory and would include the provision of new trees to replace those that have recently been removed. It is considered that the setting of the building would be maintained and that there would be no adverse impact arising from the landscaping proposals.

The proposal would replace the existing garage with a larger garage that would be more suited to modern day vehicles than the existing garage. In addition the front driveway would provide sufficient parking for a number of vehicles whilst retaining a significant amount of soft landscaping. This could be controlled by condition if planning permission were to be granted. With respect to car parking arrangements the proposal would therefore be in accordance with Policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HH-T8 Time Limit - full planning application 3 years**

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 HH-OM1 Development in accordance with Approved Plans**

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

#### **REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **3 M1 Details/Samples to be Submitted**

Notwithstanding the submitted plans and details, no development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

#### REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **4** HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved.

#### REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **5** TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

#### **6** TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing

shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7** TL5 Landscaping Scheme - (full apps where details are reserved)

Notwithstanding the submitted plans, no development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- 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.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed.

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **8** TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species

unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### 9 SUS5 Sustainable Urban Drainage

Notwithstanding the submitted plans, no development shall take place on site until details of the incorporation of sustainable urban drainage, including any rainwater harvesting system, have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

#### REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan (July 2011) Policy 5.12 and PPS25.

### INFORMATIVES

#### Standard Informatives

- 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 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, and to all relevant material considerations, including Supplementary Planning Guidance:  
**Policy No.**

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE12	Proposals for alternative use (to original historic use) of statutorily listed buildings
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.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).



- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

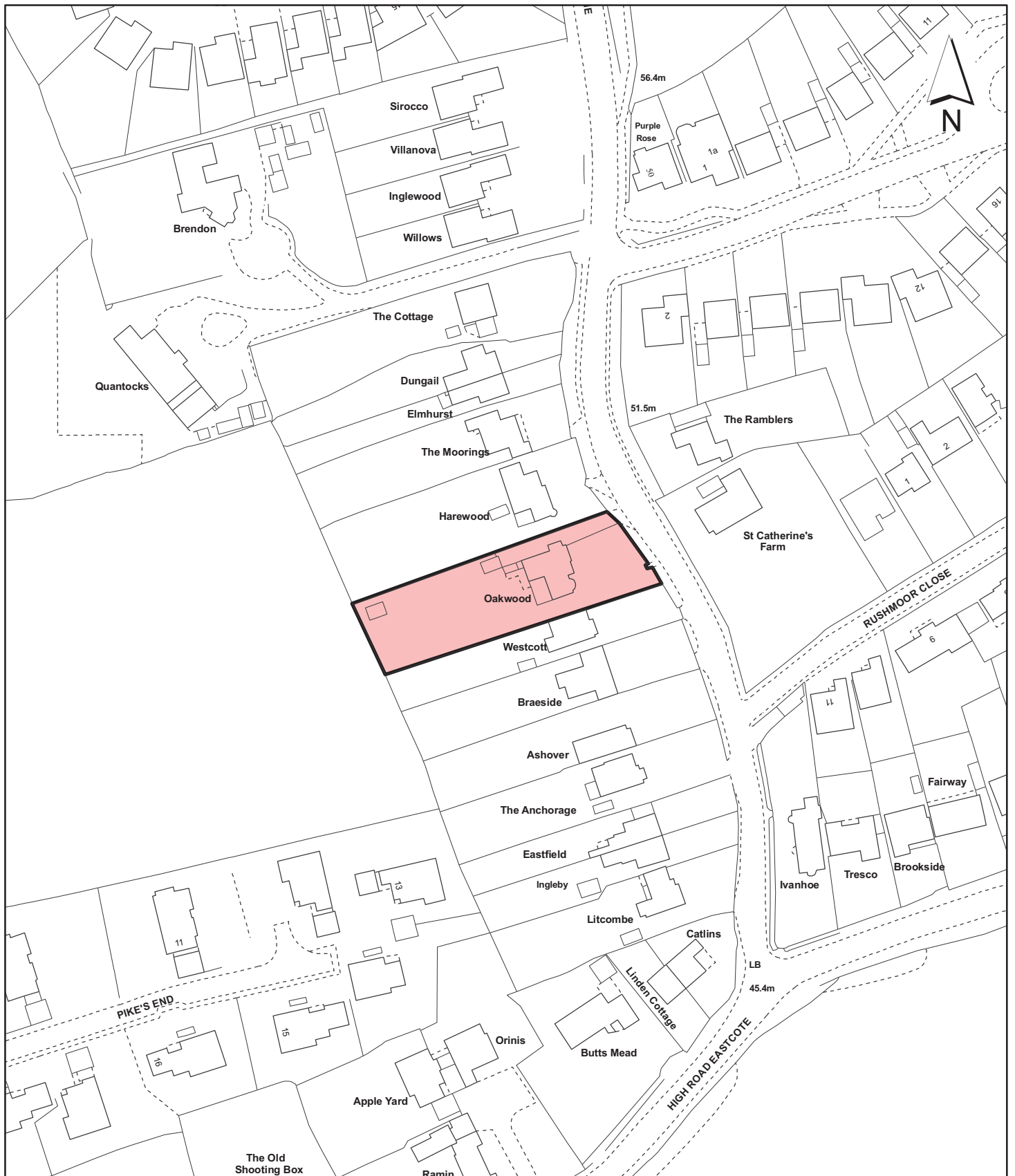
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** Warren Pierson

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**Oakwood  
Catlins Lane  
Pinner**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:

**67139/APP/2011/2005**

Scale

**1:1,250**

Planning Committee

**North** Page 51

Date

**October  
2011**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** THE HALLMARKS 146 FIELD END ROAD EASTCOTE PINNER

**Development:** Change use from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a Education Institute.

**LBH Ref Nos:** 3016/APP/2010/2159

**Drawing Nos:** 2166-01  
2166-02  
Design & Access Statement  
2166-03A  
Transport Statement (March 2011)  
Green Travel Plan (March 2011)

**Date Plans Received:** 13/09/2010      **Date(s) of Amendment(s):** 13/09/2010  
**Date Application Valid:** 28/09/2010      20/12/2010  
29/03/2011

### 1. SUMMARY

Planning permission is sought for the change of use of a 3 storey office building to an educational training centre with associated parking. No external alterations are proposed and the use has already commenced.

The application fails to demonstrate that the proposal would not harm highway and pedestrian safety and would provide sufficient amenities for wheelchair users.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposal fails to provide adequate information to demonstrate that it does not result in an increase in on street demand for parking in surrounding streets to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### 2 NON2 Non Standard reason for refusal

The proposal fails to provide adequate facilities for people with disabilities contrary to policy R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), the London Plan Policies 3.8 and 7.2 and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to REFUSE 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 REFUSE 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.

OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
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
AM14	New development and car parking standards.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on the west side of Field End Road and comprises a detached 3 storey building previously used for offices within class A2, however, it is now in use for educational purposes, the subject of this application. To the north lies The Manor Public House, to the south lies 148-150 Field End Road, an office building, and to the rear lies the rear garden of 26 Crescent Gardens. The street scene is commercial in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **3.2 Proposed Scheme**

Retrospective planning permission is sought for the change of use from class A2 to an educational training centre, within class D1. The applicant has advised that the centre provides Health & Safety, ITC and development training workshops. The applicant also advises that there will be up to 30 people on the premises at any one time, however, the submitted plans show that the first and second floor conference rooms will provide some 194 student places excluding staff.

The submitted plans show that the ground floor will provide a reception area with staff facilities, such as a general office and staff rooms. The first floor will provide 3 conference rooms providing 99 student spaces, WC facilities and 3 unidentified rooms. The second floor would provide the same, but 2 unidentified rooms are shown.

The submitted block plan shows 4 off-street parking spaces in the front forecourt including 1 disabled space, while 21 spaces are shown at rear including 2 disabled spaces. 30 cycle parking stands are also proposed at the rear. The applicant has advised that the off-street space will be for staff and students.

No external alterations are proposed.

#### **3.3 Relevant Planning History**

### **Comment on Relevant Planning History**

There are no relevant planning decisions.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

OE1	Protection of the character and amenities of surrounding properties and the local area
R16	Accessibility for elderly people, people with disabilities, women and children
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
AM14	New development and car parking standards.

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

31 adjoining owner/occupiers have been consulted. No objections have been received however a comment has been received advising that the use has commenced.

Eastcote Residents' Association:

Whilst there is no objection in principle to the change of use of this building, there is scant information in some areas, and the disabled access is not satisfactory.

- It is stated that there are 30 parking spaces for this building, but there is no drawing to show these spaces, nor the access to these spaces;
- There is no provision for bicycle storage;
- Any proposed provision for bin stores is not shown, nor is access for refuse collection vehicles.
- It is stated that it is not possible to make the entrance steps to the building suitable for disabled and wheelchair users, although there are lifts inside the building. This needs to be looked at again, and a fully accessible entrance provided;
- The SPD Accessible Hillingdon states that a wheelchair accessible WC should be no more than 40m away at a given point in the building. Where a platform lift is used vertical travel to toilet accommodation is limited to one storey. It is not clear from the documents whether the proposal is a platform lift or not. This needs to be looked at very carefully, and preferably more disabled WCs added to the upper floors.
- Please can this application be drawn to the attention of Hillingdon Accessibility Officer

Hopefully, these questions can be answered and alterations carried out before permission is granted.

Ward Councillor: Requests that this application is reported to the planning committee for determination.

### **Internal Consultees**

Highways:

The revised Transport statement is in response to comments previously made by highway officer. The total capacity of the proposed educational centre according to the Transport Statement is 194, whilst 240 pupil places are shown on the plans which is clearly contradictory to the Transport Statement.

The Transport Statement also indicates that there will be a maximum of 20 employees at any one time including part time and admin staff, and 100 students per session, with a maximum of 2 sessions per day.

The traffic assessment fails to address transport issues related to the total capacity of the site and should be based on full occupancy and its highways impacts in particular parking, by providing a detailed and robust Traffic Statement addressing the applicant's proposal for 240 teaching places and sample sites/data to justify any assumptions.

The proposed maximum number of staff including teaching, admin etc, is twenty and the existing 21 parking spaces at the rear are to be allocated to staff, with four parking spaces at the front to be used by visitors. The proposal being for an adult education centre, car parking demand for students in addition to staff car parking demand needs to be properly addressed.

A Travel Plan has been submitted for the proposed development, which is a long term strategy for encouraging use of the sustainable modes of transport if implemented rigorously. However, submission of a travel plan does not deal with the issues discussed above relating to inconsistencies in site capacity, impacts of the site being used at its full capacity and sample sites to justify the assumptions made in the Transport Statement and Travel Plan.

In the absence of these issues being satisfactorily addressed, the proposal cannot be supported on Highways grounds and is therefore considered to be contrary to the Council's Policies AM7 and AM14 and refusal is recommended.

Environmental Protection Unit:

No objections subject to conditions relating to Hours of operation and deliveries and waste collection, plant and equipment, and a restriction on the use of the premises.

Access Officer:

The following observations are based on a site visit and desk-based assessment of existing and proposed plans is submitted.

A well-designed environment greatly assists with developing policies, practices and procedures that encourage inclusion of disabled people and reduce the possibility of inadvertent discrimination.

1. Accessible parking bays should be available and a minimum of 4.8m x 2.4m and otherwise marked and signed in accordance with BS 8300.
2. The existing entrance ramp should be fitted with handrails and guardrails as the existing

entrance arrangements are considered hazardous and not conducive to the principles of access and inclusion.

3. To assist blind and visually impaired people to gain convenient and safe access into the building, the existing steps should be fitted with appropriate step nosings that contrast in luminance with the stair treads. Crucially, retrofitted nosings must be flush, or otherwise appropriately designed, not to be a trip hazard.

4. The presence of a glass door should be made apparent with permanent strips on the glass (manifestation), contrasting in colour and luminance with the background seen through the glass in all light conditions. The edges of a glass door should also be apparent when the door is open. If a glass door is adjacent to, or is incorporated within a fully glazed wall, the door and wall should be clearly differentiated from one another, with the door more prominent.

5. Part of all reception desks should be provided at a height of 750-800mm.

6. An assisted listening device, i.e. infra-red or induction loop system, should be fitted to serve all reception areas.

7. Seating of varying heights should be provided and sited within close proximity to the reception, as appropriate.

8. All signage for directions, services or facilities should be provided in a colour contrasting with the background. Signage and lighting levels should be consistent throughout the building and care taken to avoid sudden changes in levels.

9. Internal door widths should provide a minimum clear opening width of 800 mm to facilitate adequate access for wheelchair users. Internal doors should also have 300 mm unobstructed space to the side of the leading edge.

10. Internal doors should be held open using fire alarm activated magnetic closers whilst the building is in use.

11. Signs indicating the location of an accessible lift should be provided in a location that is clearly visible from the building entrance.

12. The principles of access and inclusion should be carried through to all teaching and 'backstage' staff areas to promote employment opportunities for disabled people. Similarly, resting facilities should also be fully accessible.

13. Contrary to the information within the Design & Access Statement there is no accessible toilet on the proposed ground floor plan. The building alterations associated with the change of use application do not include an accessible toilet facility that would cater for wheelchair users in accordance with BS 8300:2009. This lack of provision alone could prevent a disabled person from partaking and, given that change of use application would involve building alterations, at least one accessible toilet should be required as part of any planning approval.

14. The accessible WC facilities throughout the college should be signed either Accessible WC or Unisex. Alternatively, a wheelchair symbol and the use of the words Ladies and Gentlemen or Unisex would be acceptable.

15. Whilst the classroom layout may be for illustrative purposes, it should be noted that such a layout would be unwelcoming to wheelchair users. Wheelchair users should be facilitated to gain unhindered access to all teaching environments, and empowered to interact with their peers on an



equal basis, without potential embarrassment whilst classrooms are re-organised. Cabling and sockets for IT equipment etc, are likely to be installed when partitions are installed, making it difficult or impossible to alter the layouts at a later date. It is therefore imperative to design, at this stage, a layout conducive to access and inclusion principles.

16. Alarm system should be designed to allow deaf people to be aware of an activation. Such provisions could include visual fire alarm activation devices, and/or a vibrating paging system linked to the alarm control panel.

17. Consideration should be given to ensure that arrangements exist to provide adequate means of escape for all, including wheelchair users. Fire exits should incorporate a suitably level threshold and should open onto a suitable level area.

18. A refuge area should be provided that is suitably sized and arranged to facilitate maneuverability by wheelchair users (Refer to BS 9999: 2008). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge areas.

19. An evacuation plan should be drawn up to ensure that those unable to use stairs can be sure of escape.

NB: The applicant is reminded of the duties set out in the Disability Discrimination Act 1995, with regard to employment and service provision. Whilst an employer's duty to make reasonable adjustment is owed to an individual employee or job applicant, the responsibility of service providers is to disabled people at large, and the duty is anticipatory. The failure to take reasonable steps at this stage to facilitate access will therefore count against the service provider, if/when challenged by a disabled person. It is therefore recommended that the applicant takes full advantage of the opportunity that this development offers, to improve the accessibility of the premises to people with mobility and sensory impairments.

Conclusion: unacceptable

Further details should be submitted which include the above observations and/or details, as appropriate, submitted as part of a revised Design & Access Statement.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

There are no policies in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) that protect the loss of class A2 uses. As such, the use is acceptable in principle, subject to compliance with other policies in the Plan.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.06 Environmental Impact**

The Environmental Protection Officer has raised no objections to the use subject to conditions that would minimise noise and disturbance to nearby residential properties. This is further addressed below.

### **7.07 Impact on the character & appearance of the area**



There are no external alterations proposed and therefore, the proposal does not harm the appearance of the street scene.

#### **7.08 Impact on neighbours**

The nearest residential properties lie above the commercial units on the opposite side of the road and to the rear in Crescent Gardens. The use is contained within the building and therefore does not have a detrimental impact on the residential amenities of nearby properties, in terms of noise or disturbance. The proposal complies with policy OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, Car/cycle parking, pedestrian safety**

The application is supported by a Transport Statement and Green Travel Plan, both of which have been assessed by the Council's Highways Officer.

The assessment has highlighted some inconsistencies in the submitted information and is not considered to fully address the Council's concerns. In particular, the revised Transport Assessment indicates that there will be a maximum of 100 students per session with a maximum of 2 sessions per day. However, the submitted plans indicate that there is capacity within the classrooms to cater for some 240 students. The revised transport statement therefore fails to address transport issues related to the total capacity of the teaching establishment.

The proposed maximum number of staff including teaching, admin etc, is twenty and the existing 21 parking spaces at the rear are to be allocated to the employees, with four parking spaces at the front to be used by visitors. The proposal being for an adult education centre, car parking demand for students in addition to staff car parking demand needs to be properly addressed. The likely outcome of the site being used at capacity is that student parking would spill over onto adjoining residential streets to the detriment of highway and pedestrian safety and the free flow of traffic.

A Travel Plan has been submitted for the proposed development, which is a long term strategy for encouraging use of sustainable modes of transport if implemented rigorously. However, submission of a travel plan does not deal with the issues discussed above relating to inconsistencies in site capacity, impacts of the site being used at its full capacity and sample sites to justify the assumptions made in the Transport Statement and Travel Plan and do not warrant an unacceptable development to be acceptable.

It is therefore considered that the planning application fails to demonstrate that the proposal will not result in additional on street parking to the detriment of highway and pedestrian and does not comply with sustainability objectives, contrary to policies AM7 (ii), AM9 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

#### **7.11 Urban design, access and security**

The Access Officer considers that the building is not fully accessible for wheelchair users. In particular, there is no accessible toilet on the proposed ground floor plan. The building alterations associated with the change of use does not include an accessible toilet facility that would cater for wheelchair users in accordance with BS 8300:2009. This lack of provision alone could prevent a disabled person from partaking and, given that change of use application would involve building alterations, at least one accessible toilet should be required as part of any planning approval.

Furthermore, whilst the classroom layout may be for illustrative purposes, it should be noted that such a layout would be unwelcoming to wheelchair users. Wheelchair users should be facilitated to gain unhindered access to all teaching environments, and empowered to interact with their peers on an equal basis, without potential embarrassment whilst classrooms are re-organised. Cabling and sockets for IT equipment etc, are likely to be installed when partitions are installed, making it difficult or impossible to alter the layouts at a later date. It is therefore imperative to design, at this stage, a layout conducive to access and inclusion principles.

It is therefore considered that the proposal does not provide sufficient amenities of wheelchair users, contrary to policy R16 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), to London Plan Policies 3.8 and 7.2 and to the adopted Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

#### **7.12 Disabled access**

The building has an existing entrance ramp, which allows access for wheelchair users. Subject to the installation of handrails, it would become accessible for all people with disabilities. This could be secured by way of a suitably worded planning condition, should planning permission be granted. However, in terms of its usability by disabled persons the application is recommended for refusal, as set out above.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Not applicable to this application.

#### **7.15 Sustainable waste management**

No details of refuse storage have been submitted. However, this could be secured by way of a suitably worded planning condition, should planning permission be granted.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

The third party comments have been addressed in this report.

#### **7.20 Planning obligations**

Not applicable to this application.

#### **7.21 Expediency of enforcement action**

The use has commenced and as permission has not been granted, if this application is refused then the matter will be further investigated, prior to the submission of an enforcement report to your committee.

#### **7.22 Other Issues**

There are no other relevant issues.

### **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**

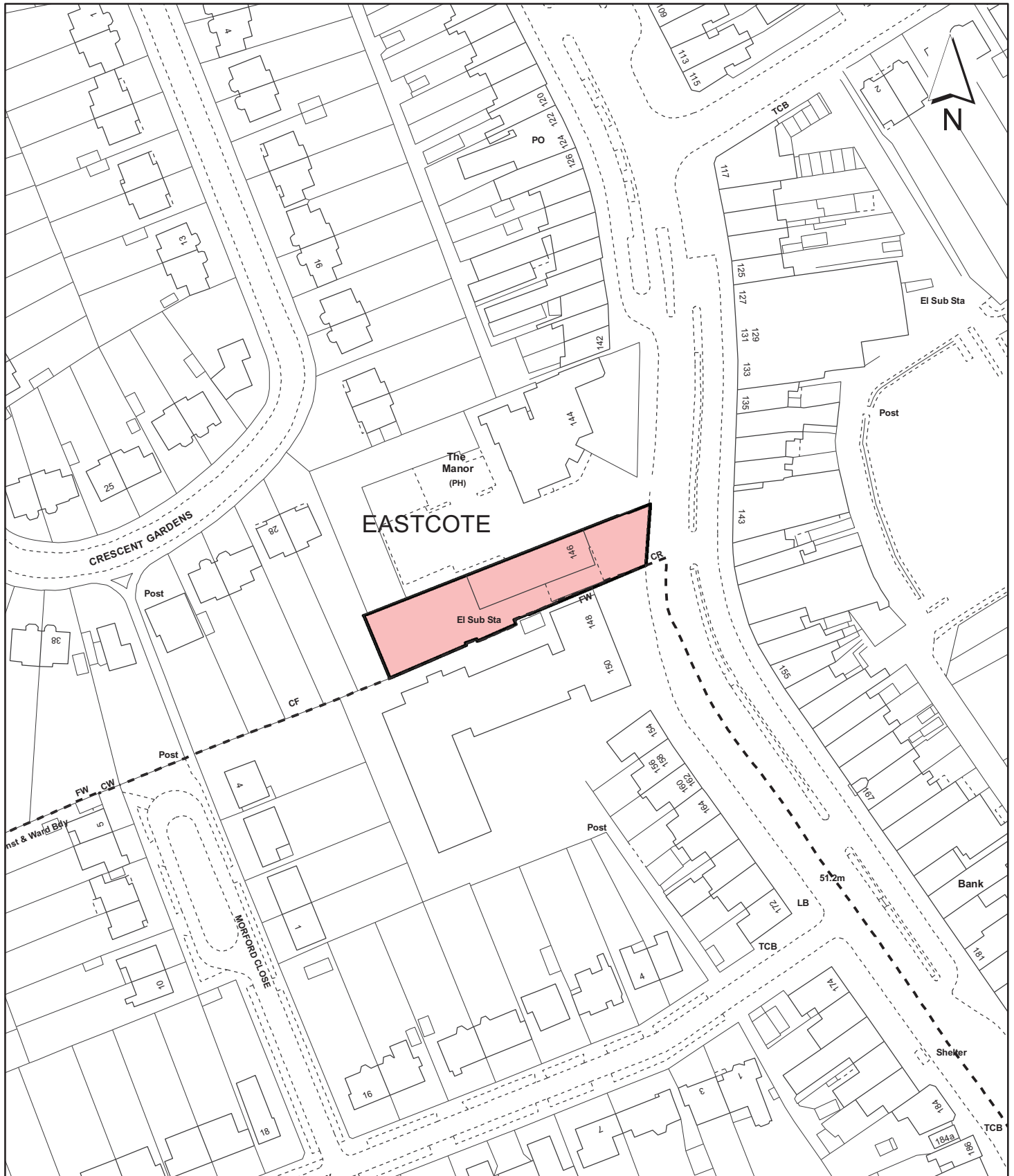
For the reasons outlined above and that the development fails to comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), this application is recommended for refusal.

## **11. Reference Documents**

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).  
London Plan 2011

**Contact Officer:** Sonia Bowen

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**The Hallmarks  
146 Field End Road  
Eastcote**

Planning Application Ref:

**3016/APP/2010/2159**

Planning Committee

**North** Page 62

Scale

**1:1,250**

Date

**December  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

## Report of the Head of Planning & Enforcement Services

**Address** LAND AT JUNCTION OF FIELD END ROAD HIGH ROAD EASTCOTE, PINNER

**Development:** Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

**LBH Ref Nos:** 59310/APP/2010/2005

**Drawing Nos:** 100 Rev. A  
200 Rev. C  
300 Rev. A  
301 Rev. C  
400 Rev. C  
Design and Access Statement  
500 Rev. B  
General background Information on Radio Network Development for Planning Applications  
Site Specific Supplementary Information  
Cornerstone: Supporting Technical Information for o2 and Vodafone

**Date Plans Received:** 26/08/2010                      **Date(s) of Amendment(s):**

**Date Application Valid:** 26/08/2010

### **DEFERRED ON 11th January 2011 FOR FURTHER INFORMATION .**

This application has been held in abeyance since 11 January 2011, when it was considered by the North Planning Committee. The application was recommended for approval, but deferred by the Committee, following representations from the Eastcote Resident's Association. A site meeting was held with the applicants, Council officers, a ward councillor and a representative of Eastcote Resident's Association, at which alternative locations, further away from the highway, for the replacement mast were explored. In addition, there has been various correspondence between Eastcote Resident's Association and the applicants, exploring the merits and/or demerits of the various alternative locations. The applicants have undertaken further substantial review of this cell and the surrounding areas and concluded that there are no better alternative locations within this area for the reasons detailed below:

- The proposed revised possible locations do not overcome the issues of tree height to the target coverage area blocking the signal and also the necessity to remove trees to install the foundation for such an installation.

- As a 25m structure would be required (due to the tree height), it is not possible for a monopole tower of this height to be installed. Therefore, a lattice tower structure would be required, which would need to be in a secure fenced compound, otherwise there would be a health and safety risk of people attempting to climb the tower.

- The assertion that the current cabinets sit on Hillingdon Council land and not publicly adopted highways is incorrect.

- The proposal as submitted is the most suitable and least detrimental to the vicinity.

- The current proposal for the upgrade of this existing base station site via the replacement of the existing mast with a slimmer structure than that existing of the same height, with the addition of a small cabinet is the best possible solution in order to provide improved O2, 2G and 3G coverage and capacity and additional Vodafone 3G network coverage and capacity to this area whilst minimizing (reducing ) the masts impact upon this sensitive area.

- As such this accords with PPG8: Telecommunications which explains that the Government's policy is to facilitate the growth of new and existing telecommunications systems whilst keeping the environmental impact to a minimum. PPG8 further emphasizes the need to keep numbers of radio and telecommunications masts to the minimum, consistent with the efficient operation of the network and encourages the sharing of masts where that represents the optimum environmental solution, it is also of note that this development fully accords with the Hillingdon UDP policies.

- This proposed development fully accords with National and Local Planning Policy, in particular those advised by the Council through both our pre-application and application period discussions and through the several surveys for superior alternative options within the search area

- The applicant has requested that this application now be determined as per the original submission.

It considered that the applicants have provided a robust argugument as to why the alternative locations for the replacement mast would not be feasible. The installation of a 25 metre lattice tower, with its associated compound would be visually more intrusive than the proposed monopole mast and would be more detrimental to the visual amenities of the Eastcote Village Conservation Area. As such is recommended that that application for the replacement molopole mast be approved with the following conditions:

## 1. SUMMARY

The proposed replacement 17.5m mast and cabinet installation is considered to be visually acceptable in this location which utilises an existing telecoms site. In addition officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

## 2. RECOMMENDATION

**APPROVAL subject to the following:**

### 1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.



#### REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

### **3 TL2 Trees to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub, including any off site, is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

### **4 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, 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 shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

**5 NONSC Non Standard Condition**

The street work pole and ancillary radio equipment cabinets shall be removed from the site if this use ceases and/or they become redundant as a consequence of technological development.

**REASON**

The apparatus does not contribute to the visual amenities of the area and should be removed if no longer required in accordance with Policy BE37 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**6 NONSC Non Standard Condition**

Before the commencement of any development, details of the exterior finishes of the column and equipment cabins hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

**REASON**

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**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 (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
BE37	Telecommunications developments - siting and design
BE4	New development within or on the fringes of conservation areas

**3. CONSIDERATIONS**

**3.1 Site and Locality**



The site comprises an existing 17.5m high monopole mobile phone mast and two ancillary equipment cabinets, located at the rear of the footway along High Road, Eastcote, on the western side of the roundabout junction with Field End Road. The existing cabinets measure 1.36m x 0.35m x 1.48m high and 1.4m x 0.79m x 1.3m high respectively. An electricity sub-station building and wooded amenity area are located to the west of the site, beyond which is a lawn tennis club. Eastcote House Gardens are located to the north east, on the opposite side of Eastcote Road, residential properties are located along Field End Road to the south east and Eastcote Road to the south west.

The site falls within the Eastcote Village Conservation Area as designated in the Hillingdon Unitary Development Plan Saved Policies September 2007. The land immediately to the west of the site forms part of a designated Green Chain, and Tree Protection Orders apply to the adjacent trees. No.2 Field End Road, opposite, is a Grade II Listed Building.

### **3.2 Proposed Scheme**

It is proposed to replace the existing 17.5m high monopole mobile phone mast, which currently serves O2, with a new 17.5m high monopole mobile phone mast (including antennas) incorporating three antennas, to serve both O2 and Vodafone.

An additional 1.58m x 0.38m x 1.4m high equipment cabinet, to be located adjacent to the existing cabinets, is proposed. The mast would be coloured grey and the equipment cabinet would be coloured green.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

O2 originally submitted an application for the installation of a 15m high streetworks column and two ancillary equipment cabinets at this site in 2004 (ref: 59310/APP/2004/585). Following the Council's refusal of the application, and strong local opposition, the installation was allowed at appeal on 03/02/05 (PINS ref: APP/R5510/A/04/1153756).

In 2005, O2 submitted two parallel applications for the replacement of the existing 15m high mast with a 17.5m high mast and additional equipment cabinet. One of these (ref: 59310/APP/2005/2123) proposed a direct replacement installation at the existing site and the second (ref: 60985/APP/2005/2149) proposed a 20m high replacement installation in the wooded area adjacent to the sub-station building, as an alternative. Despite some local support for the second location, over the existing location on the footway, both applications were refused by the Council's Central and South Planning Committee on 22/09/05. O2 subsequently submitted an appeal relating to the original site and this was allowed on 06/04/06 (ref: APP/R5510/A/05/1196440). At that time, the Inspector concluded that the proposed changes, including the increased height, would not be so noticeable as to materially harm the character and appearance of the area.

## **4. Planning Policies and Standards**

The application has been assessed principally against Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area. Policy BE4 which seeks to preserve or enhance the appearance and character of conservation areas is also relevant.

## **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.8 To preserve or enhance those features of Conservation Areas which contribute to their special architectural and visual qualities.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- 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.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- BE37 Telecommunications developments - siting and design
- BE4 New development within or on the fringes of conservation areas

## **5. Advertisement and Site Notice**

- 5.1** Advertisement Expiry Date:- **24th September 2010**
- 5.2** Site Notice Expiry Date:- Not applicable

6th October 2010

## 6. Consultations

### External Consultees

Consultation letters were sent to 97 local owners/occupiers, including the Ruislip Residents Association. One letter of objection has been received from the Eastcote Residents Association stating:

In commenting on this application it is fully appreciated that this communications pole and equipment cabinets replaces existing equipment, although it is unclear from the application if there will be additional cabinets. The existing pole was installed against strong local opposition, with the main thrust of the objections being the siting of the pole and proliferation of cabinets. The pole and cabinets, which are installed at a T junction, are in full view of all approaching pedestrian and vehicular traffic in Field End Road. This pleasant green area is already blighted by an ugly electrical substation but this is generally screened by trees and bushes but the pole and cabinets are in full view and are most unsightly.

It was understood, at the time of installation, that no other site in the vicinity was available due to the Hillingdon Council moratorium on siting such equipment on Council land. That moratorium has now been lifted, therefore, with the need to amend this installation, this is an ideal opportunity to rectify a past 'error' and re-site this pole and cabinet further back in the site, generally out of public view. Such a move will greatly enhance this area particularly in view of the fact that considerable local time and effort have been expended recently to visually improve this junction of Field End Road with Eastcote High Road. These improvements have included:

- \* Replacing the gateposts of the main entrance to Eastcote House Gardens including 'acorn' tops. We understand Cllr. Ray Puddifoot may also be proposing further significant improvement to this gateway for the Queen's Diamond Jubilee in 2012.
- \* New flower beds in the entrance to Eastcote House Gardens
- \* Possible improvements to the railings of the park in this area
- \* Bulb and wild flower planting last autumn, led by Nick Hurd MP, on the green area, to the east, between the ugly post/cabinets and Joel Street.
- \* Bulk crocus/bulb planting, to the west, on Forge Green, adjacent to the other side of the ugly post/cabinets, planned for 31st October this year.

Residents and Hillingdon Council are working hard to improve the appearance of this junction and the Planning Department can now add their contribution by refusing this application in its current form requesting that it be re-sited further back in the site, possibly behind the electrical sub-station. The unsightly communications cabinets and pole on or adjacent to the footpath which are in full view and mar this junction can then be removed.

WARD COUNCILLOR: With reference to the above application, I ask that it be put to the North Planning Committee for consideration. Please add the following comments to the officer report.

'I have no objection in principle to this application as it offers the possibility of moving the existing antenna and accompanying control box away from its current position, on a narrow footpath in the conservation area, to a new and less intrusive location. The existing antenna was installed by way of a planning appeal at a time when a moratorium prevented such development on council land. This moratorium has now been lifted, which will allow the planned replacement antenna and its accompanying control box, to be sited away from its current inappropriate position, and on to council land at the side or rear of the existing electricity sub station. A planning condition for the addition of suitable landscaping around the base of the antenna and control box, would effectively

shield the development from public view.'

MINISTRY OF DEFENCE - RAF NORTHOLT: No objection. The proposed development has been examined from a MoD safeguarding perspective and does not conflict with safeguarding criteria.

### **Internal Consultees**

TREE & LANDSCAPING: The belt of trees on the land behind the site form part of a linear woodland feature in the landscape of this part of the Eastcote Village Conservation Area, and provide a backdrop to the existing pole and cabinets. The trees, which are protected by virtue of their location in the Conservation Area, were not affected when the existing pole and cabinets were installed and will not, subject to adequate protection based on the guidelines in BS5837:2005, be affected by the proposed works.

It is noted with reference to Saved Policy BE38, that (1) the Inspector, who allowed the appeal against the Council's refusal of the 2005 applications, did not require landscaping, (2) there is no landscaping associated with the existing cabinets and pole, and (3) the application does not include any landscaping proposals.

However, it may be possible to provide some hedge/screen planting to screen the cabinets in views from the south. Given the location of the cabinets, there is no scope for landscaping to form a screen in front of them, but depending on the site boundaries, there may be space to provide a hedge/screen to the south of the proposed cabinet and a 'green' barrier behind the cabinets. Such planting would reduce, but not avoid the visual impact of the cabinets.

If there is space for landscaping on the site as part of the proposed development, it would be preferable for details to be provided at this stage of the planning process. Otherwise, this matter could be addressed by conditions (see below).

Conclusion: Subject to conditions TL2 (modified to refer to the protection of the nearest, off-site, trees), TL3, and if possible TL5 (if landscaping proposals are feasible but do not form part of this application), TL6 and TL7, the application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAYS: The site is located on High Road Eastcote north of Field End Road which is a classified road and is designated as a local distributor within the Council's UDP.

The proposal for replacement of the existing 17.5m high street mast with a similar height pole off the highway will have no effect on highway land. The proposal also includes a Vodafone spitfire cabinet adjacent to the public footpath. Encroachment of the cabinet into existing public footpath should be avoided. Consequently no objection is raised on the highways aspect of the proposals.

CONSERVATION: The site falls within the Eastcote Village Conservation Area. There is an existing telecom pole and related equipment on the site, of similar height. Previous applications have been refused by the Council but allowed at appeal.

It is suggested that the telecom pole along with its equipments should be setback from the public footpath, further into the grass verge. This should be subject to comments received by the Trees Officer and Corporate property (as the land is Council Owned). It is also suggested that the pole and the equipment should be coloured in a dark shade of green, so as to mitigate the visual intrusiveness of the structures.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located in a prominent location, visible from surrounding roads to the north, south east and south west, and adjacent to a busy junction within the Eastcote Village

Conservation Area. Previous applications for telecommunications development at this site have been highly contentious with numerous letters and petitions having been received.

Nevertheless, current planning policy requires operators to investigate the use of existing facilities or locating antennae on existing buildings or structures before pursuing new sites. Accordingly, the use of this existing mast is considered to comply with current policy requirements.

The principle of telecommunications equipment on the site has already been established by the previous appeal decisions relating to this site.

**7.02 Density of the proposed development**

Not applicable to this application.

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

Addressed in paragraph 7.07.

**7.04 Airport safeguarding**

The Ministry of Defence (MOD) have been consulted and raise no objection from a technical safeguarding aspect.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.06 Environmental Impact**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

The proposal is for the replacement of an existing 17.5m high mast with a new mast of the same height, and the installation of a new cabinet.

In approving the existing mast the inspector stated in Paragraphs 5 and 6 of his decision letter:

"The existing mast and ground equipment is located at the rear of the pavement next to the roundabout junction of Field End Road and Eastcote Road. To the rear of the equipment a large building referred to as an electric sub station and a wide grassed area which extends to the south west and forms part of a larger area of land designated as a Green Chain. The green area contains a substantial number of tall dense mainly deciduous trees some 12 to 15m high that form the back drop against which the existing mast is viewed. Such is the density of these trees that most views of the mast from the south west and north east are, even during this time of year when there are no leaves on the trees, completely obscured. The main views of the mast are from the opposite side of the road in the general vicinity of the commercial premises and along Field End Road. However, when viewed from Field End Road the existing mast is seen against the back drop of the dense trees.

The taller mast would have a thicker profile and would be taller than the tree cover. However, the vast bulk of the mast would be screened by the existing trees in most views. From those vantage points where it can be seen, I do not consider the changes would be noticeable that they would materially harm the character and appearance of the area. Similarly, the increase in height would not be so significant as to result in material harm to the area. Upgrading the mast required the addition of a further equipment cabinet which would be located adjacent to the existing cabinets. In this position, given the back drop of the trees and the building to the north east, it would not appear obtrusive or obstruct the footpath."

It is considered that there has been no material change from the time of the inspector's findings regarding the existing mast. The replacement mast is the same height as the existing, with a smaller head frame. The proposed cabinet is located at a right angle to the pavement adjacent to the existing ground equipment such that it would also be seen against the back drop of the existing trees. Given this together with the fact that the proposal utilises an existing site it is not considered that the proposal would result in a significant increased harm to the character and appearance of the Eastcote Village Conservation Area, such that a refusal could be justified on these grounds. The proposal is thus considered to accord with policies BE4, BE13 and BE19 of the UDP saved Policies September 2007.

#### **7.08 Impact on neighbours**

The nearest residential property to the proposed development is approximately 20m away in Field End Road, although this does not look directly onto the site. Whilst visible from some residential properties, the applicant has submitted photomontages from a number of surrounding viewpoints to demonstrate that the visual difference between the existing mast and the proposed installation is minor. On balance, given the constraints associated with this largely residential area, and given that the mast would not be directly overlooked by the majority of properties which surround it, it is not considered that the proposed installation would impact on residential amenity sufficient to justify refusal.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There would be no increase in traffic to/from the site as a result of the application and there are no parking requirements associated with the proposal. Telecommunications installations are visited infrequently for maintenance purposes only. As such, it is not considered that the proposed installation would have a significant detrimental impact on the free flow of traffic or highway safety.

#### **7.11 Urban design, access and security**

The proposed installation would be a replacement to an existing installation, which is utilitarian in its design. Whilst the proposal would result in an additional cabinet at ground level, it is considered that on balance, site sharing is a more appropriate option rather than the unacceptable cumulative impact of having two installations within the area. In addition, it is considered that the proposed reduction to the size of the shroud would be an improvement to the design of the mast.

Overall, it is not considered that the proposal would not have a significant detrimental impact on the character and appearance of the area, sufficient to justify refusal, particularly given the clear need for the installation.

#### **7.12 Disabled access**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

The belt of trees on the land behind the site form part of a linear woodland feature in the landscape of this part of the Eastcote Village Conservation Area, and provide a backdrop to the existing pole and cabinets. The trees, which are protected by virtue of their location in the Conservation Area, were not affected when the existing pole and cabinets were installed and will not, subject to adequate protection based on the guidelines in BS 5837:2005, be affected by the proposed works.



It is noted with reference to Saved Policy BE38, that (1) the Inspector, who allowed the appeal against the Council's refusal of the 2005 applications, did not require landscaping, (2) there is no landscaping associated with the existing cabinets and pole, and (3) the application does not include any landscaping proposals.

Whilst it may be possible to provide some hedge/screen planting to screen the cabinets in views from the south. Given the location of the cabinets, there is no scope for landscaping to form a screen in front of them, which is the most obtrusive view of them. Given that the Inspector, in his previous decision did not consider it necessary to require additional planting and the existence of substantial existing planting it is not considered that further landscaping on the site would assist result in any greater impact than the existing and as such conditions requiring the protection of existing planting are recommended.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

It is considered that concerns raised by the objections received have been addressed throughout the report.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

**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**

Not applicable to this type of application.

**10. CONCLUSION**

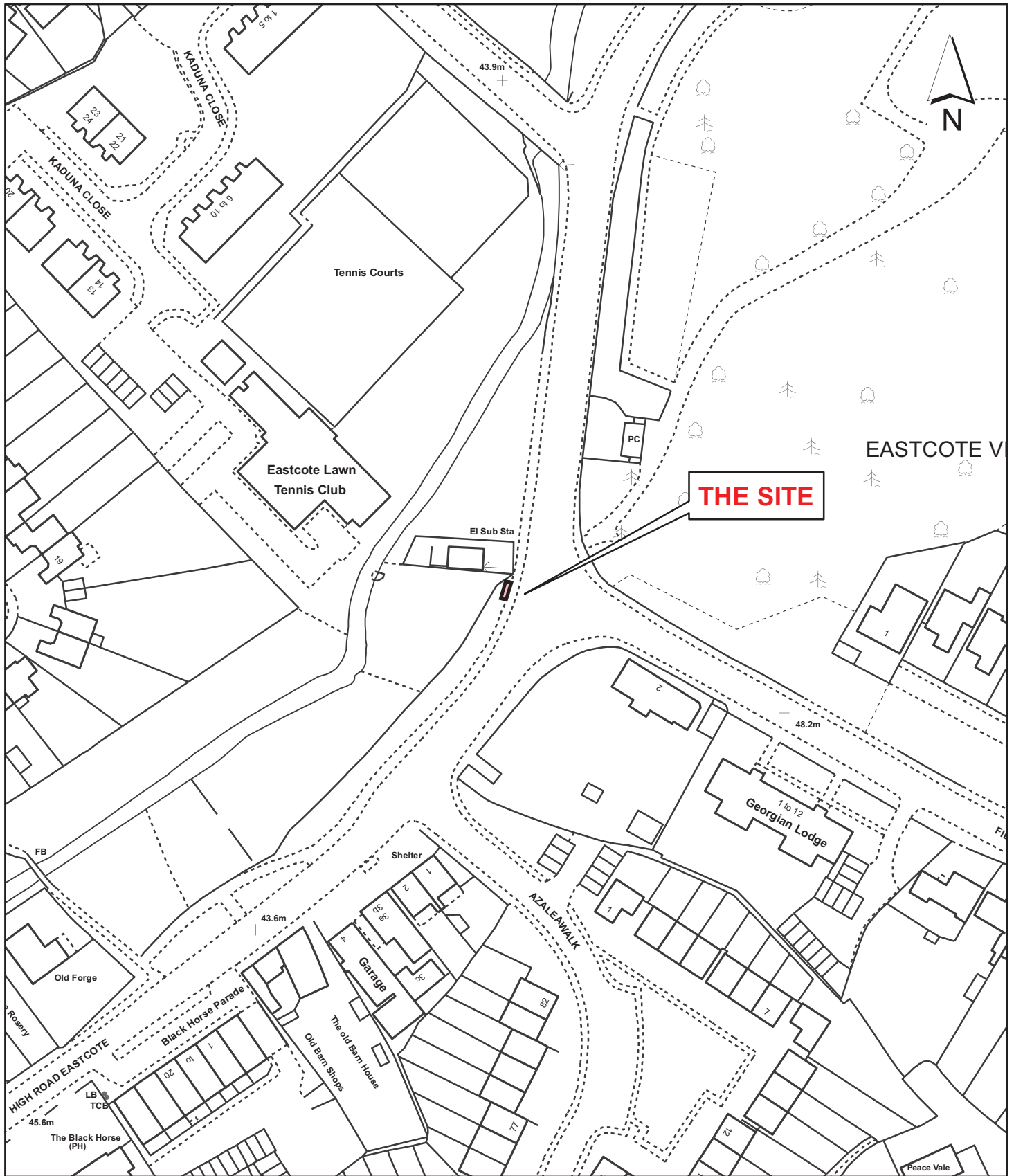
In conclusion, the proposed replacement installation is considered to be visually acceptable in this location, and officers have been unable to suggest any more appropriate alternative sites. It is considered that the proposal is consistent with advice in Policy BE37 of the Unitary Development Plan Saved Policies September 2007 and Planning Policy Guidance Note 8 and, as such, approval is recommended.

**11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies September 2007  
PPG8: Telecommunications

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at junction of  
Field End Road / Eastcote Road  
Ruislip**

Planning Application Ref:

**59310/APP/2010/2005**

Planning Committee

**North Page 75**

Scale

**1:1,250**

Date

**December  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** HIGHWAYS LAND AT ROUNDABOUT, JUNCTION OF PARK AVENUE AND KINGS COLLEGE ROAD RUISLIP

**Development:** Installation of a 14.8m high telecommunications monopole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 61954/APP/2011/2925

**Drawing Nos:** General Background for Telecommunications  
Site Specific Supplementary Information  
100- Site Location Plan  
200- Proposed Site Plan  
400- Antenna & Equipment Layout  
500 - Antenna & Equipment Schedule  
300 - Proposed Site Elevation

**Date Plans Received:** 02/12/2011                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 02/12/2011

### 1. SUMMARY

This application has been submitted by Vodaphone and 02 Orange and seeks to determine whether prior approval is required for the siting and design of a 14.8m high monopole supporting 3 number Vodaphone antennas and 3 number 02 antennas, the installation of an associated radio equipment cabinet and ancillary development works.

The proposed installations would be located in the centre of a roundabout nestled between 6 existing trees. To the north west and north east of the site are a series of detached and semi-detached houses, to the south of the site is King College Playing Fields containing the Kings College Pavilion and the Eastcote Hockey & Badminton Club and their respective car parks. The site and its immediate surroundings has a verdant quality to it, is populated with trees, and is generally free of an excess of street furniture that can give rise to a sense of clutter within the streetscape.

The installation of the telecommunication mast and associated cabinet would have an adverse impact upon the visual amenity value gained from the trees located within the roundabout, be detrimental to the general streetscene and to the setting of the high quality public open spaces located to the south of the site that is designated as forming part of a Green Chain link. Furthermore the applicant has failed to demonstrate that the trees will be unaffected by the development and has not made provision for their long-term protection. As such, refusal, is recommended on these grounds.

### 2. RECOMMENDATION

**RECOMMENDATION (A) That prior approval of siting and design is required.**

**RECOMMENDATION (B) The details of siting and design are refused for the following reasons:**

**1 NON2 Non Standard reason for refusal**

The proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the street scene and be detrimental to the setting of the high amenity value open parkland and playing fields located to the south of the site. The proposal is therefore contrary to Policies Pt 1.10, Pt. 1.11, BE13, BE37, and OL11 of the Hillingdon Unitary Development Plan.

**2 NON2 Non Standard reason for refusal**

In the absence of a tree survey or arboricultural implications assessment, the proposal fails to demonstrate that the long term future of the trees on the site can be safeguarded. The loss of these trees would have a detrimental impact on the visual amenity and character of the area contrary to Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

The decision to REFUSE details of siting and design 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 REFUSE details of siting and design 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 (February 2008) and national guidance.

PPG8	Telecommunications
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
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
AM7	Consideration of traffic generated by proposed developments.
OL5	Development proposals adjacent to the Green Belt
OL11	Green Chains

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The site is a roundabout, at the junction of Park Avenue and Kings College Road, oval in shape approximately 28m long (west-east) and 18m wide (north-south) and occupied by a grassed area and at least 6 trees including a mix of deciduous and conifers. The land to the south is high quality public open space comprising a mix of open playing fields and mature parkland trees. The land to the north of Park Avenue is characterised by semi-detached and detached houses within established garden plots, again featuring mature

trees, many of which are protected by Tree Preservation Orders. Trees on the roundabout are highway trees and are, therefore, not protected by a TPO. The roundabout also contains 4 x 6m metre high streetlights. The site is designated as developed land in the Unitary Development Plan and the Kings College Playing Fields forms part of a designated Green Chain link.

### **3.2 Proposed Scheme**

The proposal is to install a 14.8m high (including antennas) monopole mobile phone mast incorporating six antennas to provide coverage for Vodafone and O2. An equipment cabinet, with dimensions of 1.89m (wide) x 0.79 (deep) x 1.65m (high) would be located 1m to the east of the mast. The mast would be holly green in colour and the cabinet green. The mast would consist of a single pole that would thicken in dimension towards the top from a height of 11.8m to a diameter of 475mm for the top 3m.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

No relevant planning history for the site.

## **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.   |
| PT1.11 | To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment. |

Part 2 Policies:

- |      |   |
|------|---|
| PPG8 | Telecommunications  |
| BE13 | New development must harmonise with the existing street scene.  |
| BE37 | Telecommunications developments - siting and design   |
| 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                                    |
| AM7  | Consideration of traffic generated by proposed developments.  |
| OL5  | Development proposals adjacent to the Green Belt  |
| OL11 | Green Chains  |

## **5. Advertisement and Site Notice**

- |            |                             |                         |
|------------|-----------------------------|-------------------------|
| <b>5.1</b> | Advertisement Expiry Date:- | <b>2nd January 2012</b> |
| <b>5.2</b> | Site Notice Expiry Date:-   | Not applicable          |

## **6. Consultations**

### **External Consultees**

15 adjoining owner/occupiers and the Eastcote Residents Association were consulted. A site notice was also displayed. 2 individual responses have been received 1 seeking information on the radiated power of the mast output, the other objecting to the proposal on the following grounds:

- (i) Health grounds;
- (ii) It will be an eyesore blighting green belt land;
- (iii) The mast will be very visible in winter months;
- (iv) There must be a better discrete location in Ruislip Woods;
- (v) The Council are motivated to support this scheme because of the revenue stream it will deliver them.

### **THAMES WATER:**

There are public sewers across or close to the development. No impact piling should take place until a piling method statement has been submitted to and approved by the local planning authority.

### **Internal Consultees**

Landscape/Trees Officer:

Background: The site is an area of highway land forming the centre of a round-about, occupied by a number of trees including a mix of deciduous and conifers. The land to the south (east and west of Kings College Road) is high quality public open space comprised of a mix of open playing fields and mature parkland trees. The land to the north of Park Avenue (to the east and west of the junction is characterised by semi-detached and detached houses within established garden plots again featuring mature trees, many of which are protected by Tree Preservation Order.

Tree on the roundabout are highway trees and are, therefore, not protected by TPO.

Proposal: The proposal is to install a 14.8 metre high telecommunications pole with associated equipment cabinet and ancillary development. The siting of the equipment is indicated slightly off-centre in a space between the trees.

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.

- No tree survey or arboricultural implications assessment has been submitted and the position and spread of trees shown on plan is thought to be approximate only. Further information is required about the arboricultural implications of this proposal. This will require a full tree survey, based on a topographical survey and an understanding of the construction details relating to the proposed facilities, together with the associated alignment of underground services which may require trenching close to tree roots.
- The time to consider the impact of development on existing trees is before planning approval is granted. In the absence of a Tree Survey and Arboricultural Implications Assessment, to BS 5837:2005, the applicant has failed to demonstrate that the trees will be unaffected by the development and has not made provision for their long-term protection.

Conclusion: I object to this proposal for the reasons given above. The loss of trees on this site will have a detrimental impact on the amenity and character of the area.

## **7. MAIN PLANNING ISSUES**



#### **7.01 The principle of the development**

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The site is not located with an archaeological priority area, a conservation area, or an Area of Special Local Character.

#### **7.04 Airport safeguarding**

The proposed mast will have no impact on airport safeguarding.

#### **7.05 Impact on the green belt**

The proposed mast is located approximately 150m to the south of Ruislip Woods, the nearest Green Belt designated land. At this distance it is not considered the scheme will have an adverse impact upon the general appearance and setting of the Green Belt.

#### **7.06 Environmental Impact**

No environmental impact resulting from the proposals.

#### **7.07 Impact on the character & appearance of the area**

The application has been assessed principally against Saved Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area.

The proposed site is located on a roundabout containing a series of meretricious mature trees, attractive residential development lies to the north west and east and high amenity value open playing fields to the south west and east.

Saved Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 14.8m high monopole mast and equipment cabinet would be clearly visible to residents of Kings College and Park Avenue and fail to conserve and enhance the high visual amenity value gained from the adjacent Green Chain Kings College Playing Fields lying on land to the immediate south of the site. The issue of negative impact on the streetscene and the positive value gained from the Green Chain breaking up the surrounding urban character will be most acute in the winter months with the fall of leaves from the deciduous trees on the site.

At 1.65m the proposed cabinet would not be an insignificant sized structure and given the uncertainty with the scheme in respect of securing the long term future of the trees and other planting on the site it is considered that the cabinet, in itself, would have an adverse impact upon the visual amenity of the area.

The proposal is thus considered to be contrary to Policies BE13, OL11 and BE37 of the Hillingdon Unitary development Plan Saved Policies September 2007.

It is acknowledged that the applicant has demonstrated that there is a clear need for an installation in this area (notably in respect of existing poor Vodaphone coverage) and discounted numerous sites. In this instance the applicant has provided details of nine different sites, which have been investigated within the desired search area, together with reasons for discounting them. The Council is, however, not convinced all these other sites are reasonably considered inappropriate. Given the issues outlined above, in relation to the visual impact of the proposal and the potential impact upon safeguarding the future of existing trees on the site, it is considered that the proposal in this location is unacceptable.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene and the high visual amenity value gained from the playing field immediately to the south of the site. The proposal is therefore contrary to Policies Pt 1.10, Pt. 1.11, BE13, BE37, BE38 and OL11 of the Hillingdon Unitary Development Plan.

#### **7.08 Impact on neighbours**

The nearest residential properties to the proposed development are a sufficient distance not to be affected by the proposal in terms of overshadowing and loss of light.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The location of the mast and cabinet within the centre of the roundabout means the scheme will have no adverse impact upon either pedestrian or vehicle safety.

#### **7.11 Urban design, access and security**

Not applicable to this application.

#### **7.12 Disabled access**

Not applicable to this application

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application

#### **7.14 Trees, Landscaping and Ecology**

A tree survey or arboricultural implications assessment has not been submitted and the position and spread of trees shown on plan is thought to be approximate only. The tree Officer considers that further information is required relating to the arboricultural implications of this proposal including an assessment of the associated alignment of underground services which may require trenching close to tree roots. In the absence of a Tree Survey and Arboricultural Implications Assessment, to BS 5837:2005, the applicant has failed to demonstrate that the trees on site will be unaffected by the development and the applicant has not made provision for their long-term protection.

The trees on site complement the high quality public open space, comprised of a mix of open playing fields and mature parkland trees, which form part of a designated Green Chain link to the adjacent land to the south of the site and which provides a welcome break in the general built up character of the area.

In conclusion, the proposal fails to safeguard the trees on the site whose loss would have will have a detrimental impact on the amenity and character of the area contrary to Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

#### **7.15 Sustainable waste management**

Not applicable to this application

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application

#### **7.19 Comments on Public Consultations**

The issues raised have been covered in the main report.

#### **7.20 Planning Obligations**

Not applicable to this application

#### **7.21 Expediency of enforcement action**

Not applicable to this application

#### **7.22 Other Issues**

##### **HEALTH ISSUES**

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact.

Court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations on grounds of adverse health impacts.

Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

#### **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**

The proposed installation due to its height, prominent position, design and appearance together with the impact of the development on existing trees, the proposal is considered to have a detrimental visual impact. As such, refusal, is recommended.

RECOMMENDATION (A) That prior approval of siting and design is required.

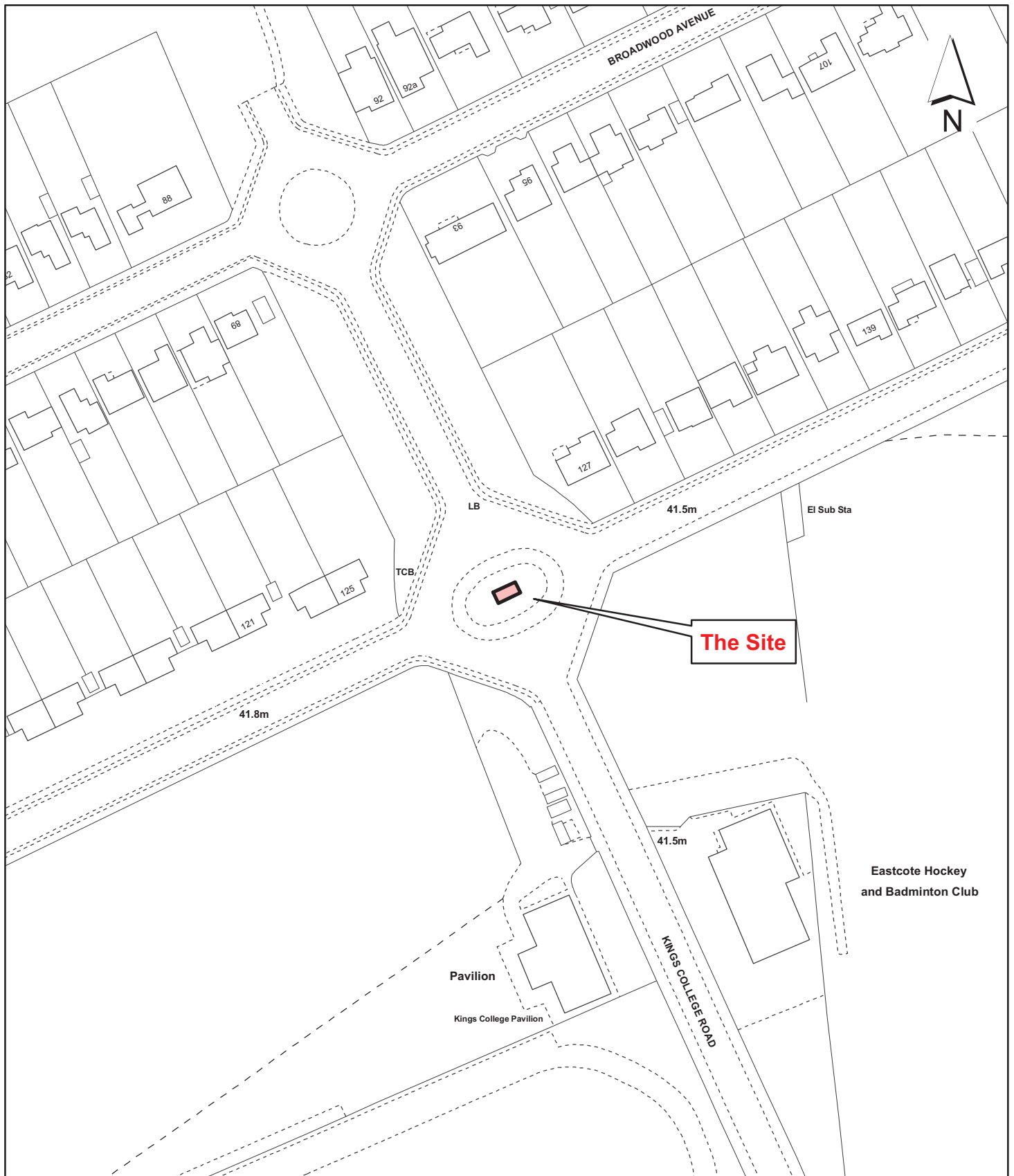
RECOMMENDATION (B) The details of siting and design are refused for the following reasons:

## **11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007).  
PPG8: Telecommunications

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Highways land at roundabout junction off Park Avenue and Kings College Road, Ruislip**

Planning Application Ref:

**61954/APP/2011/2925**

Planning Committee

**North** Page 85

Scale

**1:1,250**

Date

**December 2011**

**LONDON BOROUGH OF HILLINGDON**  
**Planning, Environment, Education & Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning & Enforcement Services

**Address** FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD  
NORTHWOOD

**Development:** Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 67084/APP/2011/2897

**Drawing Nos:** General Background for Telecommunications Development  
Site Specific Supplementary Information  
100- Site Location Plan  
200- Site Location Map  
300- Side Elevation  
400 - Antenna/Equipment Layout [plan]  
500 -Antenna/Equipment Schedule

**Date Plans Received:** 23/11/2011                      **Date(s) of Amendment(s):**

**Date Application Valid:** 23/11/2011

### 1. SUMMARY

This application has been submitted by Vodaphone and 02 Orange and seeks to determine whether prior approval is required for the siting and design of a 15m high monopole supporting 3 number Vodaphone antennas and 3 number 02 antennas, the installation of an associated radio equipment cabinet and ancillary development works.

The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. Due to its height, position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact. As such, refusal, is recommended.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia including an existing 16m telecommunications mast would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

### INFORMATIVES

#### 1 I52 Compulsory Informative (1)

The decision to REFUSE details of siting and design 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 REFUSE details of siting and design 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 (February 2008) and national guidance.

PPG8	Telecommunications
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
OE1	Protection of the character and amenities of surrounding properties and the local area

## **3**

The applicant is informed that the Local Planning Authority consider that a strong justification for a mast in this location has not been provided (with reference to existing and proposed UMTS 3G coverage).

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The site comprises the public footway on the south side of Pinner Road, fronting an existing Autocentre and a neighbouring set of advertising hoardings located to the north west. The proposed mast would be located towards the back of the pavement adjacent to the junction of Pinner Road with the High Street and approximately 15m to the north west of the Pelican crossing.

There is an existing 16m high T-Mobile (UK) Ltd installation on the south side of Pinner Road, 13.5m to the north west of the application site, and a 10.8m high Orange PCS Ltd telecommunications installation on the north side of Rickmansworth Road, to the west of the railway bridges.

Pinner Road has a downward slope to the west, with the ground levels reducing by 2m between the junctions with Chestnut Avenue and High Street, and continuing to reduce towards the railway bridge.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map.

#### **3.2 Proposed Scheme**

It is proposed to install a 15m high (including antennas) monopole mobile phone mast incorporating six antennas to provide coverage for Vodafone and O2. An equipment

cabinet, with dimensions of 1.84m x 0.44m x 1.55m high, would be located 1.3m to the east of the mast at the rear of the footway together with an electrical mains pillar 0.37 x 0.17 x 0.85m high. The installation of the cabinet would leave a pavement 1.6m wide in front of it for pedestrian use. The mast would be silver grey in colour and the cabinet and pillar dark green. The mast would consist of a single pole that would thicken in dimension towards the top from a height of 12.4m to a diameter of 475mm for the top 2.6m.

### 3.3 Relevant Planning History

67084/APP/2011/136 Footway Adjacent To Autocentre Northwood Pinner Road Northwood  
Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**Decision:** 15-03-2011 Refused

#### Comment on Relevant Planning History

A previous application from the applicant (67084/APP/2011/136) for a 13.8m high mast located approximately 40 metres to the south east of the current site and the other side (i.e. south east) of the pedestrian crossing was refused on the 15th March 2011 for the following reasons:

1. The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.
2. The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.2m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. The servicing of the equipment will also result in parking in front of/close to it which is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety and the free flow of traffic contrary to Policy AM7 of the UDP Saved Policies September 2007.

An Appeal against the Council's decision to refuse a 15m high street furniture column and associated radio equipment cabinet, located on the south side of Rickmansworth Road to the west of the railway bridge (APP/R5510/A/06/2031826) was dismissed on the 13th March 2007. The Inspectors concluding paragraphs were:

"The overall thrust of PPG8 is to encourage the development of telecommunications networks whilst keeping environmental impact to a minimum. I conclude that the proposal would have an unacceptable and harmful environmental impact on the streetscene and would fail to provide a design that respects the character and appearance of the area. It would also have a detrimental impact on the outlook from the rear of properties in Athena Place. The lack of full consideration of other possible alternatives within the search area to identify alternative sites or designs also weigh against the appeal. The proposal would be contrary to Policies Pt 1.10, Pt 1.11, BE13, BE37 and OE1 of the adopted Hillingdon Unitary development Plan 1998 which seek to ensure that new developments do not have an adverse effect on the character and appearance of the area and that all

telecommunications proposals should minimise environmental impact.

On balance, I consider that the need for the proposal and lack of evidence of harm to health do not outweigh the visual harm to the streetscene, the harm to the living conditions of the residents of Athena Place and the lack of full consideration of alternatives for provision in this area. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed."

#### **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.
- PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

Part 2 Policies:

- PPG8 Telecommunications
- BE13 New development must harmonise with the existing street scene.
- BE37 Telecommunications developments - siting and design
- AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
- OE1 Protection of the character and amenities of surrounding properties and the local area

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

167 adjoining owner/occupiers, the Northwood Residents Association and the Northwood Hills Residents Association were consulted. 7 individual responses have been received objecting to the proposal on the following grounds:

- (i) The proposed mast would be detrimental to health with its location in a high density residential area;
- (ii) There are ample number of masts in the area already, coverage is extremely good, the additional mast is wholly unnecessary;
- (iii) The previous application by the applicant for a mast at this site was refused on visual amenity grounds and this mast is still higher, so this same reasons of refusal must apply;

- (iv) The scheme would reduce the pavement to approximately 1.2m and to 0.65m when cabinet doors are opened, resulting in pedestrians walking in the highway, which would prejudice highway and pedestrian safety;
- (v) The mast and equipment would change my view of the skyline from my house and its location within the zig zag lines of the zebra crossing means its an unsuitable location for maintenance purposes;
- (vi) The mast would prejudice future redevelopment of the Autocentre for residential use;
- (vii) The mast should be sited in the woodland between Ivy Walk and Highfield Crescent or the grassy area opposite.

### **Internal Consultees**

HIGHWAYS: The Highway officers comments are covered in Section 7.10.

### **CONSERVATION:**

Background: There has been previous refusal re the above proposal based on the location and resulting highway issues. The structure has been relocated further to the north-west, closer to the hoarding and trees, as previously advised. It is, however, now adjacent to another mast, lamp posts and other street furniture. This would add to the visual clutter and as such would appear intrusive to the streetscape and locality of the area.

Whilst the location of the mast would not have an impact on the character and appearance of the ASLC, it would be located at a highly visible street junction and would be considered detrimental to the appearance of the area.

Recommendation: It is felt that the existing pole is either reused or removed in order to ensure that the character of the area is not affected detrimentally.

CONCLUSION: Unacceptable at present location.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The proposed installation does not exceed the limits set out in Part 24 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). It would not be located in an environmentally sensitive area, such as a conservation area, where more restrictive criteria are applicable. Accordingly, the proposal constitutes permitted development.

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

The site is not located with an archaeological priority area, the green belt or within a conservation area. The site lies opposite the Old Northwood Area of Special Local Character and consideration of the visual impact upon the area has been provided by the Conservation Team (see section 6 of the report).

### **7.04 Airport safeguarding**

The proposed mast will have no impact on airport safeguarding.

### **7.05 Impact on the green belt**

The proposed mast is not located within and will not be visible from the Green Belt.

#### **7.06 Environmental Impact**

No environmental impact resulting from the proposals.

#### **7.07 Impact on the character & appearance of the area**

The application has been assessed principally against Saved Policy BE37 of the Unitary Development Plan and Planning Policy Guidance Note 8: Telecommunications. Both seek to find solutions which minimise the impact of telecommunications development on the appearance of the surrounding area. Also relevant is the recent planning history for similar telecommunications apparatus adjacent to this site.

The proposed site is located opposite a road junction and a mixture of uses including a public house, commercial units on the ground floor with residential above and a couple of two storey residential properties. Beyond these properties, on the main Pinner Road frontage, are similar mix of uses on the High Street.

Saved Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 15m metre high monopole mast and equipment cabinet would be clearly visible to users of both Pinner Road and High Road and other surrounding roads and properties. This would be further accentuated by the fact that the mast is located towards the top of a slope on Pinner Road which would accentuate its height and it would be significantly taller than the 8m high railway bridge and the nearby streetlights. Combined with its height, the proposed design of the mast, being approximately 0.3m in diameter expanding to a shroud diameter of 0.5m for a 4.5m section at the top of the mast, would not reflect that of the surrounding street furniture appearing significantly more bulky within the street scene. At 1.55 metres, the proposed cabinet would be comparable in height to some adults. The sizeable equipment cabinet is considered to significantly add to the overall impact of the installation, drawing attention to the mast and adding to its visual impact. Furthermore, the cabinet would also appear incongruous with nearby structures of a similar type and purpose, being a different colour and greater in bulk, which would further draw attention to the installation and add to the street clutter along this part of Pinner Road.

Whilst a monopole design has been chosen to mimic the design of nearby street lights, it is considered that the proposed mast would stand out and be at odds with the shorter street light poles. At 15m high, the proposed mast would be taller than the nearby 10m high streetlights. In addition, the proposed mast would be significantly bulkier than both the existing mast and nearby street lighting columns, particularly at the top of the pole, where the 6 antennae would be housed.

In addition, the proposed mast would be located only 13.5 metres away from the existing T-Mobile mast, 5.5 metres away from an existing light/beacon column and 7.3m from an existing street light column. The current proposal would result in 5 equipment cabinets, two masts, one street lighting column, one beacon/light column associated with the zebra crossing, two very large illuminated advertisement hoardings and various street signs and posts all within a 53m stretch of highway. It is considered that the close proximity to the existing antenna and its cabinets and the other equipment and paraphernalia would result in an unacceptably cluttered appearance to the street scene within the immediate area. This would have an overbearing impact on this part of Pinner Road. The proposal is thus considered to be contrary to Policies BE13 and BE37 of the Hillingdon Unitary development Plan Saved Policies September 2007.

It is acknowledged that the proposal would house antennae for two service providers and

that PPG8 encourages mast sharing in order to reduce the number of installations and associated impacts. However, this is not considered to outweigh the detrimental environmental impacts which would arise from the proposal in terms of its location, bulk and height.

It is also acknowledged that the applicant has investigated and discounted other sites in this area and discounted numerous sites. In this instance the applicant has provided details of twelve different sites, which have been investigated within the desired search area, together with reasons for discounting them.

The applicant has also provided existing and proposed UMTS 3G coverage diagrams. Officers assessment of this is that this proposal provides somewhat limited benefits with regard to improving 3G phone coverage. Should the Council's refusal go to appeal, an informative is recommended to highlight this matter.

However, given the issues outlined above, in relation to the visual impact of the proposal, it is considered that the proposal in this location is unacceptable.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene. The proposal is therefore contrary to Policies Pt 1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan.

#### **7.08 Impact on neighbours**

The nearest residential properties to the proposed development are on the opposite side of Pinner Road and of a sufficient distance not to be affected by the proposal in terms of overshadowing and loss of light.

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed telecommunication apparatus remains in close proximity to a zebra pedestrian crossing. However this revised scheme addresses the previous reason of refusal on highway grounds by locating the mast a greater distance away from the zebra crossing (15 metres as opposed to 6 metres with the previous scheme) and likewise the cabinet (approximately 12 metres away as opposed 3.2m metre away with the previous scheme) thereby reducing the potential for a cluster of pedestrians waiting to cross spilling onto the highway as a result of the reduction in the width of the pavement. The applicant has also provided further details with this application of the limited duration and low number of maintenance visits in a month and thereby times when the cabinet doors will be open and causing a practical pedestrian obstacle.

The location of the mast immediately upon a junction of two classified road also removes the possibility service vehicles will park in front of/close to telecommunication equipment.

According the proposals are considered not to be detrimental to highway and pedestrian safety and the free flow of traffic and comply with Policy AM7 of the UDP Saved Policies September 2007.

#### **7.11 Urban design, access and security**

Not applicable to this application.

#### **7.12 Disabled access**

Not applicable to this application.



**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

HEALTH ISSUES

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact.

Court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations on grounds of adverse health impacts.

Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

**7.19 Comments on Public Consultations**

Points (i), (ii), (iii), (iv), (v), (vii) have been addressed in the report. With regard to point (vi) the redevelopment of adjoining sites will need to be considered on their own planning merits and in the light of the Council's policies and standards.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

HEALTH ISSUES

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact.

Recent court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed



telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations close to schools or houses on grounds of any adverse health impacts.

Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

#### **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**

Not applicable to this application.

#### **10. CONCLUSION**

The proposed installation due to its height, prominent position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact. As such, refusal, is recommended.

RECOMMENDATION (A) That prior approval of siting and design is required.

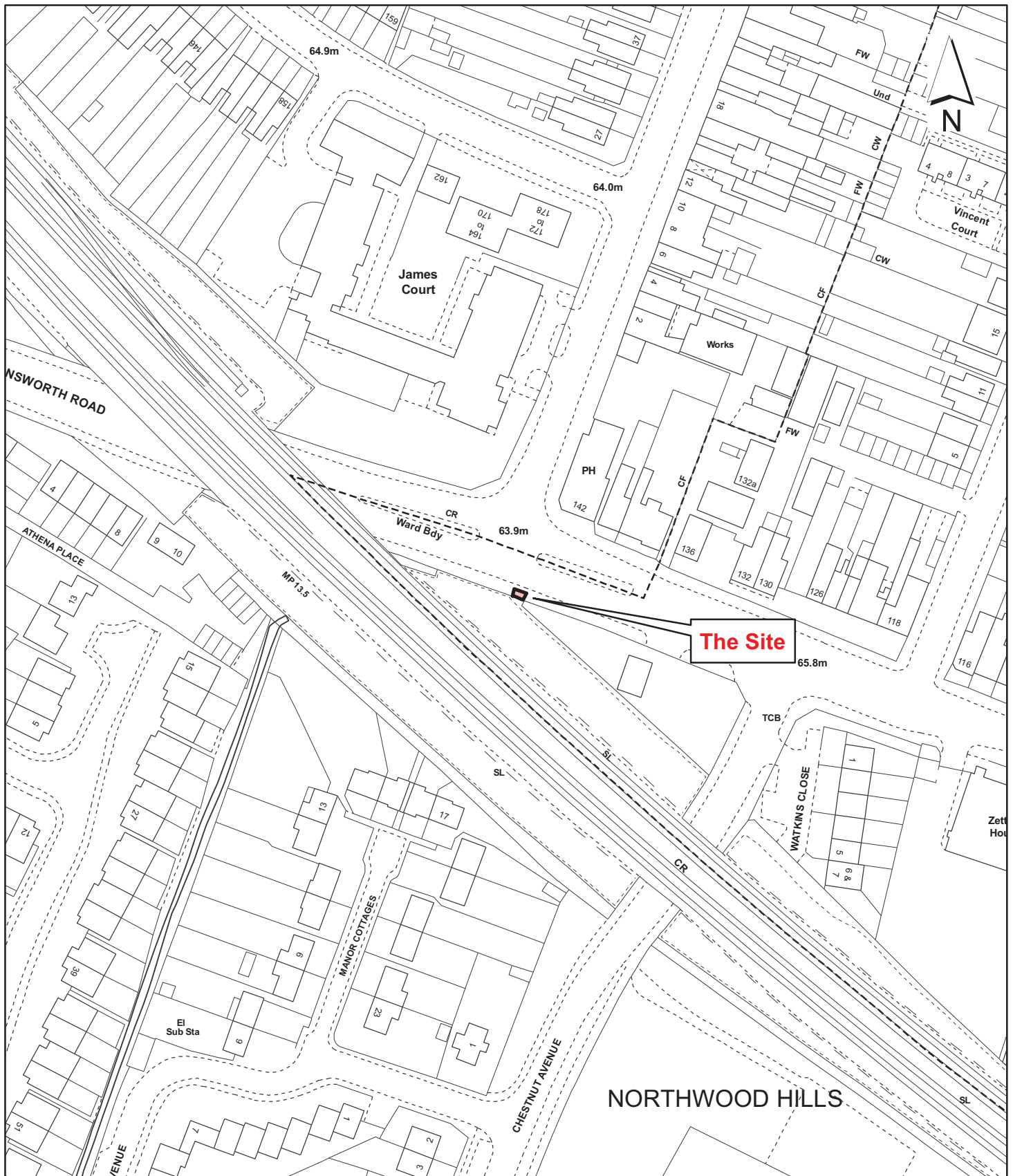
RECOMMENDATION (B) The details of siting and design are refused for the following reason:

**11. Reference Documents**

Hillingdon Unitary Development Plan Saved Policies (September 2007).  
PPG8: Telecommunications

**Contact Officer:** Gareth Gwynne

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Footway adjacent to Autocentre  
 Northwood, Pinner Road  
 Northwood**

Planning Application Ref:  
**67084/APP/2011/2897**

Planning Committee  
**North** Page 97

Scale  
**1:1,250**

Date  
**December 2011**

**LONDON BOROUGH  
 OF HILLINGDON**  
 Planning,  
 Environment, Education  
 & Community Services  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111



**HILLINGDON**  
 LONDON

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## **Report of the Head of Planning, Trading Standards and Environmental Protection**

### **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2011 where the Council has received and holds funds.

#### **RECOMMENDATION**

**That Members note the contents of this report.**

#### **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 15 December 2011 and updates the information received by Cabinet in September 2011. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2011, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of October 2011 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/11' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/06/11" and "Total Income as at 30/09/11".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2011. The recommendation to note has no financial implications.

### **CORPORATE CONSULTATIONS CARRIED OUT**

#### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

### **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 'Planning Obligations'  
District Auditor's "The Management of Planning Obligations" Action Plan May 1999  
Monitoring Officers Report January 2001  
Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/ September 2011/ December 2011

Planning Obligations Supplementary Planning Document Adopted July 2008.

**Contact Officer:** NIKKI WYATT

**Telephone No:** 01895 250230



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2011)
			AS AT 30/09/11	AS At 30/6/11	AS AT 30/09/11	AS AT 30/6/11	To 30/09/11	AS AT 30/9/11	AS AT 30/9/11	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avenue Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F. West Ruislip (Ickenham Park) Design check on S278 Designs 35402/APP/2007/1072	53,986.57	53,986.57	27,486.57	27,486.57	0.00	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F. Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	72,011.08	46,309.99	46,587.99	3,338.40	23,701.09	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. <b>Scheme complete, awaiting invoices.</b>
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	0.00	0.00	0.00	19,782.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard.
<b>SECTION 278 SUB - TOTAL</b>			<b>203,437.72</b>	<b>203,437.72</b>	<b>91,465.69</b>	<b>89,733.69</b>	<b>3,338.40</b>	<b>111,982.03</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/25/55 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/7/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/11	TOTAL INCOME AS AT 30/06/11	TOTAL EXPENDITURE AS AT 30/09/11	TOTAL EXPENDITURE AS AT 30/06/11	2011 / 2012 EXPENDITURE To 30/09/11	BALANCE OF FUNDS AS AT 30/09/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/11	COMMENTS (as at mid November 2011)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	28,119.15	25,226.23	2,892.92	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign". Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	550.00	550.00	0.00	6,952.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. Funds allocated (26/10/2010) towards the provision of a cycle shelter as part of Eastcote Station improvements.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	2b & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	Funds received towards the undertaking of a TA to assess the cumulative traffic impact of flattened developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>112,680.80</b>	<b>112,680.80</b>	<b>28,669.15</b>	<b>25,776.23</b>	<b>2,892.92</b>	<b>84,011.65</b>	<b>30,000.00</b>	
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>316,118.52</b>	<b>316,118.52</b>	<b>120,124.84</b>	<b>115,509.92</b>	<b>6,231.32</b>	<b>195,993.68</b>	<b>30,000.00</b>	
<b>PORTFOLIO: CULTURE, SPORT AND LEISURE</b>										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove Houses, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	0.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds. Contribution allocated towards a programme of improvements at Highgrove Pool. Cabinet Member approval received 1/09/2011.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	161,988.37	143,676.06	113,484.57	115,143.17	0.00	Contribution towards the provision of improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme. Cabinet Member approval received 1/09/2011.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 /2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2011)
			AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	To 30/09/11	AS AT 30/9/11	AS AT 30/9/11	
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 35402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	0.00	31,645.25	3,268.46	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	0.00	3,268.46	0.00	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	0.00	24,130.14	0.00	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Ruislip, Lime Grove. Subject to formal allocation.
CSL/20/239A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	22,350.00	22,350.00	0.00	0.00	0.00	0.00	22,350.00	0.00	Funds received towards the provision or improvement of leisure, elderly youth and/or cultural services or facilities within the Borough. No time limits. Funds allocated towards Highgrove Pool improvement programme, Cabinet Member approval received 1/09/2011.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	0.00	3,250.00	0.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	0.00	14,300.00	0.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
		<b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	<b>690,954.30</b>	<b>690,954.30</b>	<b>161,988.37</b>	<b>143,676.06</b>	<b>113,484.57</b>		<b>528,965.93</b>	<b>89,931.85</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>											
EYL/66/144	Northwood	65 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.86 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	103,122.52	74,935.52	74,935.52	0.00	0.00	28,187.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	0.00	33,708.21	0.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School.
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	37,419.20	37,419.20	0.00	0.00	40.00	0.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend. Funds allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High School. (Cabinet Member decision 21/10/2010). £37,419.20 spent towards Ruislip High School.

## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2011 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 / 2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2011)
			AS AT 30/09/11	AS At 30/6/11	AS AT 30/09/11	AS AT 30/6/11	To 30/09/11	AS AT 30/9/11	AS AT 30/9/11	
EYL108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,734,767.17	1,830,551.09	973,339.50	386,728.57	626,494.46	2,761,427.67	2,729,553.09	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,988.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Secondary contribution (£658,988) allocated towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). <b>Third and final instalment received this quarter towards the same purpose. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). Spend this quarter towards Ruislip High &amp; Deansfield projects.</b>
EYL112/208	Northwood	110, Green Lane, Northwood 465/43/APP/2005/2697	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	4,085.75	Funds received towards additional or improved education facilities in the Northwood area. No time limits.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 65754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	8,953.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits.
EYL115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	22,087.13	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	4,441.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits.
EYL120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	7,193.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL133/233	Ickenham	6, Warren Road, Ickenham 65990/APP/2009/934	15,492.00	15,492.00	0.00	0.00	0.00	15,492.00	15,492.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend.
EYL134/234	Ruislip	125a, High Street, Ruislip. 2061/APP/2009/2175	5,054.00	5,054.00	0.00	0.00	0.00	5,054.00	5,054.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits.
EYL135/235	South Ruislip	325, Victoria Road, Ruislip 69602/APP/2009/2288	12,896.00	12,896.00	0.00	0.00	0.00	12,896.00	12,896.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits.
EYL136/236	Harefield	Casa De Boa Vista, Belfry Avenue, Harefield, 64613/AP/P/2009/2180	16,216.00	16,216.00	0.00	0.00	0.00	16,216.00	16,216.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits.
EYL137/237B	Eastcote	Bishop Ramsay School (lower site), Eastcote Road, Ruislip. 19/31/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3 - Funds to be spent by February 2016.
EYL138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	0.00	0.00	0.00	512,742.69	512,742.69	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 /2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2011)
			AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	To 30/09/11	AS AT 30/9/11	AS AT 30/9/11	
EYL139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	64,920.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits.
EYL143/241C	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	6,063.75	6,063.75	0.00	0.00	0.00	6,063.75	6,063.75	Funds received towards the provision of additional or improved educational facilities to accommodate child yield arising from the development. Funds to be spent by April 2016.
EYL152/243B	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	75,989.00	75,989.00	0.00	0.00	0.00	75,989.00	75,989.00	Funds received towards the provision of additional educational facilities in the borough. Funds to be spent within 7 years of receipt (June 2018).
EYL147/251	South Ruislip	Land between 10 & 16 Manor Gardens, Ruislip. 63737/APP/2008/1963	10,769.00	0.00	0.00	0.00	0.00	10,769.00	10,769.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate child yield arising from the development. No time limits.
EYL152/255	South Ruislip	Land between 11 Brackensbridge Drive & 48 Whitebatts Road, Ruislip. 56805/APP/2011/436	66,038.00	0.00	0.00	0.00	0.00	66,038.00	66,038.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL145/256	Harefield	Former garages site, rear of 34-44 Sullivan Crescent, Harefield. 60653/APP/2011/907	46,347.00	0.00	0.00	0.00	0.00	46,347.00	46,347.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
		<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>	<b>5,447,930.83</b>	<b>3,420,560.75</b>	<b>1,220,494.58</b>	<b>633,883.65</b>	<b>626,494.46</b>	<b>4,227,436.25</b>	<b>4,112,296.59</b>	
		<b>PORTFOLIO: FINANCE AND CORPORATE SERVICES</b>								
		<b>FINANCE &amp; CORPORATE SERVICES SUB - TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
		<b>PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY</b>								
PPR57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	20,679.21	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018).
PPR58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	9,667.50	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PPR62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/11/8231C.
		<b>PERFORMANCE PARTNERSHIPS &amp; REGENERATION SUB - TOTAL</b>	<b>105,346.71</b>	<b>105,346.71</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>105,346.71</b>	<b>30,346.71</b>	
		<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>								
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27171/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/11	TOTAL INCOME AS AT 30/09/11	TOTAL EXPENDITURE AS AT 30/09/11	TOTAL EXPENDITURE AS AT 30/09/11	TOTAL EXPENDITURE AS AT 30/09/11	2011 /2012 EXPENDITURE To 30/09/11	BALANCE OF FUNDS AS AT 30/9/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/11	COMMENTS (as at mid November 2011)
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.148293/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010).
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalled to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	20,000.00	20,000.00	0.00	20,000.00	253.00	0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010). <b>Scheme completed April 2011.</b>
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	0.00	5,652.00	0.00	Funds received towards improvements to nearby open space facilities. No time limits for spend. Funds allocated towards improvements at Bessingby Park Complex. (Cabinet Member Decision 3/6/2010).
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1761	118,803.95	118,803.95	0.00	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and/or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1761	28,275.50	28,275.50	0.00	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. <b>Following a Deed of variation funds are now to be spent by Sept 2012.</b>
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	146,879.75	146,879.75	0.00	0.00	0.00	0.00	146,879.75	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	0.00	60,125.97	60,125.97	Funds received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Escote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Escote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits.
E/68/241D	Ruislip	26 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	0.00	8,478.00	8,478.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016)



## FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2011 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2011 /2012 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2011)
			AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	AS AT 30/09/11	To 30/09/11	AS AT 30/9/11	AS AT 30/9/11	
E/70/243C	South Ruislip	Fnr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	15,000.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021).
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -</b>	<b>650,345.33</b>	<b>635,345.33</b>	<b>21,315.31</b>	<b>1,315.31</b>	<b>20,000.00</b>	<b>629,030.02</b>	<b>297,369.68</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/AP/P/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Eascote Road, Ruislip. 10622/APP/2006/2494 & 10622/AP/P/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	<b>525,091.73</b>	<b>525,091.73</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>525,091.73</b>	<b>0.00</b>	
		<b>SECTION 106 SUB - TOTAL</b>	<b>7,532,349.70</b>	<b>5,489,979.62</b>	<b>1,432,467.41</b>	<b>804,651.25</b>	<b>762,871.95</b>	<b>6,099,882.29</b>	<b>4,559,944.83</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>7,735,787.42</b>	<b>5,693,417.34</b>	<b>1,523,923.10</b>	<b>894,384.94</b>	<b>766,210.35</b>	<b>6,211,864.32</b>	<b>4,559,944.83</b>	
<b>NOTES</b>										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/11	TOTAL INCOME AS AT 30/06/11	TOTAL EXPENDITURE AS AT 30/09/11	TOTAL EXPENDITURE AS AT 30/06/11	2011 / 2012 EXPENDITURE To 30/09/11	BALANCE OF FUNDS AS AT 30/9/11	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/11	COMMENTS (as at mid November 2011)
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £568,915.29)										
*24: PT25			£37,425.09							
*32: PT278/46			£5,000.00							reasonable period for expenditure without owner's agreement has lapsed
*49: PT278/63			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*55: H9/194C			£21,675.10							is to be held as a returnable security deposit for the highway works (to be later refunded).
*57: H11/195B			£3,156.00							£21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.
*58: H12/197B			£11,440.00							£3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
*62: PT278/77/197			£23,000.00							£11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
*65: H15/205F			£184,653.23							£23,000.00 held as security for the due and proper execution of the works.
*66: PT278/72			£18,000.00							£184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.
*71: H1/192/31G			£193,305.00							£18,000.00 funds received as a security deposit to ensure proper execution of works
*72: H12/202/38F			£31,441.99							£193,305.00 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
*73: H12/237D			£22,455.88							£31,441.99 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
*74: H22/239E			£7,363.00							£22,455.88 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
*76: PT782/39G			£5,000.00							£7,363.00 funds have been received to provide Health Care services in the borough therefore are for the Hillingdon PCT to spend.
			£568,915.29							£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

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# Plans for North Planning Committee

10th January 2012



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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**Report of the Head of Planning & Enforcement Services**

**Address** LAND AT WILLOW FARM (FIELD 3116) JACKETS LANE HAREFIELD

**Development:** Permanent use of the land as gypsy and traveller caravan site.

**LBH Ref Nos:** 57685/APP/2011/1450

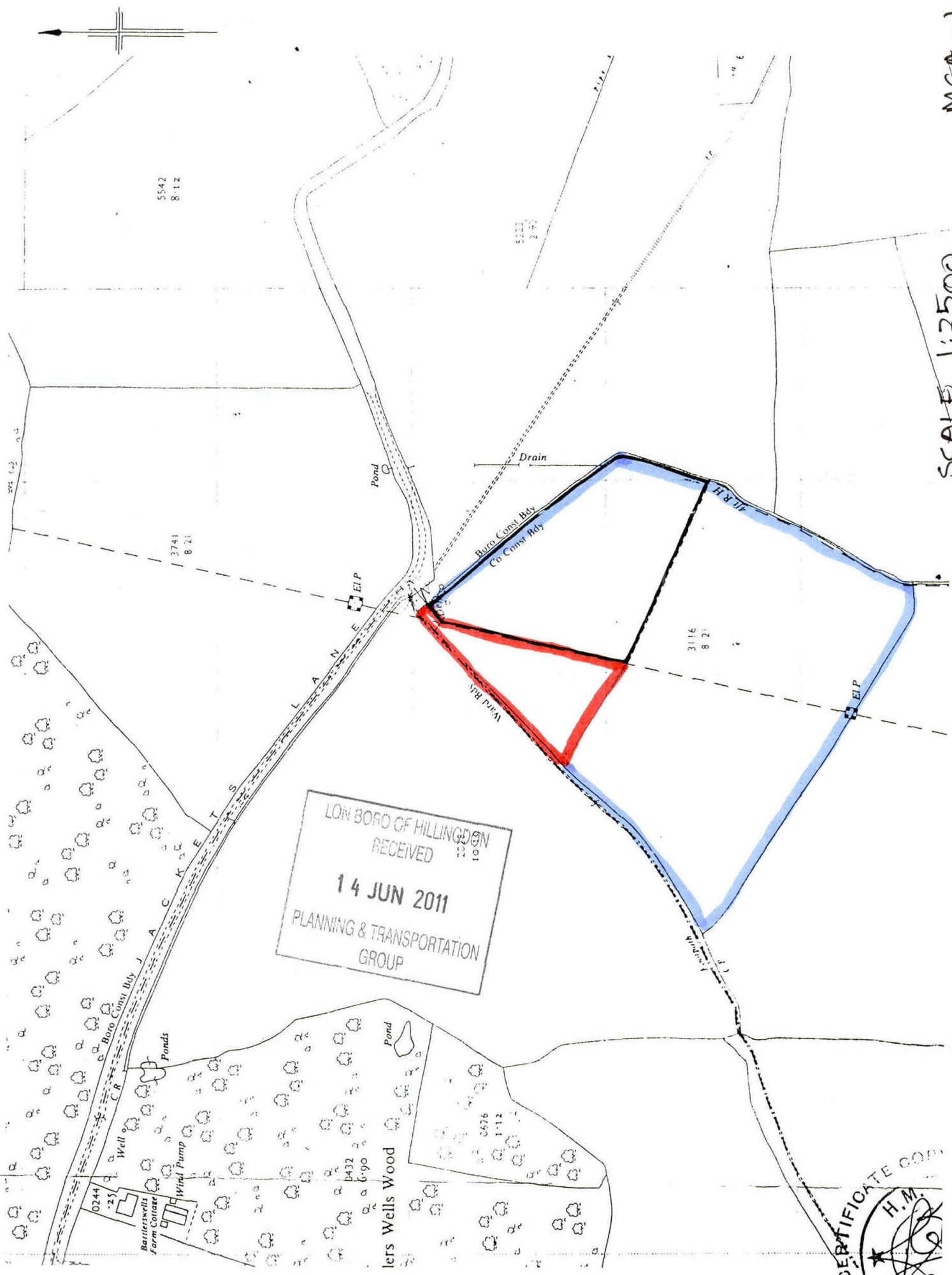
**Date Plans Received:** 14/06/2011

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/07/2011

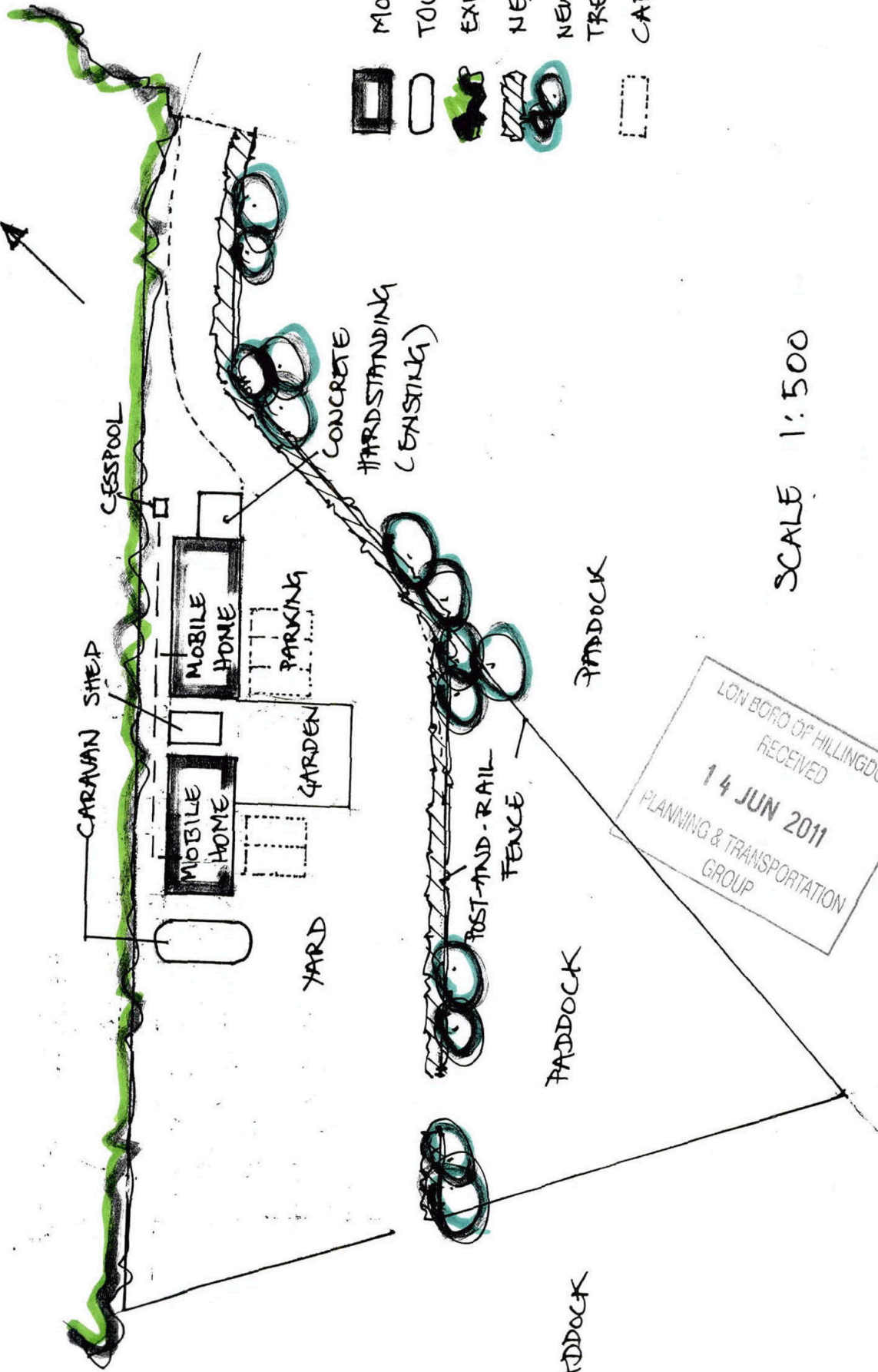
MCA-1

SCALE 1:2500



LOW BORO OF HILLINGDON  
 RECEIVED  
 14 JUN 2011  
 PLANNING & TRANSPORTATION  
 GROUP





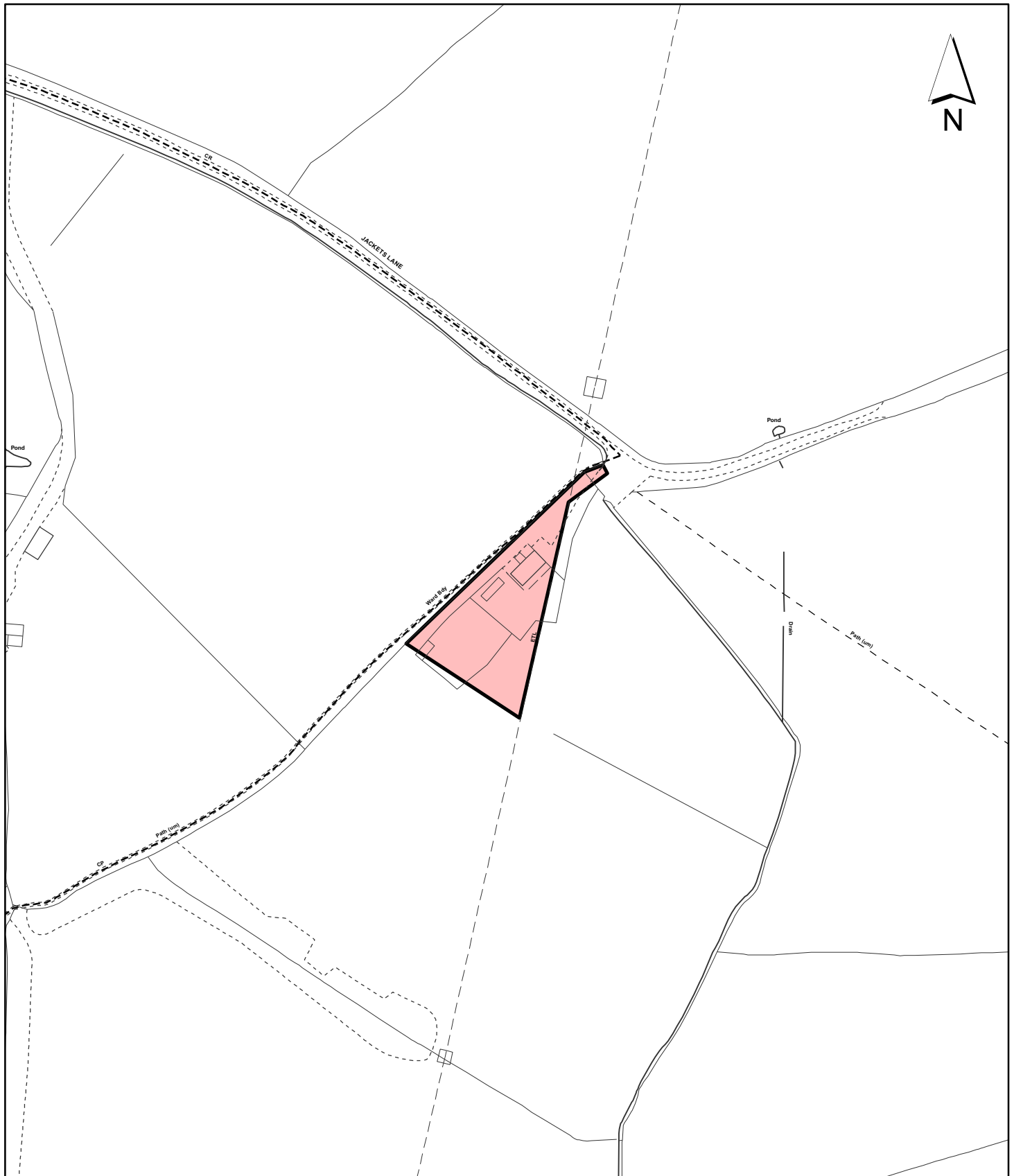
- MOBILE HOME
- TOURING CARAVAN
- EXISTING HEDGE
- NEW HEDGE
- NEW STANDARD TREES
- CAR PARKING

SCALE 1:500

LOW BOROUGH OF HILLINGDON  
RECEIVED  
14 JUN 2011  
PLANNING & TRANSPORTATION  
GROUP

WILLOW FARM, JACKETS LANE, HAREFIELD, UB9 6PZ

MCA-2



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land at Willow Farm  
Jackets Lane  
Harefield**

Planning Application Ref:

**57685/APP/2011/1450**

Scale

**1:2,000**

Planning Committee

**North** Page 115

Date

**November  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON



**Report of the Head of Planning & Enforcement Services**

**Address** OAKWOOD CATLINS LANE PINNER

**Development:** Part two storey, part single storey rear/side extension and single storey detached garage to side/rear involving demolition of existing detached garage to side

**LBH Ref Nos:** 67139/APP/2011/2005

**Date Plans Received:** 16/08/2011

**Date(s) of Amendment(s):** 16/08/2011

**Date Application Valid:** 06/09/2011

05/12/2011



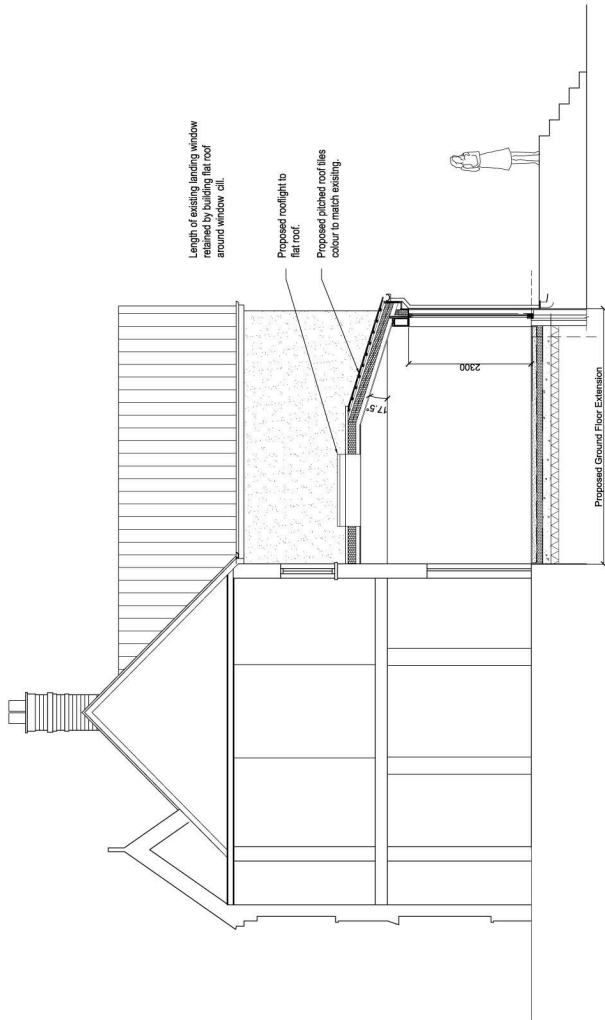
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Scale: 1:1250  
 Supported by: A. Brindley Wright Ltd  
 Grid coordinates: 51867.25 519173.5  
 Further information can be found on the Ordnance Survey website: [www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)

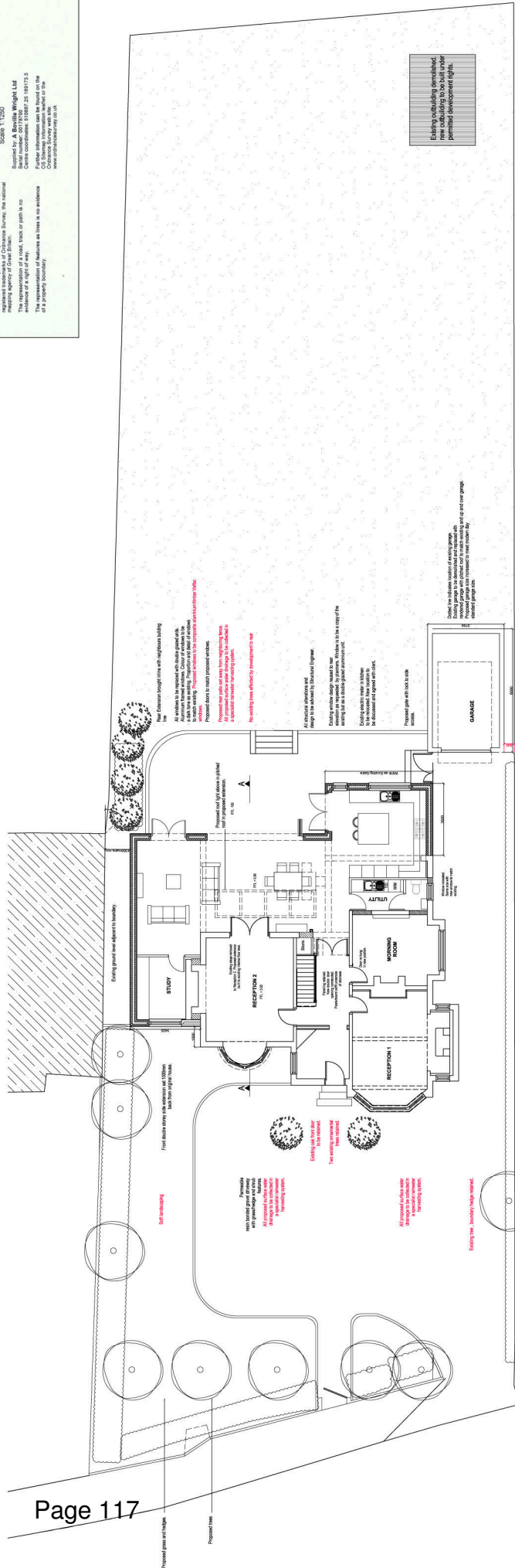
Length of existing landing window retained by building flat roof around window sill.

Proposed rooflight to flat roof.

Proposed altered roof tiles colour to match existing.



PROPOSED SECTION A-A 1:50

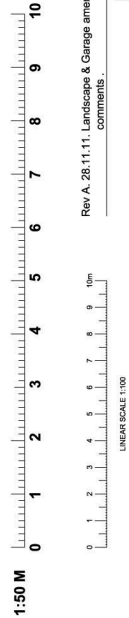


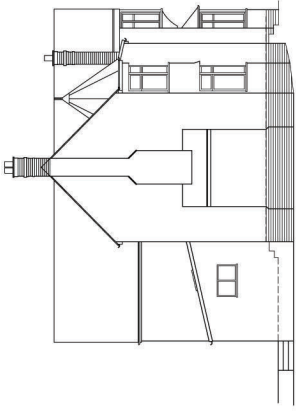
Existing outbuilding demolished new outbuilding to be built under permit development rights.

PROPOSED SITE PLAN 1:100

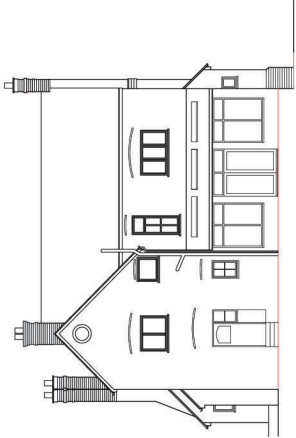
<p>blueink architects                  8 The Gardens, Watford, Hertfordshire, WD17 3DS.                  m: 07837 101434, e-mail: <a href="mailto:info@blueinkarchitects.co.uk">info@blueinkarchitects.co.uk</a></p>		<p>project  <b>Mr &amp; Mrs Bourke, Oakwood, Catlins Lane                  Pinner, Middlesex, HA5 2EZ.</b></p>
<p>date title  <b>Double Storey Side &amp; Ground Floor Extension &amp; Ground Floor Single Storey Extension: Proposed Section, Location Plan and Site Plan.</b></p>	<p>scale  <b>VARIOUS</b></p>	<p>drawing number  <b>BLU-105 D104</b></p>
<p>Rev A, 28.11.11, Landscape &amp; Garage amended to planners comments.</p>	<p>drawn by  <b>PL</b></p>	<p>revision  <b>A</b></p>

- This drawing must not be scaled
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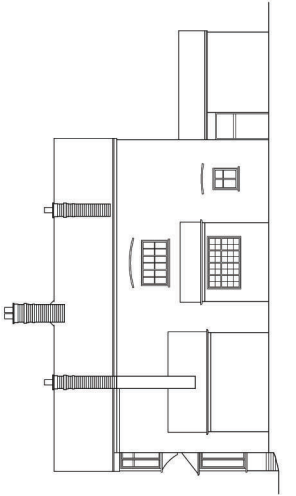




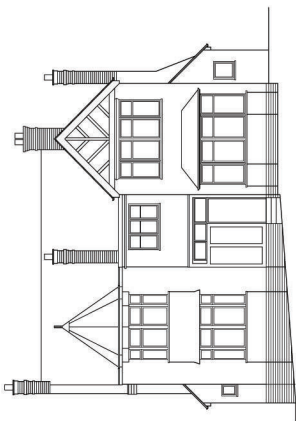
EXISTING SIDE ELEVATION A



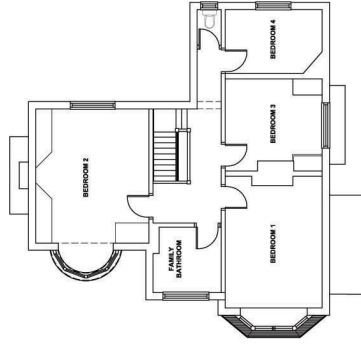
EXISTING REAR ELEVATION B



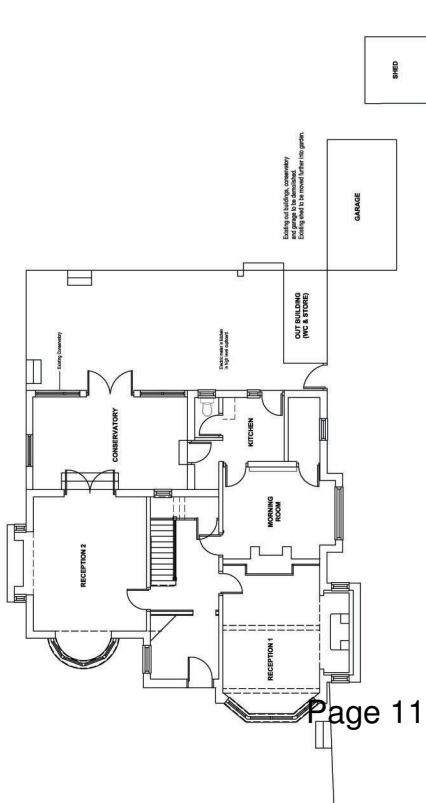
EXISTING SIDE ELEVATION B



EXISTING FRONT ELEVATION



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING REAR ELEVATION 1



EXISTING FRONT ELEVATION



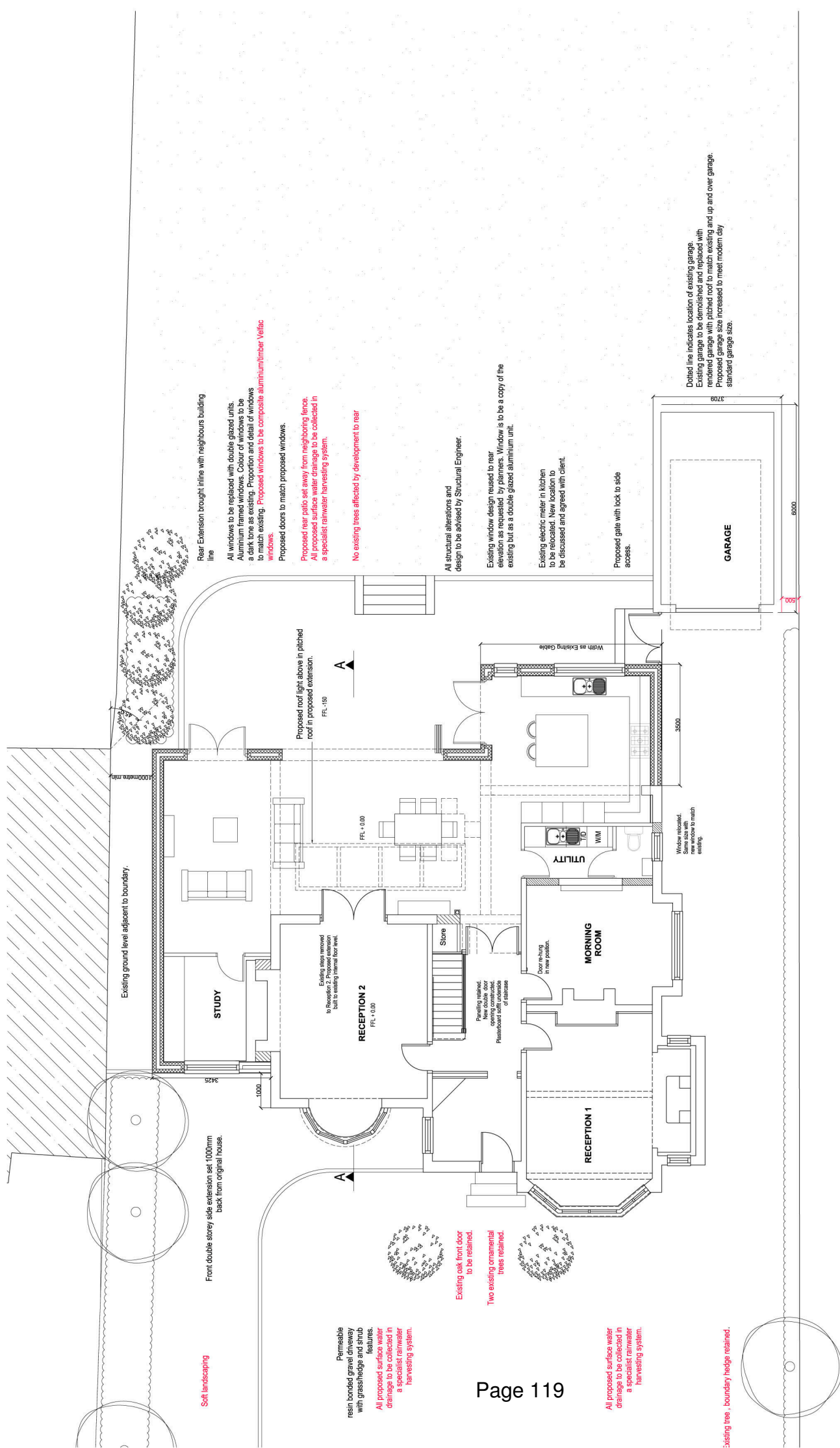
LINEAR SCALE 1:100

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<b>blueink architects</b> 8 The Gardens, Watford, Hertfordshire, WD17 3DS. t: 07837 101 434 e-mail: info@blueinkarchitects.co.uk		project <b>Mr &amp; Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.</b>
client file <b>Double Storey Side &amp; Ground Floor Extension &amp; Ground Floor Single Storey Extension: Existing Plans, Elevations and Photos.</b>	scale <b>1:100@A1</b> date 01.08.11 drawn by PL	project number <b>BLU-105</b> drawing number <b>D105</b> revision -

**PLANNING**





Soft landscaping

Permeable resin bonded gravel driveway with grass/hedge and shrub features.

All proposed surface water drainage to be collected in a specialist rainwater harvesting system.

Existing oak front door to be retained.

Two existing ornamental trees retained.

All proposed surface water drainage to be collected in a specialist rainwater harvesting system.

Existing tree - boundary hedge retained.

Proposed doors to match proposed windows.

Proposed rear patio set away from neighboring fence. All proposed surface water drainage to be collected in a specialist rainwater harvesting system.

No existing trees affected by development to rear.

All structural alterations and design to be advised by Structural Engineer.

Existing window design raised to rear elevation as requested by planners. Window is to be a copy of the existing but as a double glazed aluminium unit.

Existing electric meter in kitchen to be relocated. New location to be discussed and agreed with client.

Proposed gate with lock to side access.

Dotted line indicates location of existing garage. Existing garage to be demolished and replaced with rendered garage with pitched roof to match existing and up and over garage. Proposed garage size increased to meet modern day standard garage size.

Proposed roof light above in pitched roof in proposed extension.

Window relocated. Same size with new window to match existing.

Door re-hung in new position.

Parelling retained. Existing opening converted. Plasterboard with insulate of substrate.

Existing ground level adjacent to boundary.

Existing ground level adjacent to boundary.

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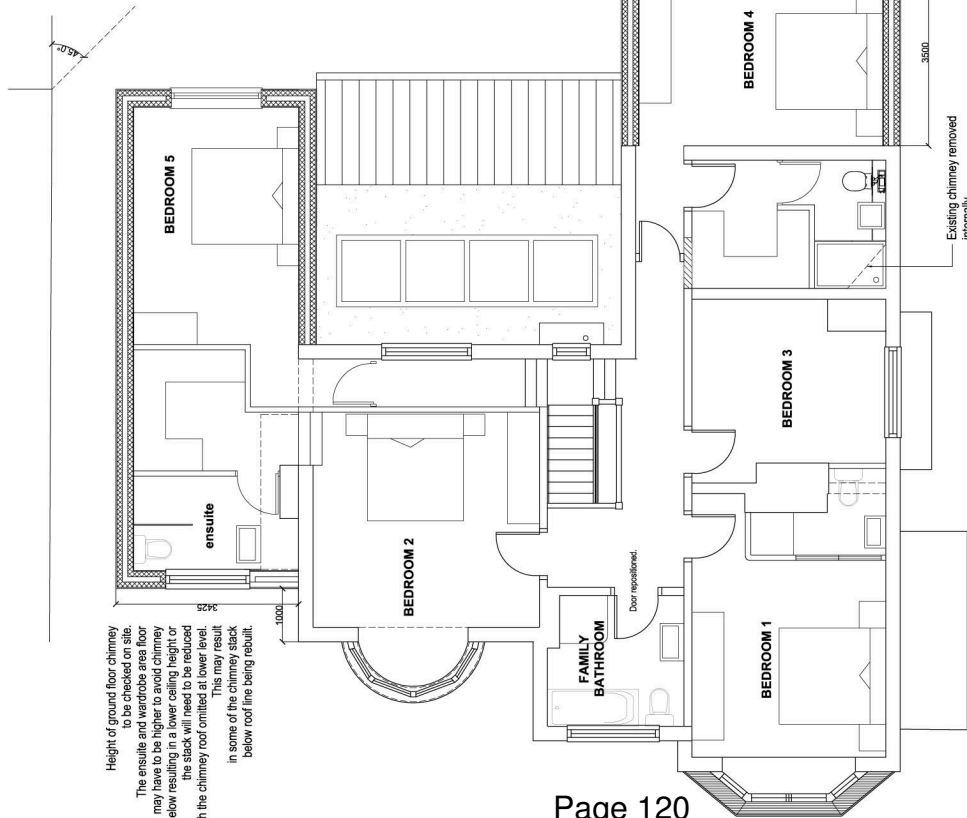
Existing ground level adjacent to boundary.

PROPOSED GROUND FLOOR PLAN

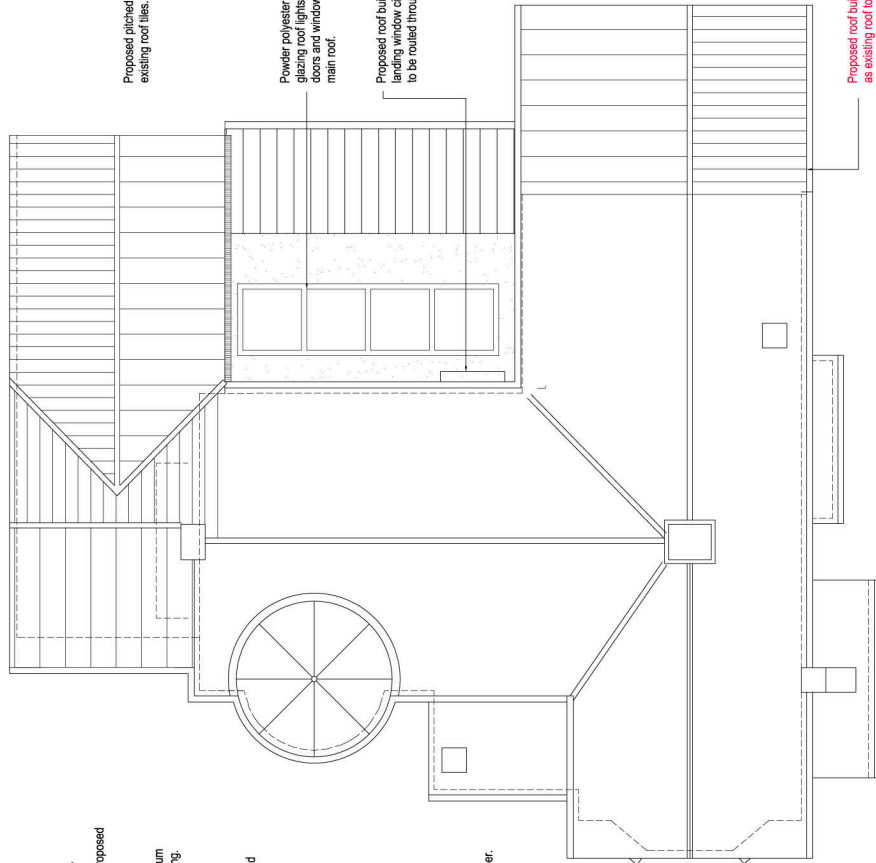
<p><b>blueink architects</b> 8 The Gardens, Watford, Hertfordshire, WD17 3DS. t: 07837 101 634, e-mail: info@blueinkarchitects.co.uk</p>		<p>project <b>Mr &amp; Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.</b></p>	
<p>scale <b>1:50@A1</b> date 01.08.11 drawn by PL</p>		<p>project number <b>BLU-105 D100</b></p>	
<p>draw title <b>Double Storey Side &amp; Ground Floor Extension &amp; Ground Floor Single Storey Extension: Proposed Ground Floor.</b></p>		<p>revision <b>A</b></p>	
<p>Rev. A, 29.11.11. Garage and landscaping amended.</p>			
<p><b>PLANNING</b></p>			

1:50 M 0 1 2 3 4 5 6 7 8 9 10

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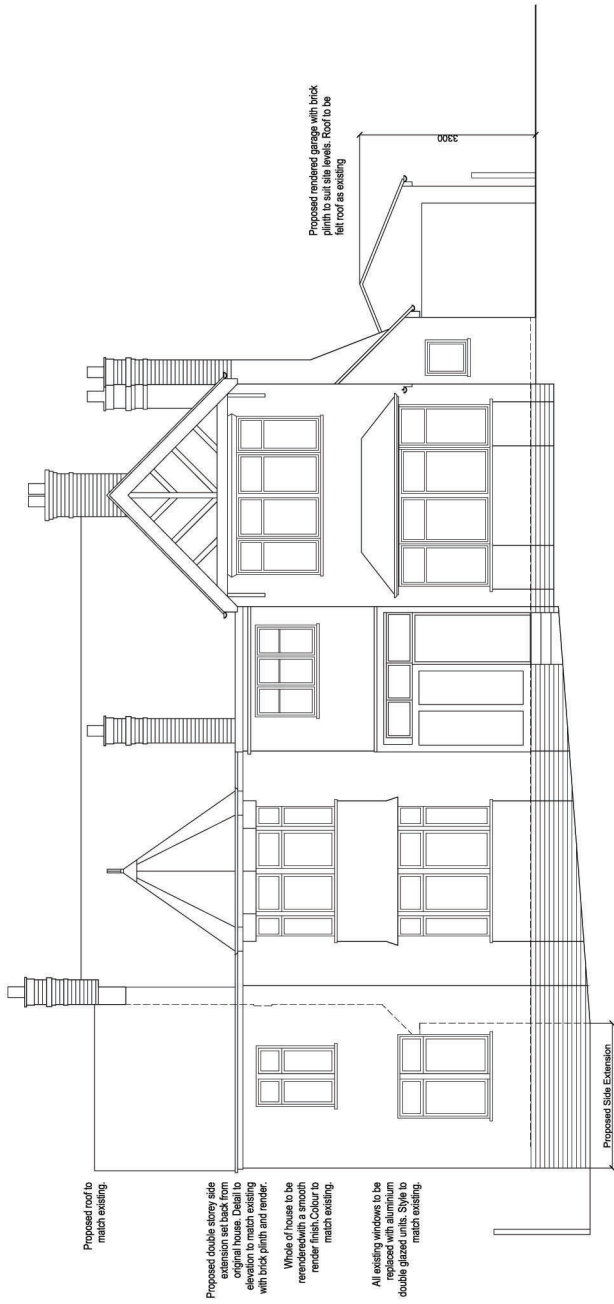
PROPOSED FIRST FLOOR PLAN



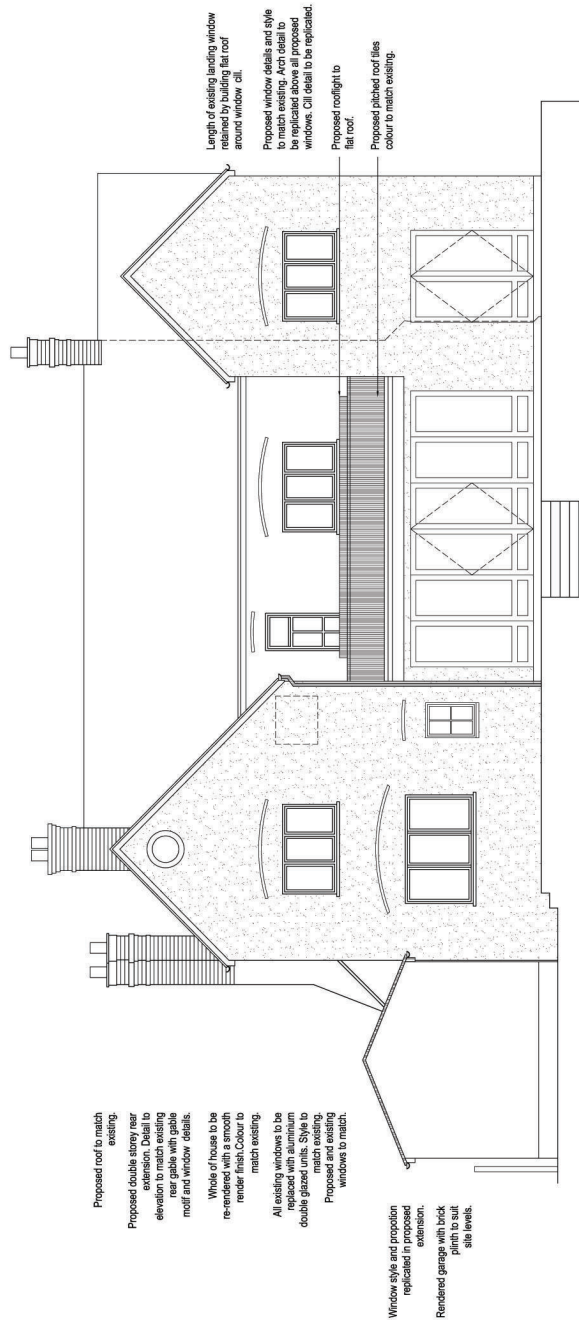
PROPOSED ROOF PLAN

<p><b>blueink architects</b> 8 The Gardens, Watford, Hertfordshire, WD17 3DS. t: 07837 101434, e-mail: info@blueinkarchitects.co.uk</p>	<p>project <b>Mr &amp; Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.</b></p>	<p>scale <b>1:50@A1</b></p>	<p>project number <b>BLU-105</b></p>	<p>revision <b>A</b></p>
	<p>date title <b>Double Storey Side &amp; Ground Floor Extension &amp; Ground Floor Single Storey Extension: Proposed First Floor and Roof Plan.</b></p>	<p>scale <b>1:50@A1</b></p>	<p>drawing number <b>D101</b></p>	<p>revision <b>A</b></p>
<p><b>PLANNING</b></p>				
<p>Rev/A, 28.11.17, Note added.</p>				

- 1:50 M 0 1 2 3 4 5 6 7 8 9 10
- This drawing must not be scaled
  - The contractor must check all levels and dimensions on site.
  - All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice
  - The drawing is the property of Blueink Architects. Copyright is reserved by them and the drawing is issued on the condition that it shall not be copied, reproduced, retained or disclosed to any unauthorised person, neither wholly or in part without the consent of Blueink Architects.



## PROPOSED FRONT ELEVATION



## PROPOSED REAR ELEVATION

1:50 M 0 1 2 3 4 5 6 7 8 9 10

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**blueink architects**  
8 The Gardens, Watford, Hertfordshire, WD17 3DS.  
m: 07837 101434, e-mail: info@blueinkarchitects.co.uk

over title  
**Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Proposed Elevations. Sheet 1.**

Rev A August 2011. Garage added.

**PLANNING**

project

**Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.**

scale

**1:50@A1**

project number

**BLU-105**

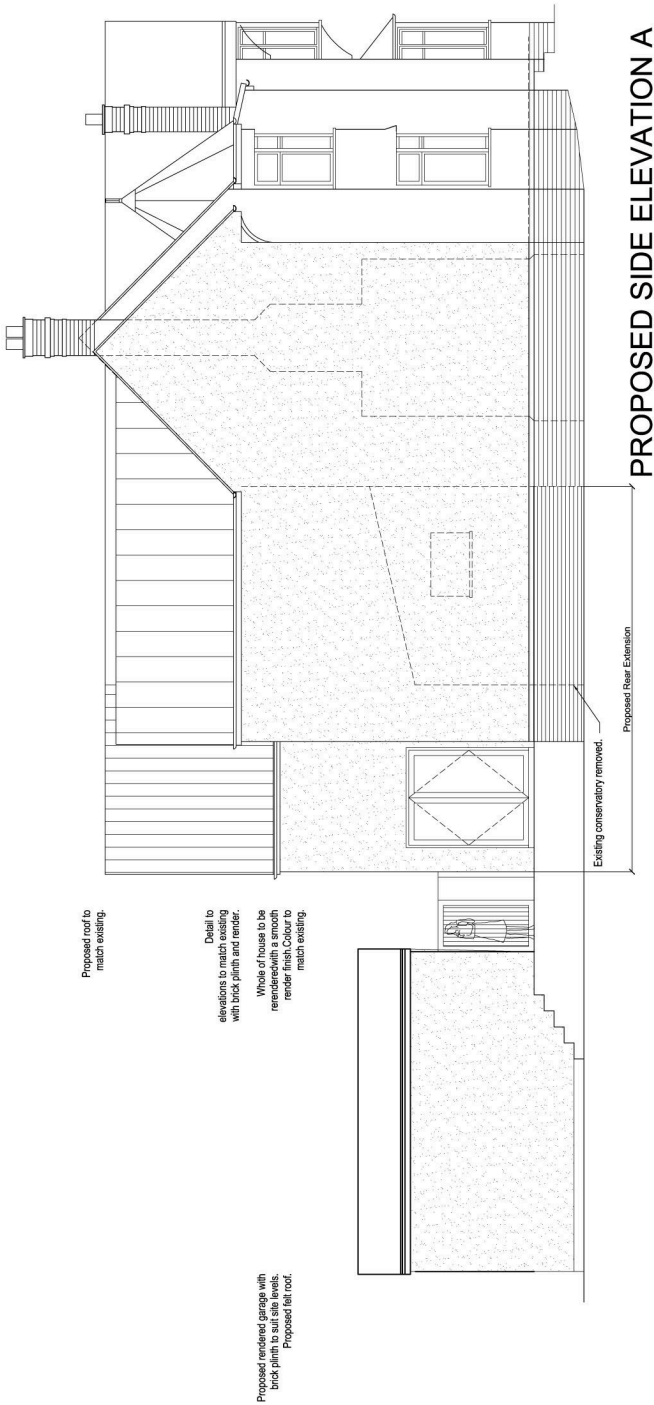
drawing number

**D102**

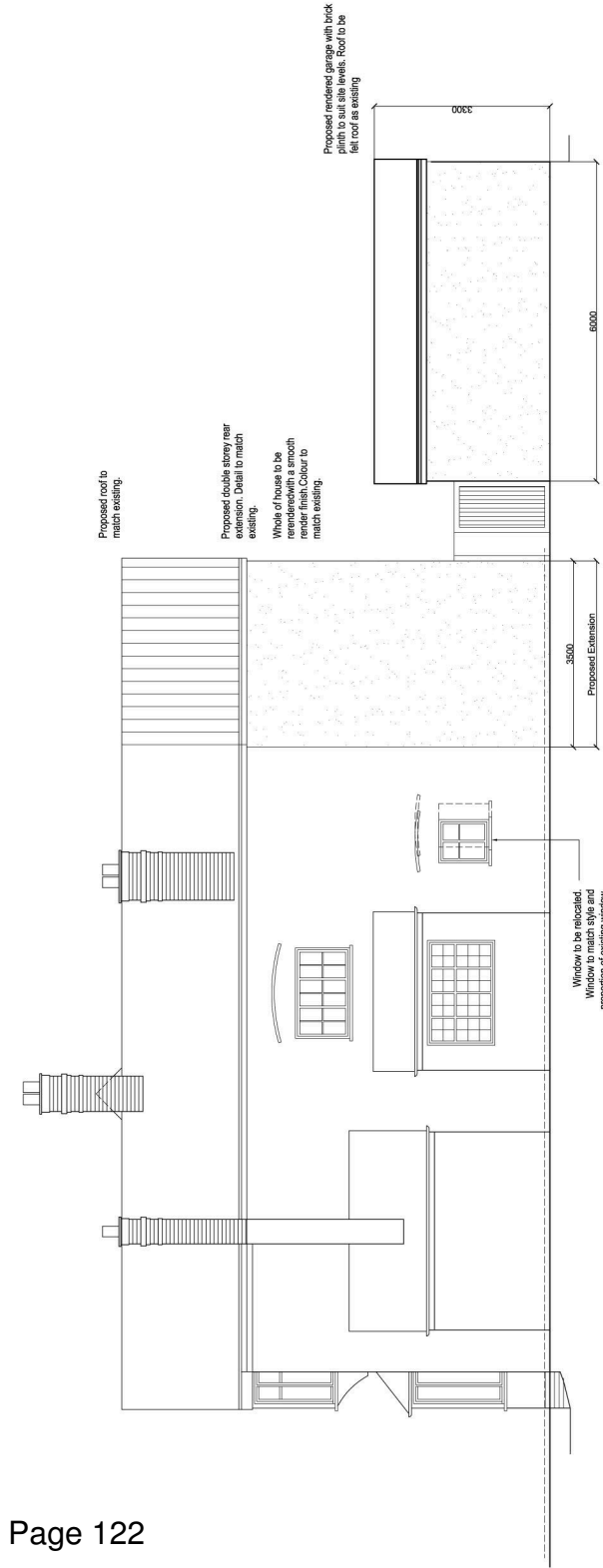
revision

**A**

drawn by: PL



**PROPOSED SIDE ELEVATION A**



**PROPOSED SIDE ELEVATION B**

**1:50 M** 0 1 2 3 4 5 6 7 8 9 10

**1** This drawing must not be scaled

**2** The contractor must check all levels and dimensions on site.

**3** All works are to be to the satisfaction of Local and Statutory Authorities and in accordance with current Building Regulations and Codes of Practice

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**PLANNING**

Rev B 28.11.11. Dotted line added to roof pitch.  
Rev A August 2011. Garage added.

**blueink architects**  
8 The Gardens, Watford, Hertfordshire, WD17 3DS.  
t: 07837 101434, e-mail: info@blueinkarchitects.co.uk

project  
**Mr & Mrs Bourke, Oakwood, Catlins Lane Pinner, Middlesex, HA5 2EZ.**

scale  
**1:50@A1**

date  
**01.08.11**

drawn by  
**PL**

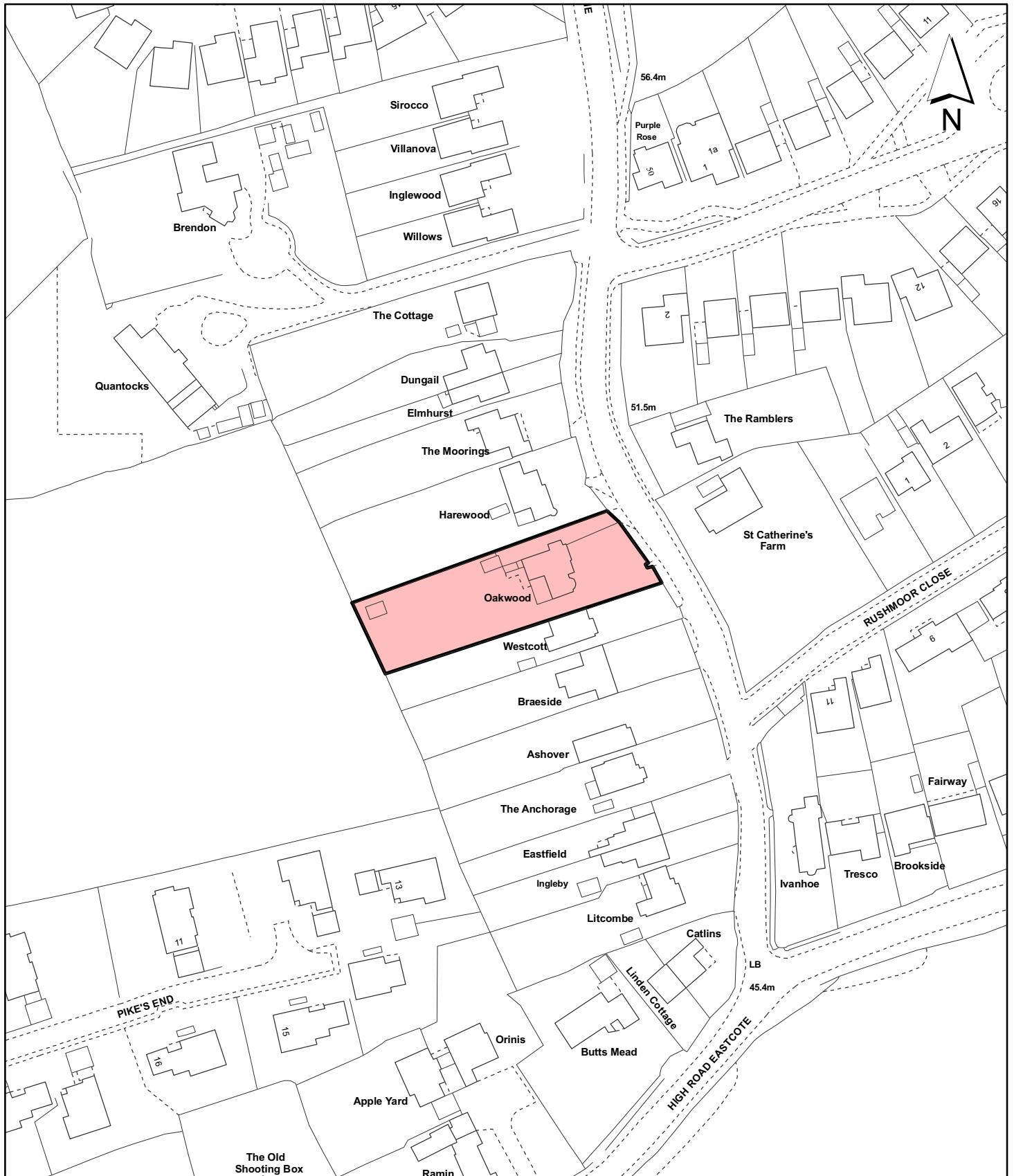
project number  
**BLU-105**

drawing number  
**D103**


revision  
**B**

client title  
**Double Storey Side & Ground Floor Extension & Ground Floor Single Storey Extension: Proposed Elevations. Sheet 2.**





**Notes**

 Site boundary

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Site Address	
<b>Oakwood Catlins Lane Pinner</b>	
Planning Application Ref:	Scale
<b>67139/APP/2011/2005</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North</b> Page 123	<b>October 2011</b>

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



HILLINGDON

LONDON

## **Report of the Head of Planning & Enforcement Services**

**Address** THE HALLMARKS 146 FIELD END ROAD EASTCOTE PINNER

**Development:** Change use from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a Education Institute.

**LBH Ref Nos:** 3016/APP/2010/2159

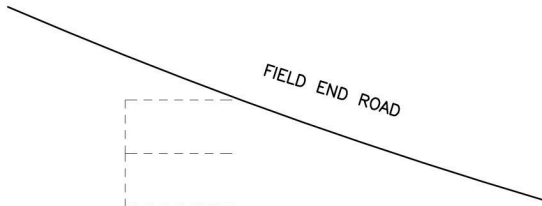
<b>Date Plans Received:</b>	13/09/2010	<b>Date(s) of Amendment(s):</b>	13/09/2010
<b>Date Application Valid:</b>	28/09/2010		20/12/2010
			29/03/2011

0 1 2 3 4 5

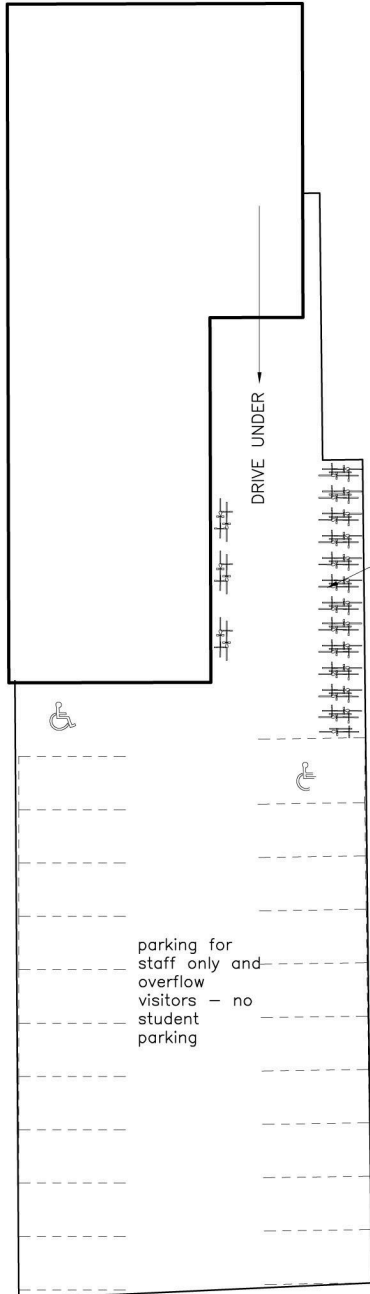


SCALE 1:50 at A3 plot

scale in metres



parking for visitors only with overflow to rear



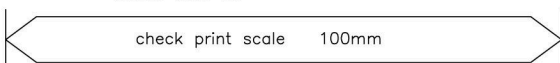
DRIVE UNDER

Designated area for bike parking with potential for further expansion if required - covered area with Sheffield stands for 30 spaces

all bars 2400x4800 with 6 metre turning circle disabled bays min 3.6x4.8

parking for staff only and overflow visitors - no student parking

SHEET SIZE A3



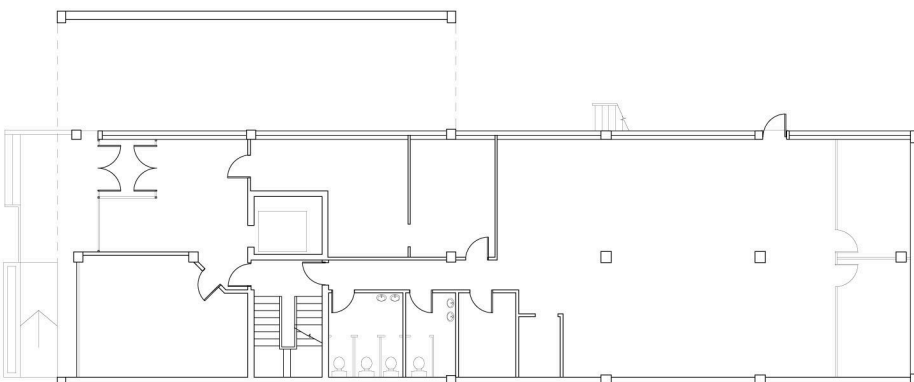
REV	DESCRIPTION	DATE	MADE	CHK.D
A	bikes clarified			

JOB  
**PROPOSED CHANGE OF USE TO EDUCATIONAL INSTITUTE (D1) 146 FIELD END ROAD, PINNER HA5 IRJ**

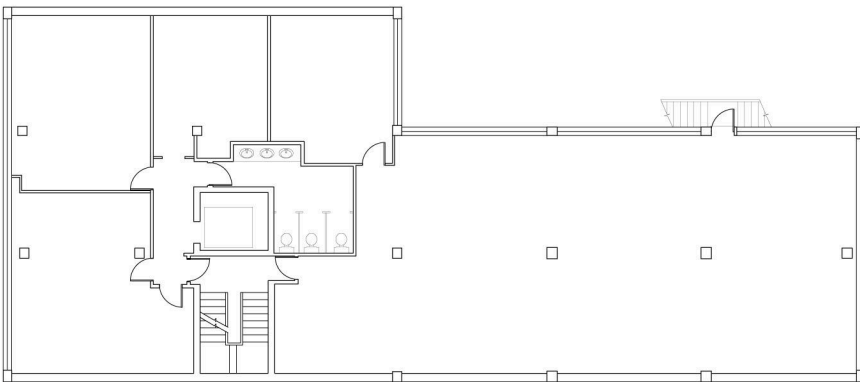
TITLE  
**BLOCK PLAN**

SCALE	DRAWN	DATE	CHECKED	CAD. FILE
1:250		DEC 2010		

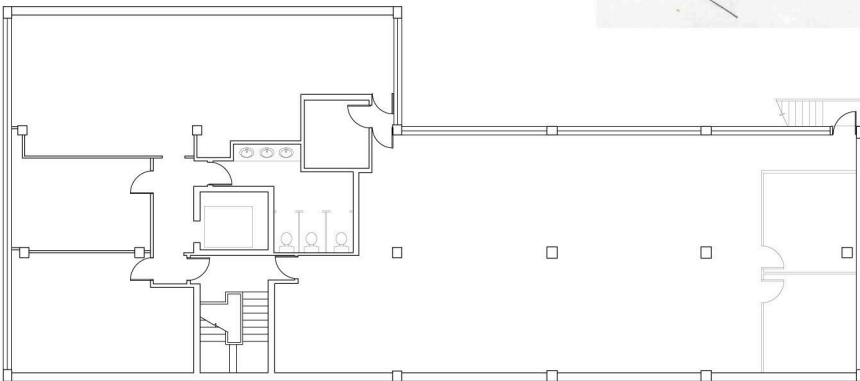
DRAWING N<sup>o</sup> **2166-03<sup>A</sup>**



EXISTING\_GROUND\_FLOOR



EXISTING\_FIRST\_FLOOR



EXISTING\_SECOND\_FLOOR



check print scale 100mm

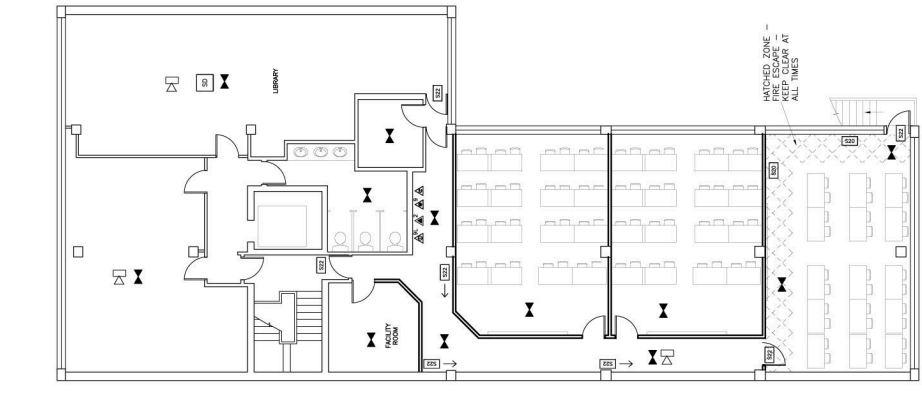
REV	DESCRIPTION	DATE	MADE	CHECKED

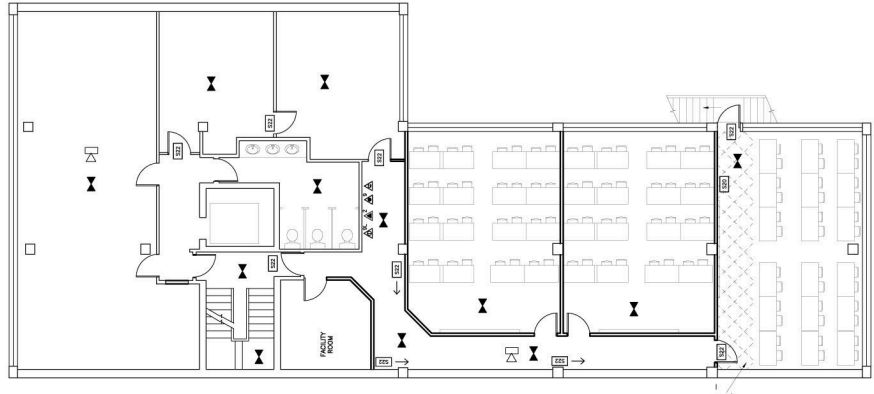
PROPOSED CHANGE OF USE TO EDUCATIONAL INSTITUTE (D1) 146 FIELD END ROAD, PINNER HA5 1RJ	
<b>EXISTING PLANS</b>	
SCALE	DATE
1:100	JAN 2010
DRAWN	CHECKED

**FIRE SAFETY SYMBOLS - L F C D A**

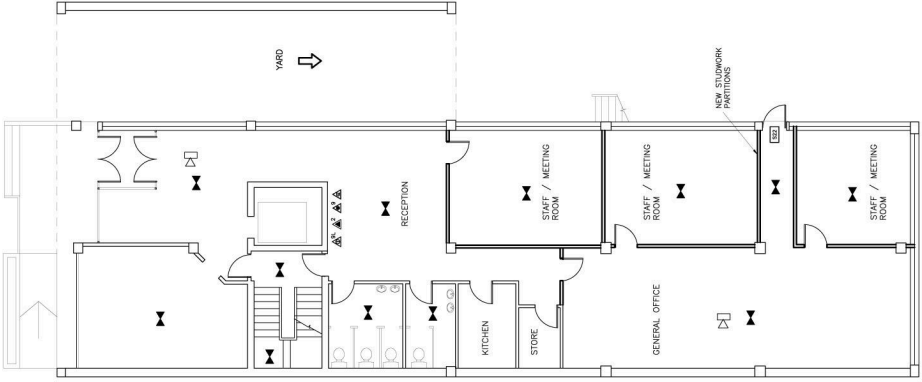
LEGEND	
	FIRE ALARM CALL POINT
	1. FIRE EXTINGUISHER
	2. FIRE EXTINGUISHER
	3. FIRE EXTINGUISHER
	4. FIRE EXTINGUISHER
	5. FIRE EXTINGUISHER
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	50. FIRE EXTINGUISHER



PROPOSED SECOND FLOOR



PROPOSED FIRST FLOOR



PROPOSED GROUND FLOOR

**GENERAL NOTES:-**

Internal Stud partitions as built to Gyproc plasterboard on either side + 100mm Rockwool Fibre glass insulation. All doors to be of approved rating and design, include vision panels to be installed in accordance with architects detail.

Paint on Plaster/Plasterboard - Dulux Trade Vinyl  
 Paint on Timber - doors/frames/joinery - Dulux  
 All colours to clients choice

Shelving - Spur Shelving in general classroom / stores

Ceiling finishes  
 Acoustic ceiling tiles - 600x600mm  
 acoustic tiles on 25mm suspended grid  
 glazing in critical locations (less than 800mm above floor level)  
 to be laminated safety glass to BS 6206(PART 1)

Doors to be finished to the client's choice. Where shown fixed to beams with vertical supports for one hour fire protection in accordance with manufacturers recommendations

check print scale 100mm

REV	DESCRIPTION	DATE	MADE	CHECKED

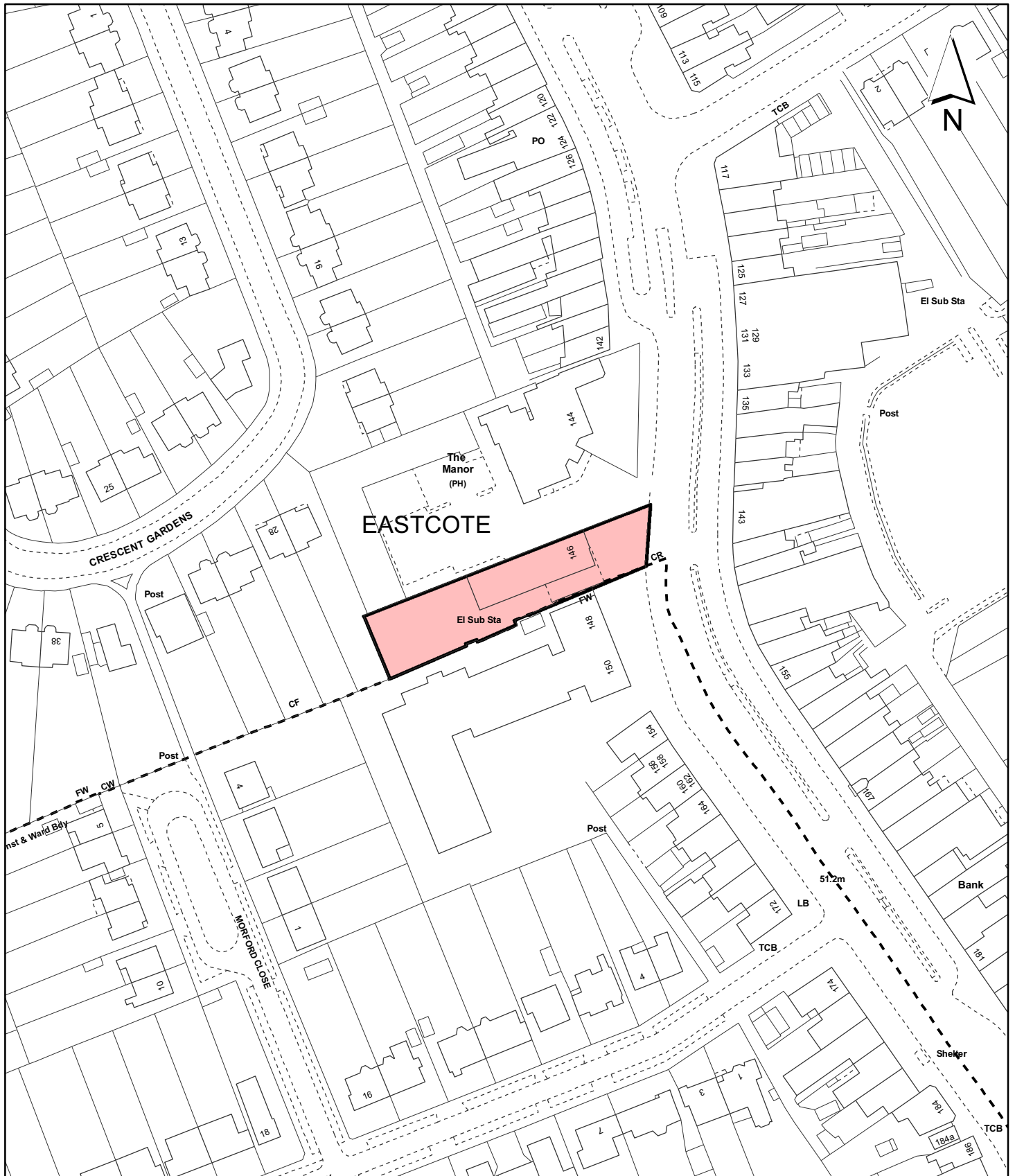
PROPOSED CHANGE OF USE  
 TO EDUCATIONAL INSTITUTE (D1)  
 146 FIELD END ROAD, PINNER  
 HA5 1RJ

TITLE


PROPOSED PLANS

SCALE 1:100 DRAWN DATE JAN 2010 CHECKED DATE FILE

DRAWING N. 2166-02



**Notes**

 Site boundary

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Site Address

**The Hallmarks  
146 Field End Road  
Eastcote**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111

Planning Application Ref:

**3016/APP/2010/2159**

Scale

**1:1,250**

Planning Committee

**North** Page 128

Date

**December  
2011**



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** LAND AT JUNCTION OF FIELD END ROAD HIGH ROAD EASTCOTE,  
PINNER

**Development:** Replacement of the existing O2, 17.5m high streetworks pole with a 17.5m high streetworks pole, complete with three dual user antennas within a shroud, an associated radio equipment cabinet and development ancillary.

**LBH Ref Nos:** 59310/APP/2010/2005

**Date Plans Received:** 26/08/2010

**Date(s) of Amendment(s):**

**Date Application Valid:** 26/08/2010





SITE LOCATION



SITE GRID REFERENCE 510588E 188638N  
SCALE 1:50000

SITE LOCATION



SITE GRID REFERENCE 510588E 188638N  
SCALE 1:1250



SITE PHOTOGRAPH

**NOTES:**

1. SITE ACCESS: FROM THE M25 TAKE J18 EAST ON THE A404 TOWARDS NORTHWOOD. AT THE ROUNDABOUT TURN RIGHT INTO JOEL STREET. CONTINUE DOWN THE ROAD TO THE MINI ROUNDABOUT. TURN RIGHT AND GO TO THE NEXT MINI ROUNDABOUT. THE SITE IS LOCATED ON THE R.H. SIDE. LOOK FOR STREET LIGHT 58.
2. SURROUNDING AREA IS RESIDENTIAL
3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

REPRODUCED FROM ORDINANCE SURVEY WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE.  
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LONGBORO OF HILLINGDON  
RECEIVED  
26 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP

CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
SOUTH HILLINGDON	A	VENY	AKSESS	CA	09.02.10	AS SHOWN
SITE ADDRESS		CORNERSTONE ID	HOST ID	SHARER ID		
EASTCOTE ROAD		CS - 10202	02 - 10297	VF - 46999		
EASTCOTE VILLAGE		CONSULTANT REF No.				
HILLINGDON		1293/001				
HAS 20W		PURPOSE OF ISSUE	DRAWING No.	REVISION		
DRAWING TITLE		PLANNING	100	A		
SITE LOCATION MAPS						

**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Herford House  
Herford Road  
Chertsey, Surrey  
KT16 9DT  
Telephone 01932 575 900 Fax 01932 575 901



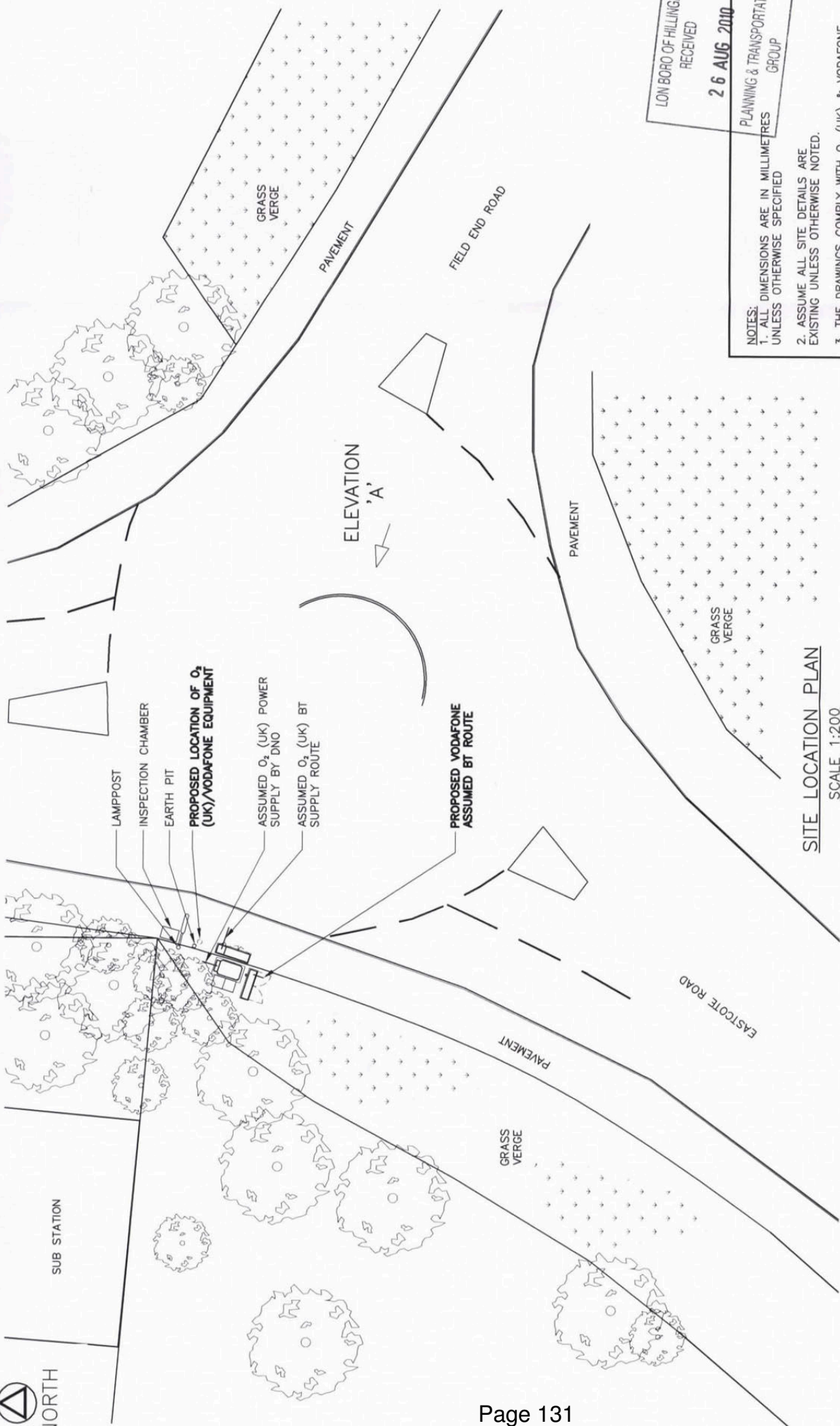
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BU	SY





NORTH



SITE LOCATION PLAN  
SCALE 1:200

LON BORO OF HILLINGDON  
RECEIVED  
26 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE NON-STANDARD ICNIRP GUIDELINES.

OPTION	A	DRAWN	VENY	CHECKED	APPROVED	DATE	SCALE
CORNERSTONE ID	CS - 10202	AKSESS	CA	CA	09.02.10	AS SHOWN	SHARER ID
CONSULTANT REF No.	1293/001	HOST ID	O2 - 009076				VF - 46999
PURPOSE OF ISSUE	PLANNING	DRAWING No.	200				REVISION
							C

**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Herford House  
Cherry Road  
Chertsey, Surrey  
KT16 9JY  
Telephone 01932 575 900 Fax 01932 575 901

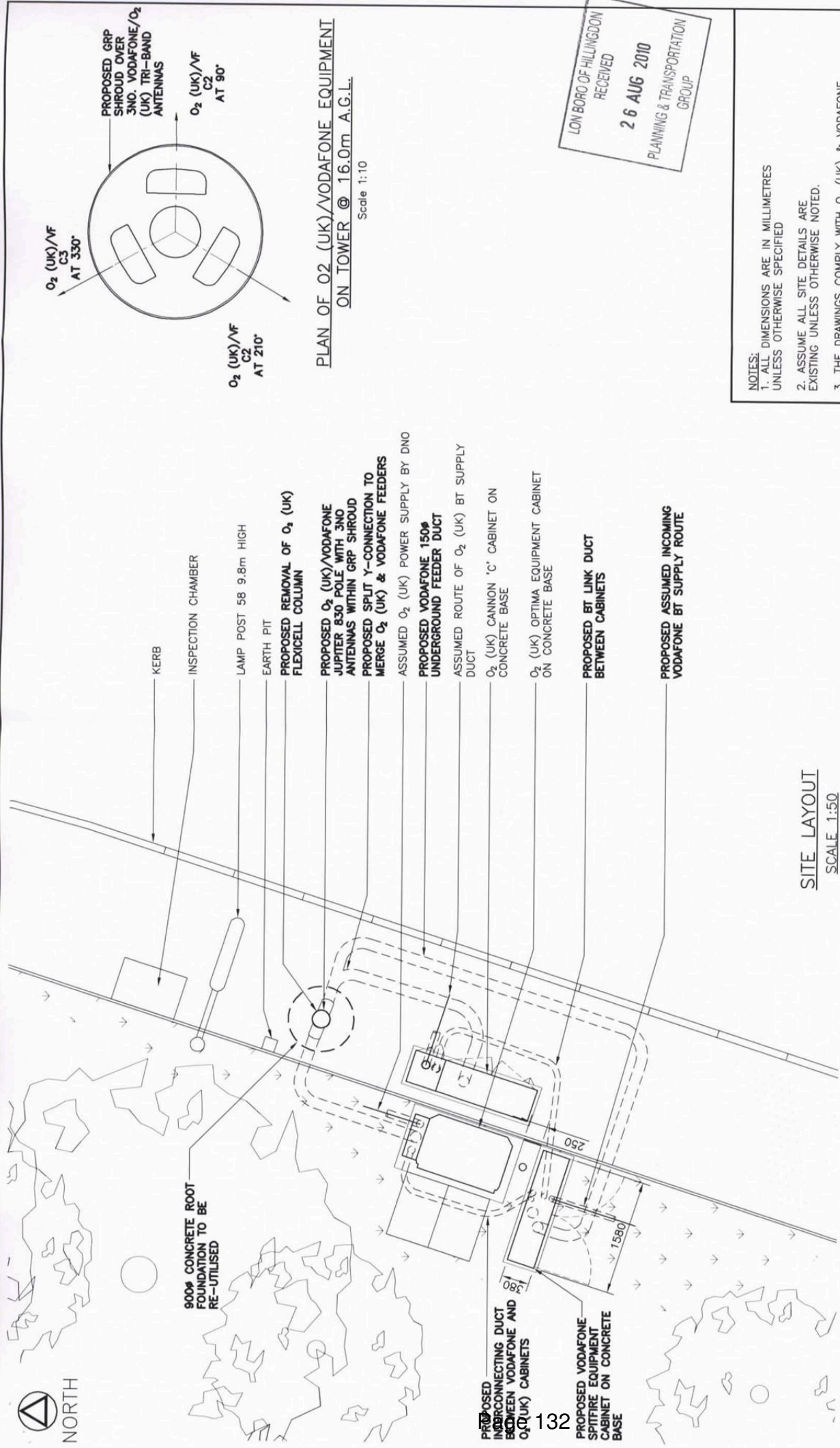


CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
C	24.08.10	CABINET LOCATION REVISED	VC	AKSESS
B	12.07.10	CABINET TYPE REVISED	BU	SY
A	28.05.10	ANTENNA ORIENTATIONS REVISED	BU	SY

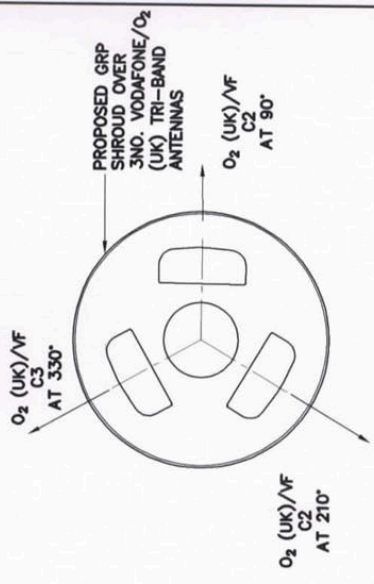


NORTH



**SITE LAYOUT**  
SCALE 1:50

**PLAN OF O2 (UK)/VODAFONE EQUIPMENT ON TOWER @ 16.0m A.G.L.**  
Scale 1:10



LOW BORO OF HILLINGDON  
RECEIVED  
**26 AUG 2010**  
PLANNING & TRANSPORTATION  
GROUP

- NOTES:**
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
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REV.	DATE	REMARKS	BY	CHK.
C	24.08.10	CABINET LOCATION REVISED	VC	AK/SSS
B	12.07.10	CABINET TYPE REVISED	BJ	SY
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BJ	SY

CELL NAME	SOUTH HILLINGDON		
SITE ADDRESS	EASTCOTE ROAD EASTCOTE VILLAGE HILLINGDON HA5 20W		
DRAWING TITLE	SITE LAYOUT AND EQUIPMENT PLAN		
OPTION	A	CHECKED	APPROVED
DRAWN	VENY	AK/SSS	CA
CORNERSTONE ID	CS - 10202	HOST ID	O2 - 009076
CONSULTANT REF No.	1293/001		
PURPOSE OF ISSUE	PLANNING	DRAWING No.	400
SCALE	AS SHOWN	DATE	09.02.10
SHARER ID	VF - 46999	REVISION	C

**Tyco Electronics**  
Tyco Electronics UK Infrastructure Ltd.  
Herold House  
Herold Road  
Chertsey, Surrey  
KT16 9DT  
Telephone 01932 575 900 Fax 01932 575 901

**O2**  
CORNERSTONE PROJECT



TOP OF POLE  
17.5m AGL

PROPOSED REMOVAL OF O<sub>2</sub>  
(UK) 17.5m POLE

STREET LAMP REF: 58  
APPROX 9.8m AGL

O<sub>2</sub> (UK) CANNON 'C'  
EQUIPMENT CABINET ON  
CONCRETE PLINTH



O<sub>2</sub> (UK) OPTIMA EQUIPMENT  
CABINET ON CONCRETE PLINTH  
BEHIND CANNON CABINET

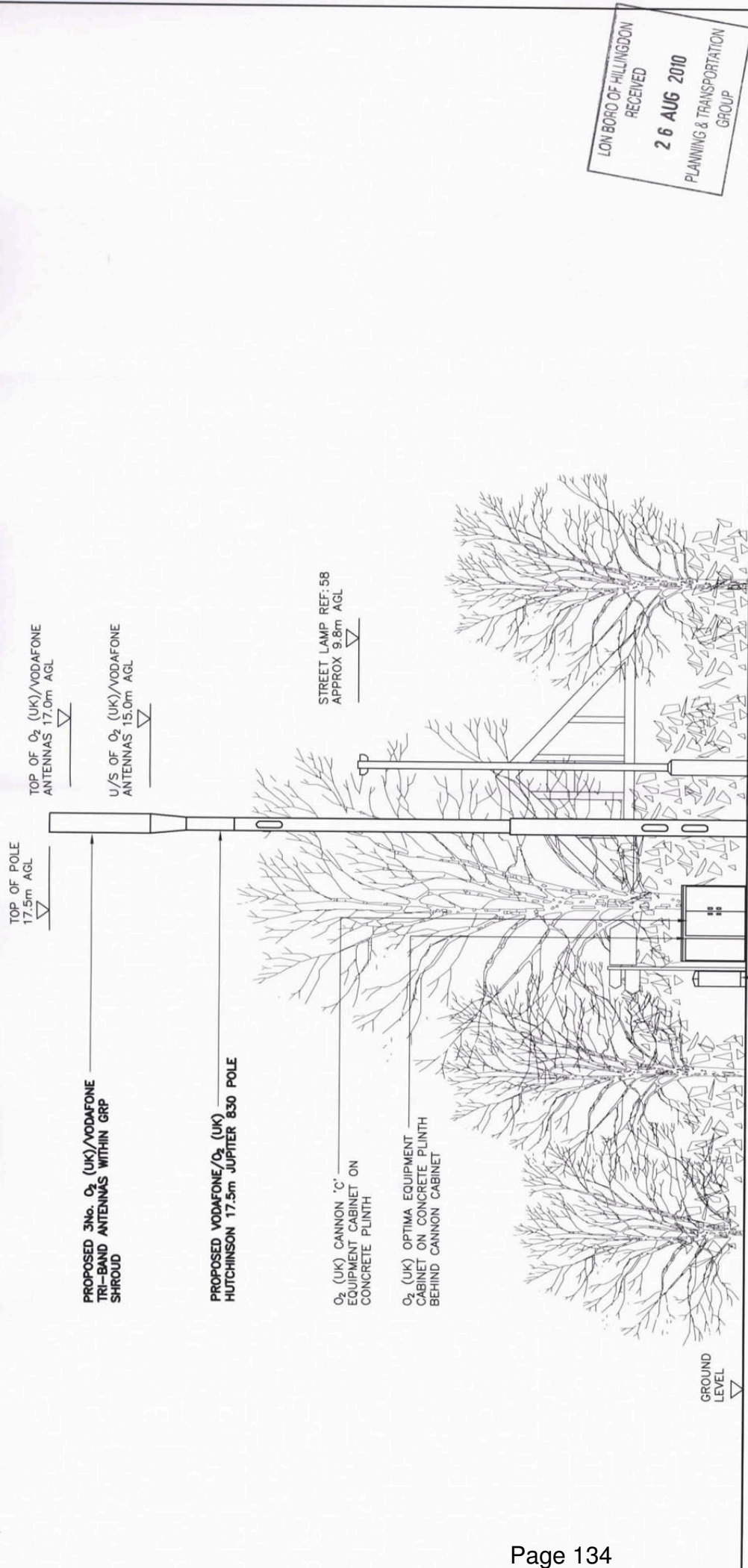
GROUND  
LEVEL

LOU BORO OF HILLINGDON  
RECEIVED  
26 AUG 2010  
PLANNING & TRANSPORTATION  
GROUP

NOTES:  
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3. THE DRAWINGS COMPLY WITH O<sub>2</sub> (UK) & VODAFONE  
NON-STANDARD ICNIRP GUIDELINES.

ELEVATION 'A'  
SCALE 1:100

REV.	DATE	REMARKS	BY	CHK.
A	28.05.10	ANTENNA ORIENTATIONS REVISED	BJ	SY
 <p>CORNERSTONE PROJECT</p>				
 <p>Tyco Electronics UK Infrastructure Ltd. Herold House Herold Road Chertsey, Surrey KT16 9DT Telephone 01932 575 900 Fax 01932 575 901</p>				
CELL NAME		SOUTH HILLINGDON		
SITE ADDRESS		EASTCOTE ROAD HILLINGDON HA5 2QW		
OPTION	DRAWN	CHECKED	APPROVED	SCALE
A	VENY	AKSESS	CA	09.02.10 AS SHOWN
CORNERSTONE ID		HOST ID	SHARER ID	
CS - TBC		O2 - 9076	VF - 46999	
CONSULTANT REF No.		1293/001		
PURPOSE OF ISSUE		DRAWING No.	REVISION	
PLANNING		300	A	



LON BORO OF HILLINGDON  
 RECEIVED  
 26 AUG 2010  
 PLANNING & TRANSPORTATION  
 GROUP

PROPOSED VODAFONE SPITFIRE  
CABINET ON CONCRETE BASE

PROPOSED ELEVATION 'A'  
SCALE 1:100

- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED
  2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.
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REV.	DATE	REMARKS	BY	CHK.
C	24.08.10	CABINET LOCATION REVISED	VC	AK/SSS
B	12.07.10	CABINET TYPE REVISED	BJ	SY
A	26.05.10	ANTENNA ORIENTATIONS REVISED	BJ	SY

CELL NAME	SOUTH HILLINGDON		
SITE ADDRESS	EASTCOTE ROAD EASTCOTE VILLAGE HILLINGDON HAS ZOW		
DRAWING TITLE	PROPOSED SITE ELEVATION		

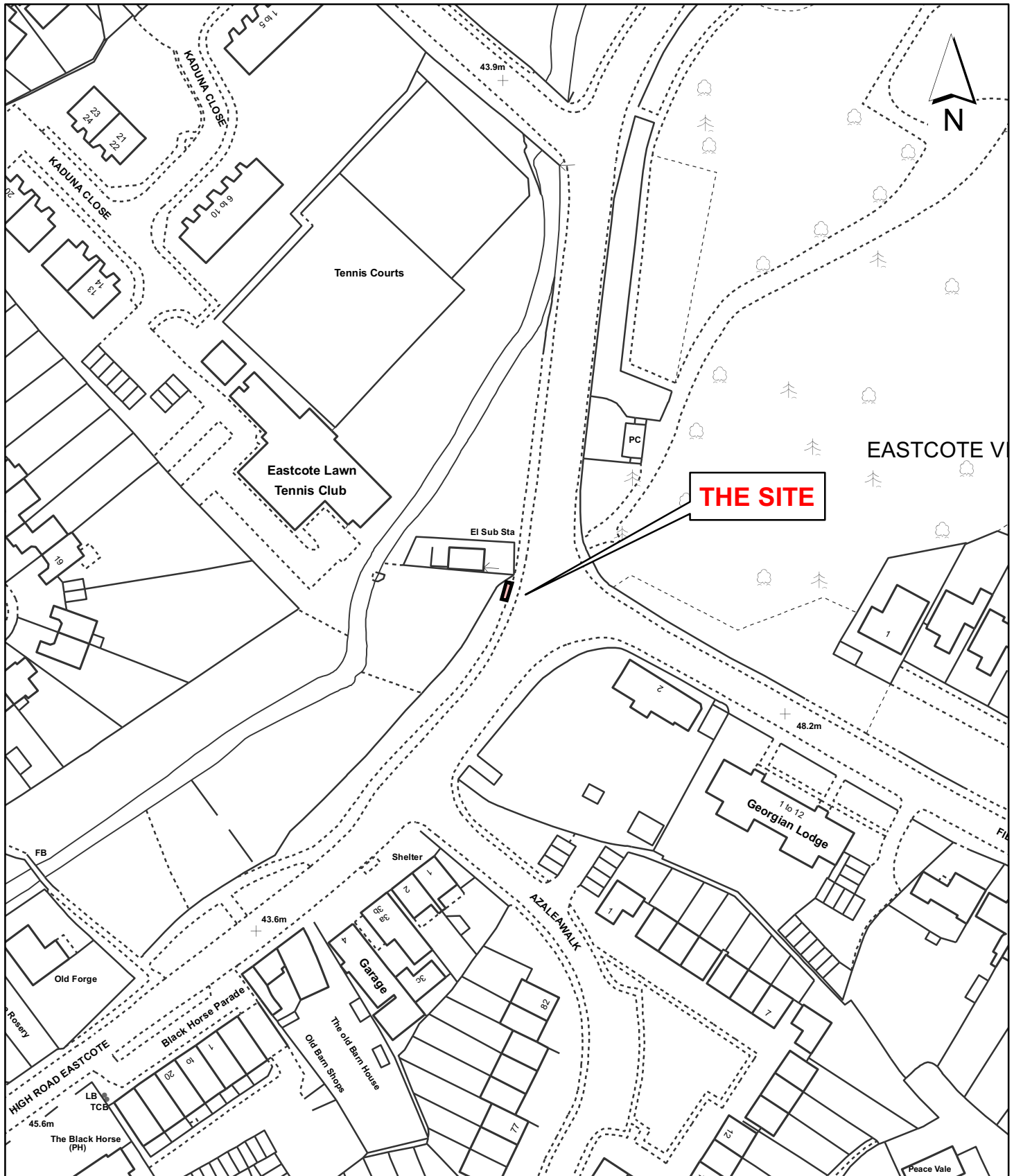
  

OPTION	A	
DRAWN	VENY	
CHECKED	AK/SSS	
APPROVED	CA	
DATE	09.02.10	
SCALE	AS SHOWN	
CORNERSTONE ID	HOST ID	SHARER ID
CS - 10202	O2 - 009076	VF - 46999
CONSULTANT REF No.	1293/001	
PURPOSE OF ISSUE	DRAWING No.	REVISION
PLANNING	301	C

Tyco Electronics UK Infrastructure Ltd. Herold House Herold Road Chertsey, Surrey KT16 9DT Telephone 01932 575 900 Fax 01932 575 901	
CORNERSTONE PROJECT	





**Notes**

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Site Address

**Land at junction of  
Field End Road / Eastcote Road  
Ruislip**

Planning Application Ref:

**59310/APP/2010/2005**

Planning Committee

**North** Page 135

Scale

**1:1,250**

Date

**December  
2010**

**LONDON BOROUGH  
OF HILLINGDON**

**Planning, Environment  
& Community Services**

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

**Report of the Head of Planning & Enforcement Services**

**Address** HIGHWAYS LAND AT ROUNDABOUT, JUNCTION OF PARK AVENUE  
AND KINGS COLLEGE ROAD RUISLIP

**Development:** Installation of a 14.8m high telecommunications monopole, associated  
equipment cabinet and ancillary developments works (Consultation Under  
Schedule 2, Part 24 of the Town and Country Planning (General Permitted  
Development) Order 1995) (as amended.)

**LBH Ref Nos:** 61954/APP/2011/2925

**Date Plans Received:** 02/12/2011                      **Date(s) of Amendment(s):**

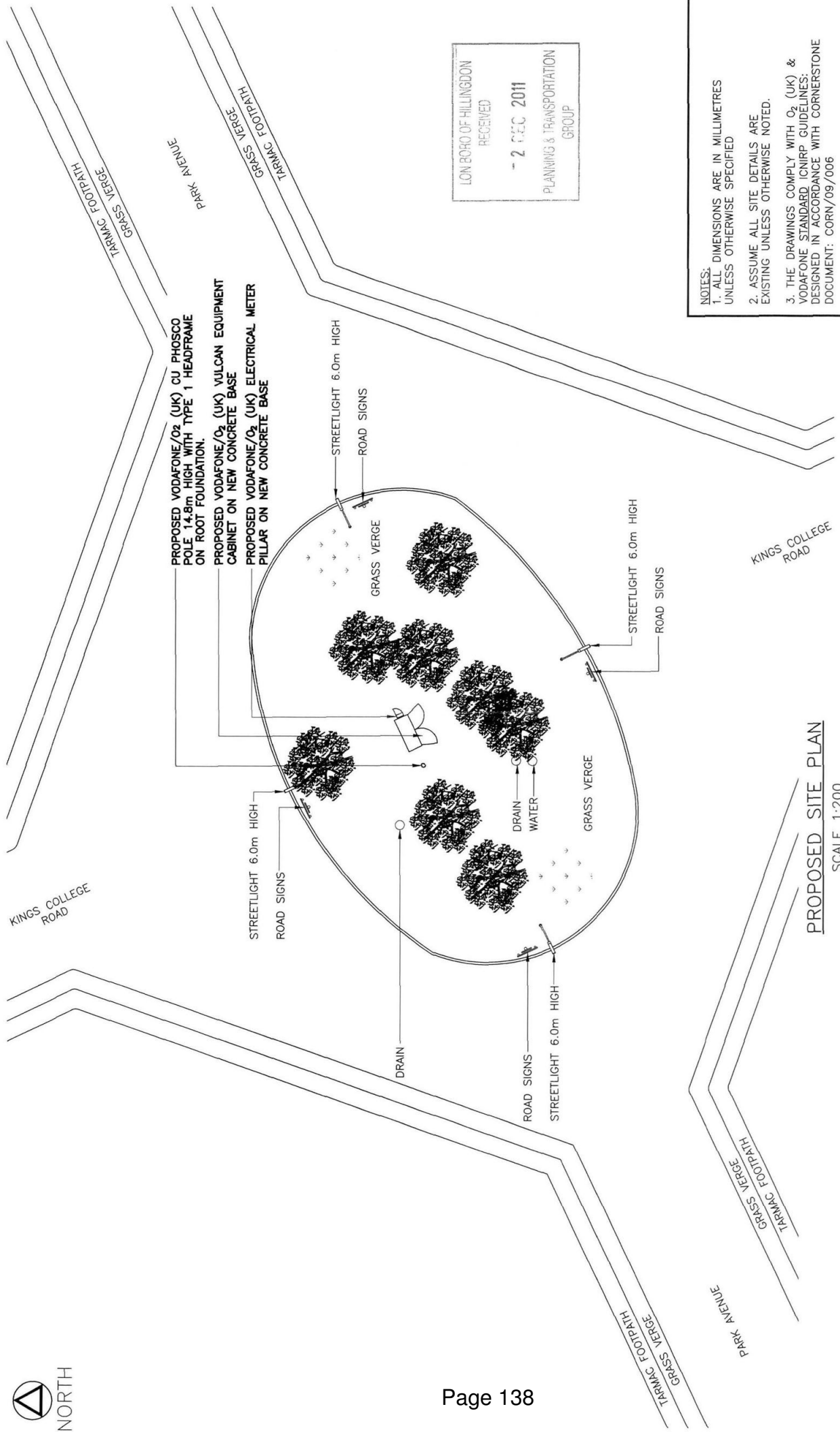
**Date Application Valid:** 02/12/2011







NORTH



LON BORO OF HILLINGTON  
RECEIVED  
- 2 DEC 2011  
PLANNING & TRANSPORTATION  
GROUP

NOTES:  
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED  
2. ASSUME ALL SITE DETAILS ARE EXISTING UNLESS OTHERWISE NOTED.  
3. THE DRAWINGS COMPLY WITH O2 (UK) & VODAFONE STANDARD ICRIP GUIDELINES: DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/09/006

DRAWN	DW	CHECKED	SR	APPROVED	AE	DATE	SCALE	
CORNERSTONE ID	CS - 10434	HOST ID	VF - 6294	SHARER ID	OS - 044600	25.10.11	AS SHOWN	
CONSULTANT REF No.	1293/050							
PURPOSE OF ISSUE	PLANNING	DRAWING No.	200					REVISION

CELL NAME	PARK AVENUE ROUNDABOUT SW
SITE ADDRESS	PARK AVENUE RUISLIP MIDDLESEX HA4 7JZ
DRAWING TITLE	PROPOSED SITE PLAN

TE connectivity  
Tyco Electronics UK Infrastructure Ltd.  
Herriot House  
Cherwell Road  
Cherwell, Oxon  
Telephone: 01892 575 900 Fax: 01892 575 901

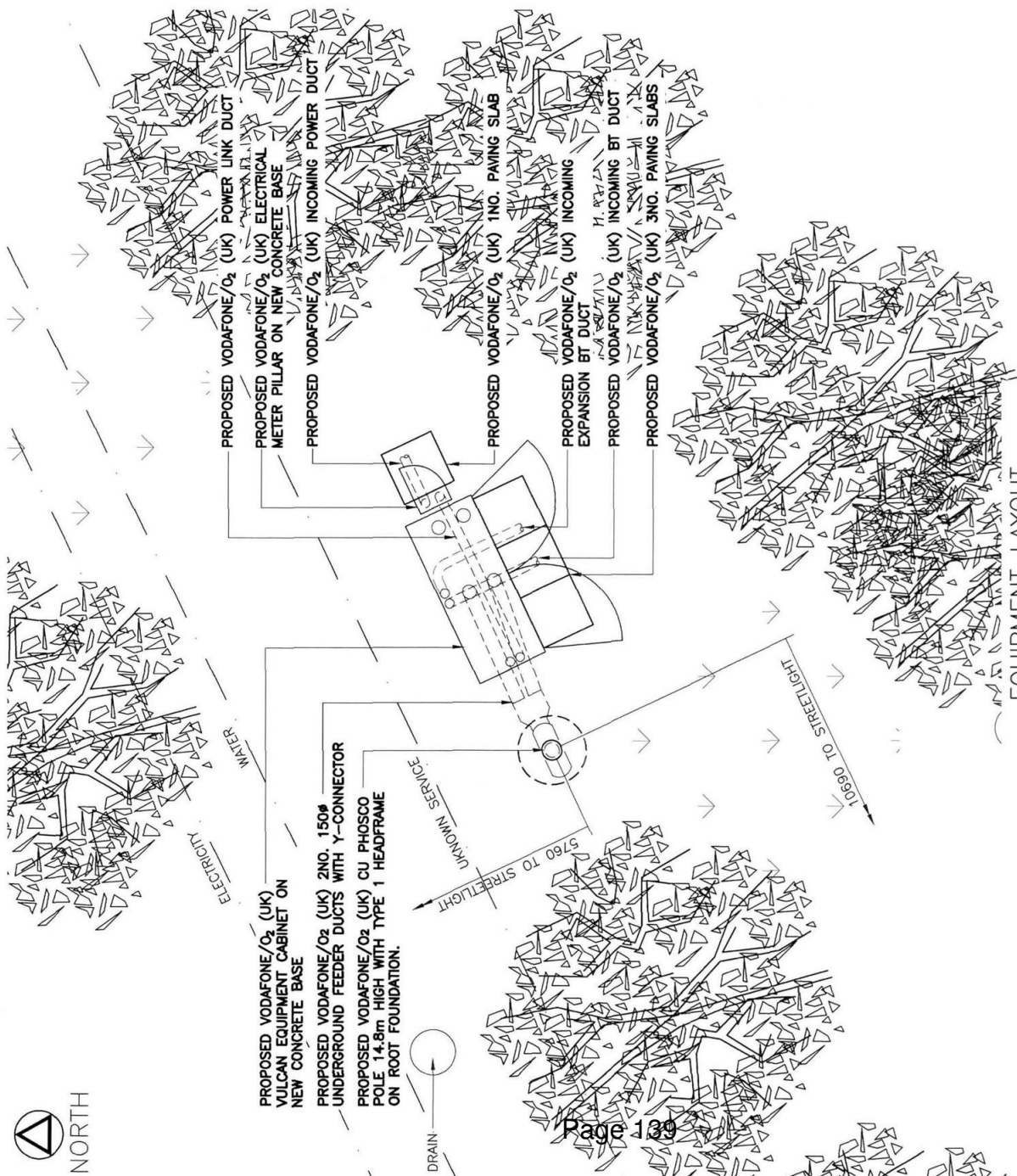
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.

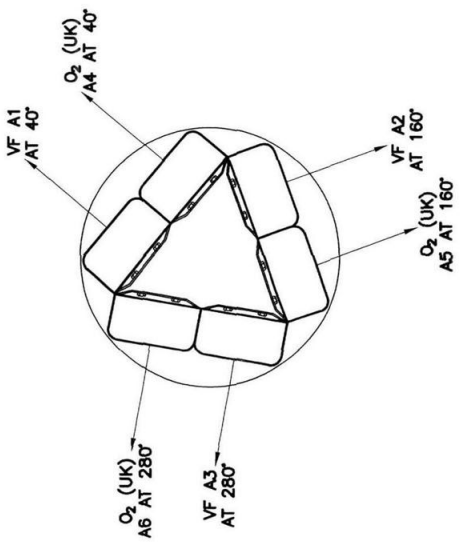
PROPOSED SITE PLAN  
SCALE: 1:200



NORTH



EQUIPMENT LAYOUT  
SCALE 1:50



PLAN ON VODAFONE/O2(UK) ANTENNA  
SCALE 1:10

LOU BORO OF HILLINGDON  
RECEIVED  
- 2 DEC 2011  
PLANNING & TRANSPORTATION  
GROUP

NOTES:  
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3. THE DRAWINGS COMPLY WITH O2 (UK) & VODAFONE STANDARD (NIRP) GUIDELINES: DESIGNED IN ACCORDANCE WITH CORNERSTONE DOCUMENT: CORN/09/006

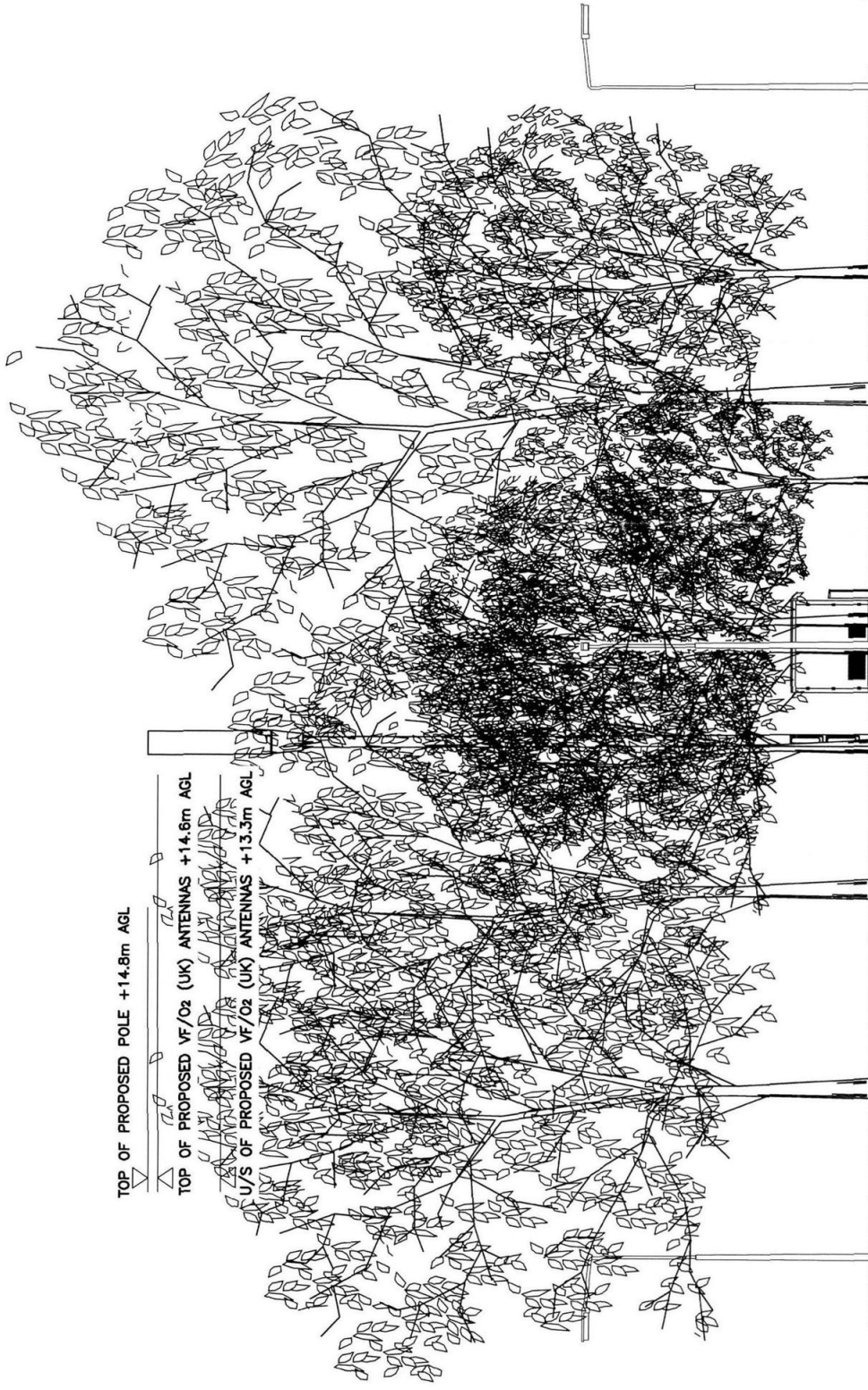
DRAWN	CHECKED	APPROVED	DATE	SCALE
DW	SR	AE	25.10.11	AS SHOWN
CORNERSTONE ID	HOST ID	SHARER ID		
CS - 10434	VF - 76294	OS - 044600		
CONSULTANT REF No.				
1293/050				
PURPOSE OF ISSUE	DRAWING No.	REVISION		
PLANNING	400	A		

CELL NAME	OPTION
PARK AVENUE ROUNDABOUT SW	-
SITE ADDRESS	
PARK AVENUE RUISLIP MIDDLESEX HA4 7JZ	
DRAWING TITLE	
ANTENNA & EQUIPMENT LAYOUT	

TE connectivity  
Tyco Electronics UK Infrastructure Ltd.  
Henrot House  
Henrot Road  
Chertsey, Surrey  
KT16 9DT  
Telephone 01892 575 900 Fax 01892 575 901

CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.
A	31.10.11	ANTENNA BEARINGS REVISED	DW	MS



TOP OF PROPOSED POLE +14.8m AGL  
 TOP OF PROPOSED VF/O<sub>2</sub> (UK) ANTENNAS +14.6m AGL  
 U/S OF PROPOSED VF/O<sub>2</sub> (UK) ANTENNAS +13.3m AGL

PROPOSED VODAFONE/O<sub>2</sub> (UK) CU PHOSCO  
 POLE 14.8m HIGH WITH TYPE 1 HEADFRAME  
 ON ROOT FOUNDATION.

PROPOSED VODAFONE/O<sub>2</sub> (UK) ELECTRICAL  
 METER PILLAR ON NEW CONCRETE BASE

PROPOSED VODAFONE/O<sub>2</sub> (UK) VULCAN  
 EQUIPMENT CABINET ON NEW CONCRETE BASE

PROPOSED SOUTH ELEVATION

SCALE 1:100

LONG BOARD OF HILLINGDON  
 RECEIVED  
 - 2 DEC 2011  
 PLANNING & TRANSPORTATION  
 GROUP

NOTES:  
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DRAWN	DW	CHECKED	SR	APPROVED	AE	DATE	25.10.11	SCALE	AS SHOWN
CORNERSTONE ID	CS - 10434	HOST ID	VF - 6294	SHARER ID	OS - 044600				
CONSULTANT REF No.	1293/050								
PURPOSE OF ISSUE	PLANNING	DRAWING No.	300	REVISION					

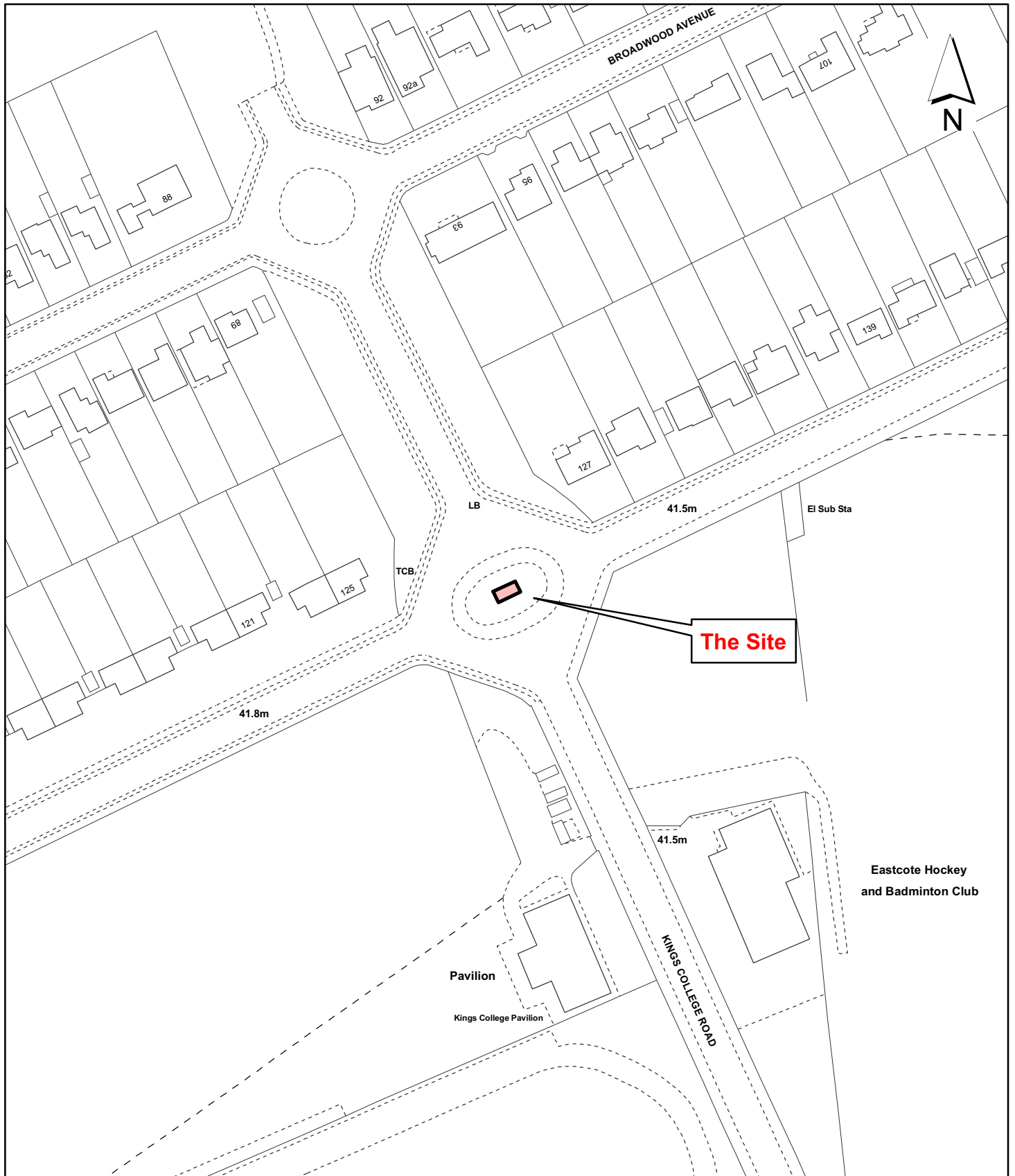
CELL NAME	PARK AVENUE ROUNDABOUT SW	OPTION	-
SITE ADDRESS	PARK AVENUE RUISLIP MIDDLESEX HA4 7JZ		
DRAWING TITLE	PROPOSED SITE ELEVATION		

TE connectivity  
 Tyco Electronics UK Infrastructure Ltd.  
 Herriot House  
 Herriot Road  
 Chalfont St Giles  
 Bucks HP8 9DT  
 Telephone 01932 575 900 Fax 01932 575 901


CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.





**Notes**

 Site boundary

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Site Address

**Highways land at roundabout junction off Park Avenue and Kings College Road, Ruislip**

Planning Application Ref:  
**61954/APP/2011/2925**

Planning Committee  
**North** Page 141

Scale  
**1:1,250**

Date  
**December 2011**

**LONDON BOROUGH OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services  
Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**Report of the Head of Planning & Enforcement Services**

**Address** FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD  
NORTHWOOD

**Development:** Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

**LBH Ref Nos:** 67084/APP/2011/2897

**Date Plans Received:** 23/11/2011

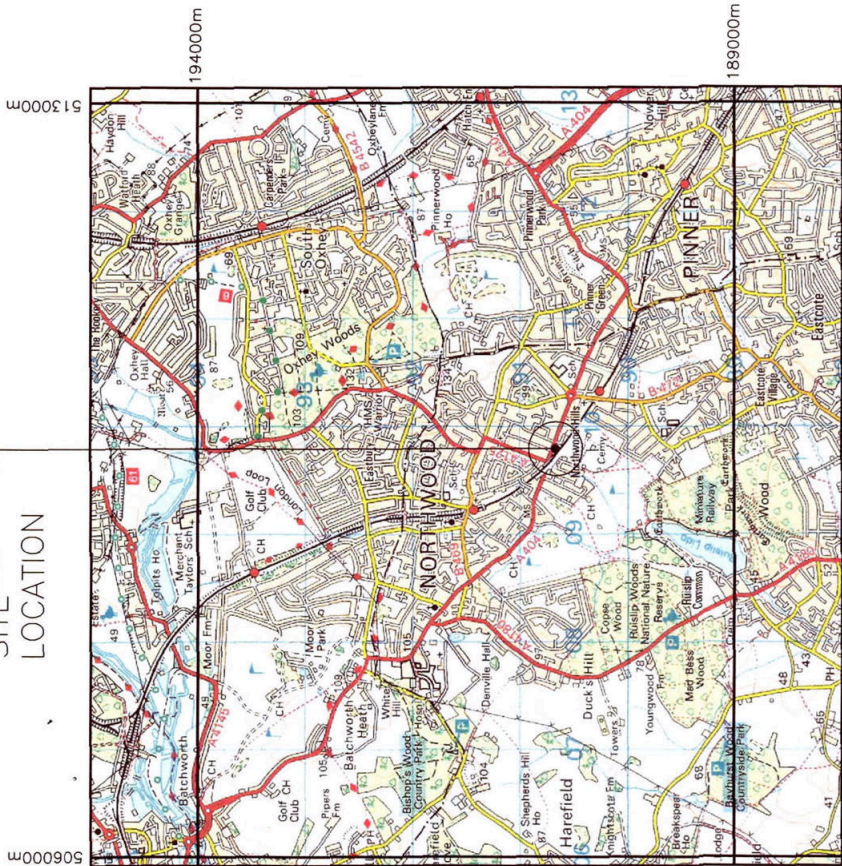
**Date(s) of Amendment(s):**

**Date Application Valid:** 23/11/2011





SITE LOCATION



SITE GRID REFERENCE 509672E 190736N  
SCALE 1:5000

SITE LOCATION



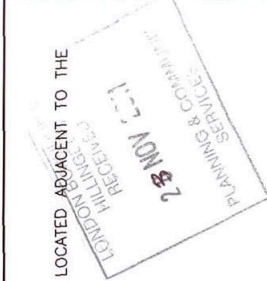
SITE GRID REFERENCE 509672E 190736N  
SCALE 1:1250



SITE PHOTOGRAPH

- NOTES:**
1. SITE DIRECTIONS:  
THE SITE IS LOCATED ON THE SOUTHERN SIDE OF PINNER ROAD (A404). IT IS LOCATED ADJACENT TO THE RAILWAY RUNNING OVER THE A404 AT NORTHWOOD HILLS
  2. SURROUNDING AREA IS RESIDENTIAL / COMMERCIAL
  3. DISTANCE TO PUBLIC HIGHWAY IS 2.0m APPROX.

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CELL NAME	OPTION	DRAWN	CHECKED	APPROVED	DATE	SCALE
PINNER ROAD SW2	A	CA2D	AKSESS	SY	06.10.11	AS SHOWN
SITE ADDRESS	CORNERSTONE ID	HOST ID	SHARER ID			
PINNER ROAD NORTHWOOD HA6 1DD	CS - 10433	VF - 76292	O2 - 044599			
	CONSULTANT REF No.					
	1293/049					
DRAWING TITLE	PURPOSE OF ISSUE	DRAWING No.	REVISION			
SITE LOCATION MAPS	PLANNING	100	-			



Tyco Electronics UK Infrastructure Ltd.  
Herbol House  
Herbol Road  
Chertsey, Surrey  
KT16 9DT  
Telephone 01832 575 900 Fax 01832 575 901



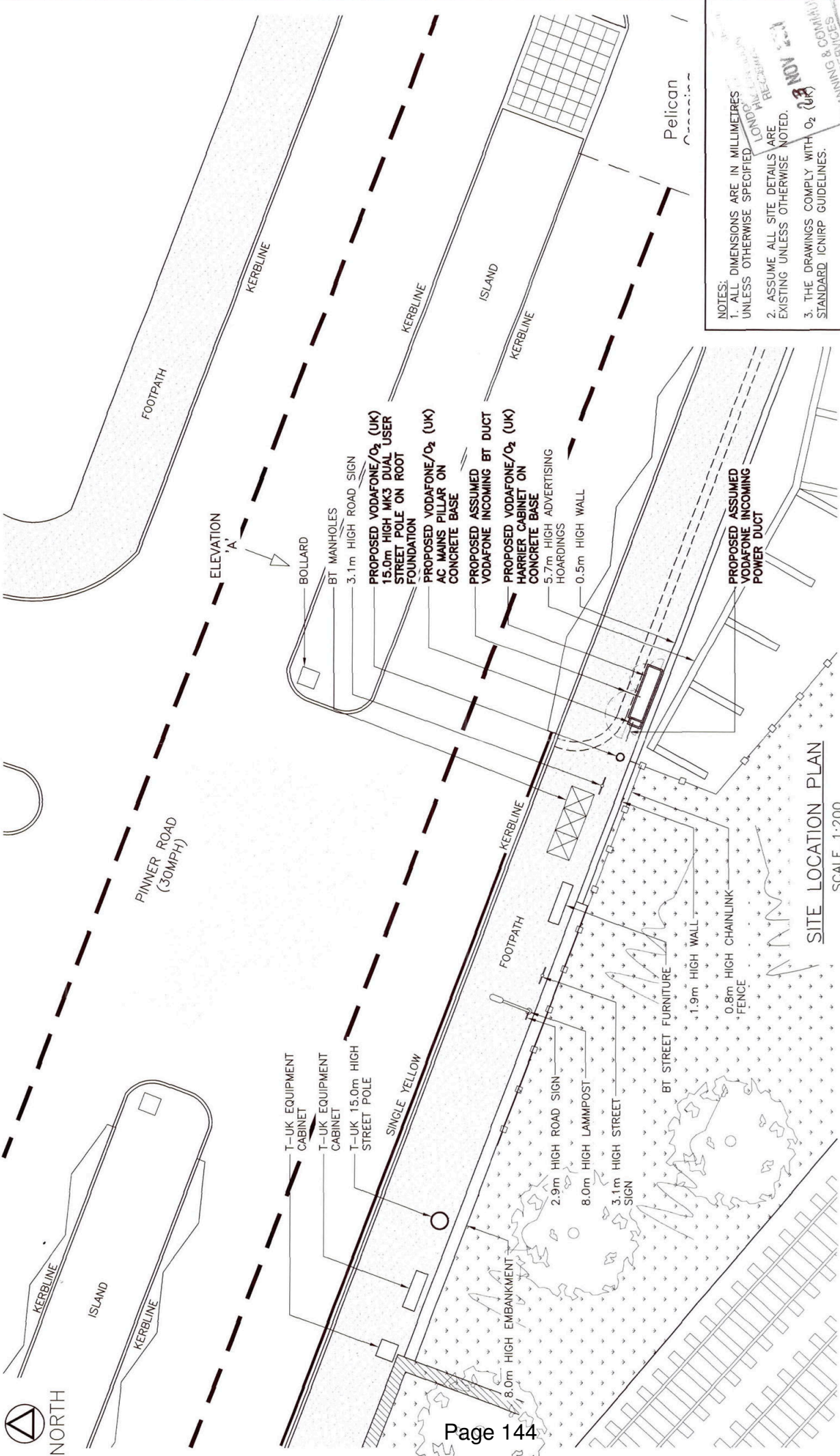
CORNERSTONE PROJECT

REV.	DATE	REMARKS	BY	CHK.





NORTH



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DRAWN	CHECKED	APPROVED	DATE	SCALE
CA2D	AKSESS	SY	06.10.11	AS SHOWN
CORNERSTONE ID	HOST ID	VF - 76292	SHARER ID	
CS - 10433			02 - 044599	
CONSULTANT REF No.		1293/049		
PURPOSE OF ISSUE		DRAWING No. 200		
PLANNING		REVISION -		

CELL NAME	OPTION
PINNER ROAD SW2	A
SITE ADDRESS	
PINNER ROAD	
NORTHWOOD	
HA6 1DD	
DRAWING TITLE	
SITE LOCATION PLAN	

TE connectivity  
 Tyco Electronics UK Infrastructure Ltd.  
 Herbol House  
 Chertsey, Surrey  
 KT16 9DT  
 Telephone 01932 575 500 Fax 01932 575 901

O<sub>2</sub>  
 CORNERSTONE PROJECT

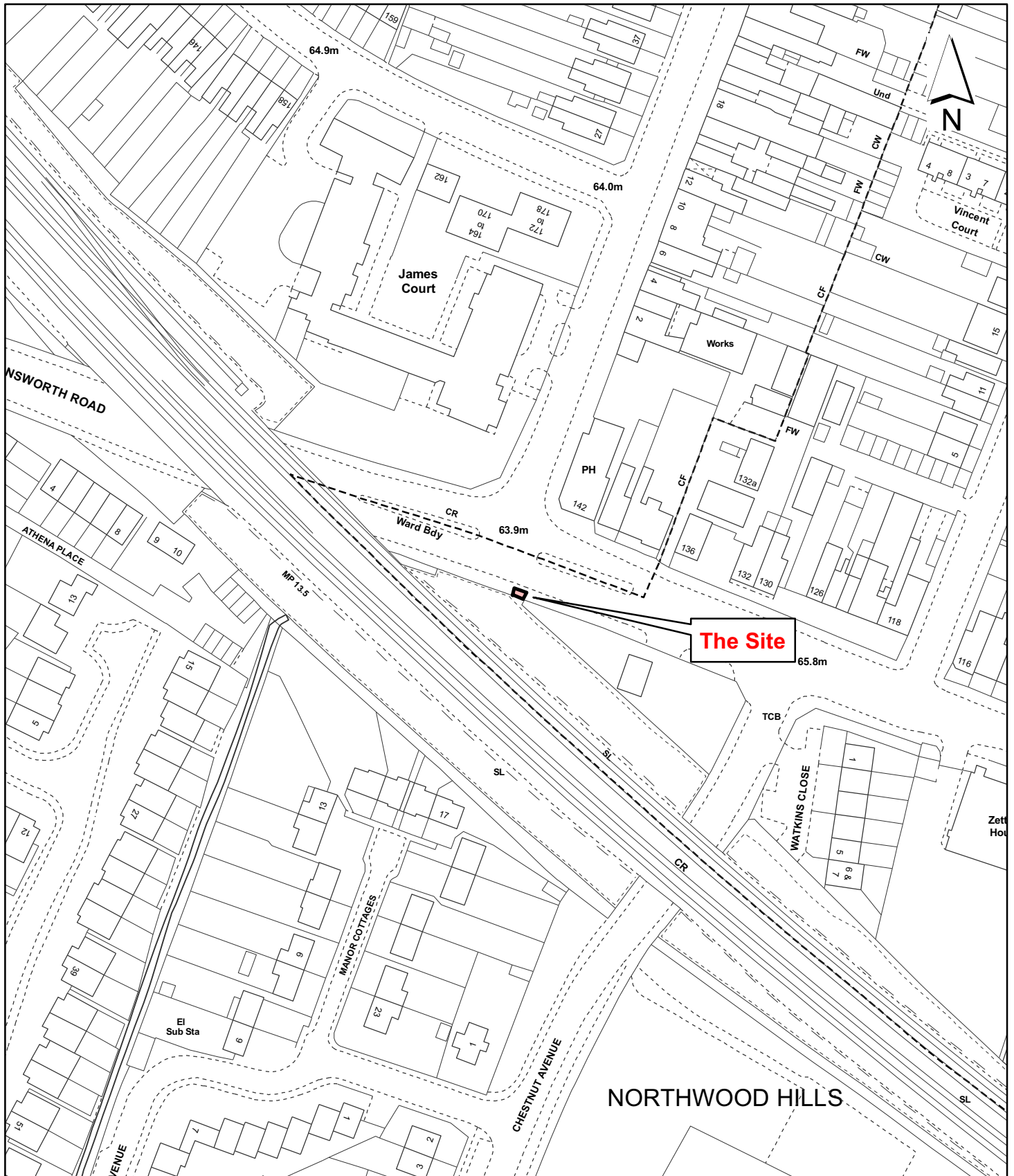
REV.	DATE	REMARKS	BY	CHK.












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Site Address

**Footway adjacent to Autocentre  
Northwood, Pinner Road  
Northwood**

Planning Application Ref:

**67084/APP/2011/2897**

Planning Committee

**North** Page 147

Scale

**1:1,250**

Date

**December  
2011**

**LONDON BOROUGH  
OF HILLINGDON**  
Planning,  
Environment, Education  
& Community Services

Civic Centre, Uxbridge, Middx. UB8 1UW  
Telephone No.: Uxbridge 250111



**HILLINGDON**  
LONDON

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