



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY
2 FEBRUARY 2012

Time: 7.00 PM

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

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

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

**This agenda and associated
reports can be made available
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further information.**

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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

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 previous meeting
- 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.

Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Kings College Playing Fields Kings College Road Ruislip 2414/APP/2011/2661	Eastcote & East Ruislip	Construction of an all-weather, sand dressed multi purpose sports playing pitch, with associated floodlighting and fencing. Recommendation : Refusal	19 - 70

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	Land At 30 - 32 Chester Road Northwood 13800/APP/2011/1140	Northwood	Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping. Deferred from North Planning Committee on 4th October 2011 Recommendation : Would have been approved had an appeal not been received.	71 - 100

	Address	Ward	Description & Recommendation	Page
8	41 Joel Street Northwood 22761/APP/2011/2735	Northwood Hills	Change of use of ground floor unit from Class A2 (Financial and Professional Services) to a mixed use of Class A1 (Shops) and 'Sui Generis', for use for Hypnotherapy, Dietician, IPL Laser, Beauty Therapy and Hairdressing. Recommendation : Approval	101 - 110

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	97 Field End Road, Eastcote 15559/APP/2011/2885	Eastcote & East Ruislip	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) Recommendation : Approval	111 - 122
10	Land Forming part of 26a Windmill Hill Ruislip 67242/APP/2011/2651	Eastcote & East Ruislip	One storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage (Resubmission) Recommendation : Refusal	123 - 138
11	32 High Street Northwood 19105/APP/2011/1749	Northwood	Change of use from Use Class A1 (Shops) to A2 (Financial and Professional Services) for use as an estate agents Recommendation : Would have been approved had an appeal not been received.	139 - 148
12	Ickenham Cricket Club Oak Avenue Ickenham 2556/APP/2011/2608	West Ruislip	Single storey extension to clubhouse, alterations to elevations and access to clubhouse. Recommendation : Approval	149 - 166

Any Items Transferred from Part 1

Any Other Business in Part 2

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Minutes

NORTH PLANNING COMMITTEE

10 January 2012

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Jazz Dhillon Michael Markham Carol Melvin John Morgan David Payne</p>
	<p>LBH Officers Present: James Rodger, Meg Hirani, Syed Shah, Sarah White and Nav Johal</p>
103.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
104.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
105.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING - 6 DECEMBER 2011 (<i>Agenda Item 3</i>)</p> <p>These were agreed to be an accurate record.</p>
106.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
107.	<p>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 (<i>Agenda Item 5</i>)</p> <p>Items marked part 1 were considered in public and items parked part 2 were considered in private. There were no part 2 items to consider.</p>
108.	<p>LAND AT WILLOW FARM, JACKETS LANE, HAREFIELD - 57685/APP/2011/1450 (<i>Agenda Item 6</i>)</p> <p>Permanent use of the land as gypsy and traveller caravan site.</p>

This application sought permanent planning permission for the use of the site as a gypsy and traveller caravan site which had previously been granted twice at appeal, 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 was located within open countryside which formed 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 had 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.

Although the personal circumstances of the applicant and, to a more limited extent his family, were 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 was described as being for the permanent use of the land as a gypsy and traveller caravan site and no operational development was described, the submitted plan did not accurately shown existing caravans/mobile homes/ buildings on site. The agent had been advised of the apparent discrepancies and requested to clarify precisely what was being sought but to date, no such clarification had 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 was clearly evident that the real harm of the proposals was greater than the submitted plans indicate with respect to the Green Belt and landscape of the Countryside Conservation Area.

The Environment Agency also objected 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 was therefore recommended for refusal.

15 responses objecting to the proposal had been received, together with a petition with 64 signatories. 2 responses in support had also 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. Petitioners were not present and therefore did not address the Committee.

The agent spoke on behalf of the application submitted:

- Mr Joseph Jones stated that the 2 previous applications had been overturned. The Planning Inspectorate had granted planning permission.
- Since the last appeal very little had changed.
- Very special circumstances had been put forward and if the Council refused permission then they would be morally wrong.
- If there was a need for amendments then these could be dealt with by further conditions.
- If further information was required the agent asked that the decision be deferred.
- The agent also stated that the Human Rights Act was engaged and needed to be considered by the Committee when making their decision.
- Mr Alan Masters also spoke on behalf of the applicant.
- Mr Masters pointed out what he felt were clear fundamental mistakes in the officer report.
- The applicant, Mr Cox, had given full plans 3 or 4 weeks ago to the planning department and these had not been included in the report.
- There were several discrepancies in the report which were not clear.
- The site could not be looked at in isolation as the family breed horses on the site.
- He pointed out the Race Relations Act in regard to the comments made in the report by residents in objection to the application.
- There were personal and medical circumstances to consider.

Members asked officers for comments regarding the amended plans the agent spoke about. Officers replied that they wrote to the agent/applicant on 8th November 2011 and to their knowledge had not received anything from the applicant. Officers had spoken to the relevant planning officer who said no further plans had been submitted.

Members asked officers about horse breeding on the site. Officers had sought clarification from the agent in an email to ask what exactly the use of the site was. This information had not yet been provided.

Officers stated that the previous appeal inspectorate took into consideration all aspects and concluded that it was not suitable for a permanent application.

The Council's Legal Officer advised that the inclusion of comments from objectors in the officer report was standard Council practice. In any case, the planning file would details these comments and this was available for public inspection.

Members discussed the options available to them and they felt that they needed further information before they could consider this application for

	<p>determination.</p> <p>The recommendation for deferral was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be deferred for officers to obtain correct plans and further information on uses.</p>
109.	<p>OAKWOOD, CATLINS LANE, PINNER - 67139/APP/2011/2005 (<i>Agenda Item 7</i>)</p> <p>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.</p> <p>The application property was a distinctive, two storey, detached dwelling situated on the western side of Catlins Lane. The property dates from 1904, was locally listed and within the Eastcote Village Conservation Area.</p> <p>To the rear, the two storey elements of the building were 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 were set behind the rear elevation. A large single storey (original) conservatory structure occupied the area to the south of this return, extending to the same depth.</p> <p>The building was located opposite St Catherine's Farm which is a Grade II Listed Building. The streetscene was verdant and semi-rural in nature. It was primarily residential with large two storey individually designed houses, generally set in large plots, with the buildings set well back from the road.</p> <p>The application was for the erection of a two storey side extension to the southern side of the building, a rear extension and a replacement garage. The plans had 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.</p> <p>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 was 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 were proposed in the flank elevation and external materials would be to match the existing house.</p> <p>To the rear of the house a two storey extension was 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</p>

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.

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

- Mrs Leach addressed the Committee on behalf of the petition submitted to the Council.
- She was not objecting to the whole development but six points on the application that was submitted.
- The proposed side extension would give the appearance of a terrace as it would close the gap between the houses.
- The application was out of keep with the houses in the area and the Conservation Area.
- The 2-storey extension proposed did not comply with Council legislation.
- The proposed extension was too wide and with within the 1 metre minimum requirement as was suggested in the officer report.
- The proposal to trees would impact by loss of light and have an impact on drainage. This issue needed to be looked at with a condition on the application.
- The application would be over dominant and result in a loss of privacy for neighbouring properties.
- The patio would be raised and result in overlooking, which was against policy.
- That should any work be carried out there should be a condition imposed to protect the front garden, front wall and front path.
- Aesthetically there was an architectural imbalance in the proposed application.
- The residents association had echoed the views of the residents and those 118 that signed the petition.
- The petitioner asked the Committee to refuse the application that was submitted.

The agent spoke on behalf of the application submitted:

- Mrs Parmjit Lalli spoke on behalf of the application.
- She stated that it was important to the owners that any extension was in-keep with the character of Oakwood.
- The applicant was keen to work with the Conservation officer who had advised significant changes to the application and her client had accepted these. Changes had been made which included a reduction of a bedroom.
- The client was surprised that a petition had been submitted in objection to the application. The agent stated that the majority of

those that signed the petition lived outside the local area.

- That none of the neighbours had raised objections directly to them.
- Neighbouring properties had extensions.
- The 1metre was within planning guidelines.
- The proposal would enhance the conversion area.
- The applicants had brought the property and wished to keep it to look the way it did and to update the property.
- The agent asked the Committee to support the application and grant planning permission.

Members asked officers for clarification on the patio height and boundary distance. Officers confirmed that the proposed patio would include an increase of about a foot. Officers confirmed that there would be a 1 metre gap between properties on the assumption the boundary line was as per the report and plans. If that was not the boundary line then it would be less than 1 metre and therefore non-compliant. Members wished for officers to clarify this distance.

Members felt the dominance of a 2-storey side extension was a key issue and proposed a site visit. Members were concerned that there maybe a terracing effect.

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

Resolved –

That the application be deferred for a site visit.

110. **HIGHWAYS LAND AT ROUNDABOUT, JUNCTION OFF PARK AVENUE AND KINGS COLLEGE ROAD, RUISLIP - 61954/APP/2011/2925** (*Agenda Item 10*)

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.)

This application had been submitted by Vodaphone and 02 Orange and sought to determine whether prior approval was 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 had a verdant quality to it, was populated with trees, and was 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.

The applicant had failed to demonstrate that the trees will be unaffected by the development and had not made provision for their long-term protection. As such, refusal, was recommended on these grounds.

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

- Mr John Scrivens addressed the Committee on behalf of the petition submitted against the application.
- In 2006 Mr Scrivens had spoken in regard to a phone mast application that was submitted by Orange.
- He was surprised a Vodafone application had been submitted since.
- The phone mast would be visually intrusive.
- The health effects needed to be considered.
- The landscaping trees officer objected to the application as it would result in some of the tree roots being destroyed and trees dying. This, in-turn, would mean that the phone mast would not be hidden.
- The mature trees had wide trunks and these would be difficult to replace.
- The petitioner stated that Vodafone sold a 'sure signal' device on their website which was box around the size of a modem. This device helped to get good signal and cost around £50. This was something that could be looked into.
- He stated that as all mobile phone companies used similar technology that this in-turn should reduce the need for phone masts.
- Resident views should be considered rather than occasional users who drove past the area.
- There was a genuine depth of feelings against this application.

The agent was not present and therefore did not address the Committee.

Members felt that this application set an incredibly bad precedent, that it was on the approach to a roundabout and agreed with the officer recommendation to refuse the application.

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 and the changes set out in the addendum.

111. **THE HALLMARKS, 146 FIELD END ROAD, EASTCOTE - 3016/APP/2010/2159** (*Agenda Item 8*)

Change use from Class A2 (Financial and Professional Services) to

Class D1 (Non-Residential Institutions) for use as a Education Institute.

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

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

Members asked officers for clarification on whether attempts had been made to ask the applicant to clarify the outstanding points required by planning. Officers confirmed that several attempts had been made but further information had not been provided.

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.

112. **LAND AT JUNCTION OF FIELD END ROAD, HIGH ROAD, PINNER - 59310/APP/2010/2005** (*Agenda Item 9*)

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.

DEFERRED ON 11th January 2011 FOR FURTHER INFORMATION.

The proposed replacement 17.5m mast and cabinet installation was considered to be visually acceptable in this location which utilises an existing telecoms site. In addition officers had been unable to suggest any more appropriate alternative sites. It was 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.

It was proposed to replace the existing 17.5m high monopole mobile phone mast, which currently served 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, was proposed. The mast would be coloured grey and the equipment cabinet would be coloured green.

Members spoke about the Residents' and Environment Services Policy Overview Committee review on phone masts. As it stood there was nothing the Council could do to change this kind of application.

This application was for an existing phone mast to be replaced. Members

questioned whether it was premature at this stage to grant this application permission considering other devices and technology available to phone companies.

The area around being a conservation area was discussed by Members and that the application was near a double mini roundabout. Concern was expressed with regard to large vehicles usage and safety of the local residents using the particular section of the pavement where the proposal was. Officers confirmed that there would be no reduction in the footpath that existed.

Members asked highways officers about the location of the cabinet, and whether it was satisfactory. Members and officers discussed the location of the cabinet and whether the size/width was appropriate, including when the doors of the cabinet were open.

Members also discussed where service vehicles would park and whether this would affect pedestrians. Officers commented that service vehicles would park as close to the cabinet as possible and that should not differ to what the situation was with the existing phone mast and cabinet. There should be temporary traffic measures in place to allow pedestrians to pass when the cabinet was being serviced if the footpath was to be blocked.

Members discussed the previous appeal that went to the planning inspectorate and it was stated that the highways objections were unacceptable. It was felt that Members hands were tied with this application as it was a replacement to an existing cabinet and phone mast. If it was a new application they could have more objections against the application.

Members felt they did not really have an option but to grant permission for the application as it was a replacement for an existing phone mast.

The recommendation for approval was moved, seconded and on being put to the vote was agreed by a majority of 6 in favour and 1 against. Councillor Payne voted against the recommendation.

Resolved –

That the application be approved as per the agenda.

113. **FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD, PINNER ROAD, NORTHWOOD - 67084/APP/2011/2897** (*Agenda Item 11*)

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.)

This application had been submitted by Vodaphone and 02 Orange and sought to determine whether prior approval was 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.

	<p>The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site was 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 was considered to have a detrimental visual impact. As such, refusal, was recommended.</p> <p>Officers noted that the coverage diagrams did not present a strong case as there was coverage in the area and it was not a black spot.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be refused as per the agenda.</p>
114.	<p>S106 QUARTERLY MONITORING REPORT - UP TO 30 SEPTEMBER 2011 (<i>Agenda Item 12</i>)</p> <p>This report provided financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2011 where the Council had received and held funds.</p> <p>Resolved – That the Members noted the contents of the report.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.25 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.

Minutes - DRAFT

NORTH PLANNING COMMITTEE

20 December 2011

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam Janet Duncan Michael Markham Carol Melvin John Morgan David Payne</p> <p>LBH Officers Present: James Rodger (Head of Planning) Meg Hirani (North Team Leader) Sarah Hickey (Planning Lawyer) Charles Francis (Democratic Services)</p> <p>Also Present: Councillor Richard Lewis, Councillor Michael White and Councillor Andrew Retter</p>	
87.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillor Jazz Dhillion. Cllr Janet Duncan acted as substitute.</p>	
88.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Carol Melvin declared a personal interest in Item 16 and left the room and did not take part in this Item.</p>	
89.	<p>TO SIGN AND RECEIVE THE MINUTES OF 17 NOVEMBER 2011 (<i>Agenda Item 3</i>)</p> <p>Were agreed as a correct record subject to amending the start time of the meeting from 6 pm to 7 pm.</p>	
90.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Item 12 was withdrawn from the agenda by the Head of Planning.</p>	
91.	<p>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 (<i>Agenda</i></p>	

	<p><i>Item 5)</i></p> <p>All items were considered in public with the exception of Items 14, 15 and 16 which were considered in private.</p>	
92.	<p>39 HIGHFIELD DRIVE, ICKENHAM - 67201/APP/2010/1803 (<i>Agenda Item 6)</i></p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The submitted plans were inaccurate. • The proposed depth of the extension was unclear. • The proposed development would result in significant overshadowing onto the rear garden of 37 Highfield Drive. • Number 41 is in a lower position than 39. Had the gradient difference been taken into account? • The proposed development would be out of character with the existing houses in the road. • The proposed development would result in increased noise and disturbance to neighbours from heavy lorry movements during the construction phase. <p>The agent / applicant did not attend the meeting.</p> <p>Members asked officers to respond to the technical points raised by the petitioner.</p> <p>Officers reported that the agent had supplied the survey drawings included in the agenda and as far as they were aware, these were accurate. Measurements had been taken to determine what the depth of the extension would be and officers confirmed these were accurate.</p> <p>In relation to the overshadowing diagrams, officers confirmed that this information had been taken from Ordnance Survey maps. The officer report had taken overshadowing into account and its likely impact was deemed to be acceptable. Officers explained that rights of light matters were outside the bounds of the Committee as these were civil matters.</p> <p>In relation to the levels at which the development would take place, officers explained these requirements were set out in condition 7 of the officer report.</p> <p>Referring to the plans for the proposed development, Members agreed that the gap between 37 and 39 Highfield Drive appeared to be considerably less than the 2.8 metres stated. Concerns were also raised about the lack of an accurate existing floor plan and the potential depth of the rear extension.</p> <p>Officers suggested that a digital measuring device could be used to verify the measurements of the rear extension shown on the plans.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>In view of the concerns raised, the item was deferred subject to the outcome of a site visit.</p> <p>Resolved – That the application be deferred for a site visit.</p>	
93.	<p>47 COPSE WOOD WAY, NORTHWOOD - 18371/APP/2011/2505 (Agenda Item 7)</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points:-</p> <ul style="list-style-type: none"> • The roof line of the proposed development would be well above number 53 Copse Wood Way and result in an unacceptable blocking of the street scene. • The building line of the proposed development was set 1.5 metres further forward of the current building line. This would set an unacceptable precedent for future development along the road. • The proposed plans were not in keeping with the Copse Wood area of special interest. • The proposed development with large scale deep excavations would affect the foundations of neighbouring houses, resulting in possible flooding of back gardens and homes to the back of the garden of 47. • Vehicular movements related to the creation of the basement would cause vibrations and shocks to the foundations of nearby dwellings. <p>The agent did not attend the meeting.</p> <p>A Ward Councillor spoke in support of the petitioner. The following points were made:</p> <ul style="list-style-type: none"> • The increased roof height compared to neighbouring properties would adversely affect the street scene. • The advancing building line would create a precedent and would result in a creeping effect along the road. • There was a need to ensure the size, nature and density of the area was maintained. • The massive excavations would affect drainage locally. • It was suggested that an independent survey could be commissioned about the effects of damming up the water table (in relation to the construction of the basement). <p>In response to a series of questions from the Committee, officers confirmed the new ridge height would be approximately 1 metre above the height of the existing property but would visually link up with number 53 due to the changes at ground level.</p> <p>In relation to the building line of the proposed development, officers</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>highlighted that these were different to the building line across the road and there was no rigid building line for the road.</p> <p>With respect to the proposed basement, officers confirmed that the concerns raised about the impact on the water table or structural impact such a development might have could not be addressed through the Planning Act. If members were minded to grant permission to the application, then the only mechanism available to the Committee to afford protection to neighbours would be by conditioning the build to address these concerns, and to request Building Control ensure compliance.</p> <p>Resolved – That the application be Approved with an additional condition relating to the basement to be agreed by the Chairman and Labour Lead.</p>	
94.	<p>18 DUCKS HILL ROAD, NORTHWOOD - 272/APP/2010/2564 <i>(Agenda Item 8)</i></p> <p>Officers introduced the report and drew the Committee’s attention to the changes as set out in the Addendum.</p> <p>No petitioner, agent or Ward Councillors attended the meeting.</p> <p>While the Committee agreed leisure facilities were an acceptable use in the Green Belt, the proposal was considered to be detrimental to the visual amenity and open character of the Green Belt.</p> <p>On this basis, Members agreed that the application should be refused.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused as per the officer’s report</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
95.	<p>ORENDA AND 68 THIRLMERE GARDENS, NORTHWOOD - 59962/APP/2011/2101 <i>(Agenda Item 9)</i></p> <p>Officers introduced the report and drew the Committee’s attention to the changes as set out in the Addendum.</p> <p>In accordance with the Council’s constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The proposed development would not fit in with existing buildings and be detrimental to the surrounding area. • The proposed development would pose a danger to road safety as the parking area and crossover would be close to the T- 	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

Junction and would face existing properties and driveways.

- The car parking area was too large and would be highly visible, noisy and unattractive.
- The proposed development would exacerbate problems the area was already having with drains.
- The design meant that the buildings would have higher roofs and steeper pitches than surrounding buildings which in-turn would have a negative impact on the outlook, privacy and light to surrounding houses.
- The suggested siting of rubbish bins would not enhance the appearance of the area.
- The proposed development would be a overdevelopment of the site
- There would be insufficient amenity space for three bedroom properties

The agent made the following points:

- The proposed design would enhance the local area.
- The car parking had been sited at the front of the property to create a single point of access / egress.
- The amount of hard standing had been reduced since the original application.
- The proposed design adhered to the Council's Core Strategy and the amenity space conformed to the Council's standard.
- The density of the dwelling was much improved on the previous application.
- The proposed design would not be an overdevelopment of the site, it respected the character of the area, fitted in well and was attractive.

In response to a question concerning the balconies at the first floor level to the rear of the proposed design, officers explained these would be screened and so there would not be an overlooking issue.

Members highlighted that they were aware of the request for a parking management scheme for Thirlmere Gardens so there was the possibility there might not be sufficient parking for visitors. In response, officers explained that the proposed design provided two car parking spaces per unit and as a result; the design complied on parking grounds.

Members also enquired whether the proposal was likely to have significant drainage implications. Officer's explained that Thames Water had been consulted on the proposal and no objections had been received.

The recommendation for Approval was moved, seconded and on being put to the vote was agreed by four votes in favour, two against and one abstention.

Resolved – That the application be Approved as per the officer's report

96.	<p>PEMBROKE HOUSE, 5-9 PEMBROKE ROAD, RUISLIP - 38324/APP/2011/786 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and drew the Committee's attention to the changes as set out in the Addendum.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed</p> <p>Resolved – That the application be Approved as per the officer's report and the changes set out in the Addendum.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
97.	<p>LAND FORMING PART OF 90 EXMOUTH ROAD, RUISLIP - 67944/APP/2011/2742 (<i>Agenda Item 11</i>)</p> <p>In accordance with the constitution a Ward Councillor spoke in objection to the application. The following points were raised:</p> <ul style="list-style-type: none"> • The proposed development was an over-development of the site • Converting a single four bedroom dwelling to two, two storey / two bedroom dwellings would be detrimental to the area • There already was a lack of car parking on this corner and the rear car parking was unrealistic as the rear service road was gated. As a result, residents were more likely to park at the front of the property. • The size of the rooms within the proposed development meant that there was concern about the amount of light which would be available to the occupants. <p>In response to the points raised by the Ward Councillor, officers advised that car parking concerns and inadequate light to the rooms were insufficient grounds by themselves to refuse the application.</p> <p>Following further discussions, Members felt that the proposed single storey side extension would constitute an over development of the site. It was also noted that the floor area of one of the proposed dwellings did not meet the required standard and Members deemed this to be an over-intensive use of the site.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed</p> <p>Resolved – That the application be Refused as per the agenda with an additional informative.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
98.	<p>THE HALLMARKS, 146 FIELD END ROAD, EASTCOTE - 3016/APP/2010/2159 (<i>Agenda Item 12</i>)</p> <p>This item was withdrawn by the Head of Planning for reconsideration by the Highways Officer.</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
99.	<p>22 CRANBOURNE ROAD, NORTHWOOD - 64691/APP/2011/2064 (<i>Agenda Item 13</i>)</p>	<p>Action by</p>

	<p>In accordance with the constitution a Ward Councillor spoke in objection to the application. The following points were raised:</p> <ul style="list-style-type: none"> • The proposed development was over-dominant compared to the adjoining property. • The proposed development was out of character with surrounding properties and created the perception that the detached property next door was a terraced property. <p>In response to the comment about a terracing effect raised by the Ward Councillor, officers advised there was no requirement to set this back from the current building line. A possible option available to the Committee included requesting a flat roof only and the removal of the fake pitched roof to the front of the side extension. A further option included deferring the decision until a site visit had taken place.</p> <p>Resolved – That Authority be delegated to the Head of Planning to Approve on the receipt of amended plans removing the false pitch roof to the front of the side extension .</p>	<p>James Rodger & Meg Hirani</p>
<p>100.</p>	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report and compliance period being changed by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
<p>101.</p>	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>

	<p>1. That the enforcement actions as recommended in the officer's report and compliance period being changed by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
102.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report and compliance period being changed by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meg Hirani</p>
<p>The meeting, which commenced at 7.00 pm, closed at 8.55 pm.</p>		

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning & Enforcement Services

Address KINGS COLLEGE PLAYING FIELDS KINGS COLLEGE ROAD RUISLIP

Development: Construction of an all-weather, sand dressed multi purpose sports playing pitch, with associated floodlighting and fencing.

LBH Ref Nos: 2414/APP/2011/2661

Drawing Nos: EHC-ESP-01
EHC-ESP-02
EHC-PSP-01
EHC-PSP-01
X2010387A-04C
Supporting Statement
Noise Report Dated 18/11/10
Lighting Secification Dated 3/12/2010
Ecological Appraisal Dated Nov. 2010
Flood Risk Assessment Ref: X210387FRA REV. C
Level and Volume Changes O8-12-11
Storage Calculations
EHC/1 Floodlight Spillage
Design and Access Statement
Ecological Appraisal
Transport Impact Study

Date Plans Received: 01/11/2011 **Date(s) of Amendment(s):**

Date Application Valid: 07/11/2011

1. SUMMARY

Planning permission is sought for the construction of an additional all-weather multi purpose sports pitch with associated floodlighting and fencing at the Kings College Playing Fields, on an area currently partly being used as football playing pitches.

197 individual letters of objection and 5 petitions, with over 20 signatures, have been received, objecting to the planning application. In addition, objections have been received from various local amenity groups. The principle areas of concern relate to the loss of public access to the playing fields, impact on green chain land, impact on residential amenity arising from noise and floodlighting, impact on local ecology, flooding, disruption to the public right of way and highway considerations.

Sport England advise that in this case they will not oppose the granting of planning permission involving the loss of part of the playing field, as the proposed development is for an outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field. The proposal would safeguard existing sports facilities. No objections are therefore raised to the principle of the intensification of use of the playing fields.

Whilst it is acknowledged that the all weather sports pitch, with its associated fencing and floodlighting will have an urbanising effect on the existing playing fields, it is not considered the fundamental open character of the area would be affected by the proposal. It is considered that any adverse impact on the open space has been

outweighed by the benefits associated with the new facilities, which are appropriate to this green chain location and should help to improve recreational facilities in this area.

The location of the proposed all weather pitch has been moved northwards compared with the previously withdrawn scheme, so that Public Right of Way will remain uninterrupted by the development. Whilst it is considered important that the attractiveness of the Celandine Route is maintained, it is not considered that the proposal would have such a detrimental effect on the visual amenity of the public footpath as to justify refusal on these grounds.

Subject to mitigation, it is considered that development would not adversely affect the amenities of nearby residential properties from the activity generated by the floodlit pitch, in terms of noise or light spill from the proposed floodlights.

The application has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area, including the adjacent River Pinn corridor. In addition, subject to conditions recommended by the Environment Agency, it is considered that development would not increase the risk of flooding, and the statutory functions of the Agency would not be compromised.

However, the Council's Highway Engineer raises objections to the proposal, as the applicant has failed to provide an accurate quantitative and qualitative assessment of the transportation aspects of the proposed development. The proposal would result in inadequate provision for off street car parking to deal with the demands of the development, which is likely to lead to conditions prejudicial to the free flow of traffic and highway and pedestrian safety. In addition, construction of the pitch and a footpath link to the clubhouse will involve excavations within the canopy and root protection area of Oak trees at the western edge of the proposed pitch, to the detriment of their survival and long term protection. Furthermore, no agreement has been completed with the applicant in respect of contributions towards the improvement of the public footpath, community uses and the provision and safeguarding of football pitches adjacent to the site, including the grant access by Eastcote Hockey Club to Ruislip Rangers JFC. It is therefore recommended that planning permission be refused for these reasons.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application fails to provide an accurate and robust assessment of the transportation impacts of the development, including traffic generation, car parking, coach/bus parking and cycle parking. As such, the application has failed to demonstrate that adequate on site car parking could be provided to deal with the demands of the proposed development, which are unlikely to be addressed by public transport capacity and would be likely to cause on-street parking, to the detriment of highway and pedestrian safety and free flow of traffic. This is contrary to Policies AM7, AM9, AM14, and R16 of the Borough's adopted Unitary Development Plan Saved Policies (September 2007) and the Council's Parking Standards.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its juxtaposition with existing trees would result in trees dominating and overshadowing the proposed playing pitch. As a consequence there would be likely to be pressure to lop, top or fell the trees to the detriment of the visual amenity of the area. In the absence of a tree survey/arboricultural implications assessment to BS 5837:2005, the applicant has failed to demonstrate that the tree(s) will

be unaffected by the development and has not made provision for its/their long-term protection. As such, the proposal would be contrary to Policies BE19, and BE38 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

3 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of upgrading of the public footpath, provision/refurbishment of football pitches and the upgrade of the existing running track and the securing of community uses). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Document 'Planning Obligations.

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.

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE19	New development must improve or complement the character of the area.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL11	Green Chains
R16	Accessibility for elderly people, people with disabilities, women and children
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves

EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 2.18	(2011) Green Infrastructure: the network of open and green spaces
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 7.12	(2011) Implementing the London View Management Framework
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.21	(2011) Trees and woodland
LPP 7.3	(2011) Designing out crime
LPP 8.2	(2011) Planning obligations
PPS1	Delivering Sustainable Development
PPS25	Development & Flood Risk
PPS9	Biodiversity and Geological Conservation
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3

The submitted plans indicate the Public Right of Way will be subject of an application to lay artificial stone paving (asp) along a section of the footpath to access the development. The applicant is informed that asp is not considered an environmentally sensitive option for a riverside meadow location.

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of Kings College Playing Fields and is Council owned. The proposed development site covers an area of approximately 0.6720ha (6720m².) Access to the playing fields is from Kings College Road.

The site is located to the north of the River Pinn, and is bounded to the west by Kings College Road and to the north by existing football pitches, beyond which are properties in Park Avenue. The site is designated Metropolitan Open Space and part of a Green Chain in the Saved UDP. The playing fields are characterised as open mown grassland with marked-out playing fields and is also well used by local residents for informal recreation. The Celandine Walk, a long-distance footpath through the Borough, runs approximately east-west between the River Pinn and the football pitches. Along the western boundary ,there is a shelter belt of woody vegetation including hedges. The Eastcote Hockey club

house is located to the north east of the proposed pitch.

3.2 Proposed Scheme

The proposal seeks the construction of an additional all-weather sand dressed multi purpose sports pitch, with associated floodlighting and fencing at the Kings College Playing Fields. The area of playing field proposed for the development is currently used for football matches and tournaments. The application is a resubmission of application ref: 2414/APP/2010/2676, which was withdrawn in February 2011.

It is proposed that the pitch will be 101.5mx 66m in extent, the footprint of which will mirror the existing all-weather pitch on the open space to the south of the River Pinn. The proposed pitch will be fenced to a height of 3 metres, increasing to 4.5 metres for 21 metre lengths behind each goal area. The base of the fence would be surrounded with a double height timber "kick" board, approximately 250mm high, to rebound balls. The fencing material specified is plastic-coated welded mesh panels, factory-finished in dark green. The proposal includes 4, 15 metre high flood lights on either side of the pitch.

The proposed all-weather pitch will be primarily used as a hockey pitch but will be available for other sports and will result in the loss a standard football field. The applicants state that the proposed pitch is required to meet a growing demand for artificial multi-sport surface facilities, for the Hockey Club's youth section, local football clubs and many other clubs and schools that utilise the existing artificial multi -sport facility.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

PLANNING SUPPORTING STATEMENT

The statement sets out the need for the development, the objectives of the hockey club, lists the key concerns raised by local residents and sets out how the applicants have sought to address these issues.

DESIGN AND ACCESS STATEMENT

This report outlines the context for the development and provides an analysis of the layout, scale and access for the proposed development.

ECOLOGICAL APPRAISAL

This report comprises a Phase 1 Habitat Survey and Protected Species Assessment and is based on a desk top study and field survey, providing an overview of the site's ecological interest. The evidence provided in the report suggests that the loss of this area of grassland will have a negligible impact on the nature conservation value of the area. The report recommends that lighting is directed away from potential bat commuting routes, and the use of low or high pressure sodium lamps, instead of metal halide lamps.

FLOOD RISK ASSESSMENT

The report concludes that the flood risk to the site and surrounding area will not be increased by the development. The proposed development is therefore in accordance with PPS25.

TRANSPORT IMPACT STUDY

This document deals with the transportation issues relating to the proposed development and the effects that the development would have on the local highway network. It concludes that the impact of the development on the local and wider road network is likely to be insignificant.

NOISE ASSESSMENT

The study seeks to establish the impact of noise arising from the proposed facility on the surrounding area. The report concludes that there are no identifiable noise impact issues arising from the use of the facility.

FLOODLIGHT SPECIFICATION

The report assesses the types of luminaires proposed. There are 2 switching modes, 500 Lux and 350 Lux. The report includes a lighting iso- contour diagram showing light spill from the proposed floodlights.

3.3 Relevant Planning History

Comment on Relevant Planning History

The meadows were given to the then Urban District Council of Ruislip - Northwood by the Provost and Scholars of The Kings College of Our Lady and Saint Nicholas in Cambridge for purposes of public walks and pleasure grounds and for the purposes of cricket, football or other games, including a swimming pool. The London Borough of Hillingdon, as successor to the Urban District Council now controls the area.

Eastcote Hockey Club has used the playing fields since 1964 and there is a long planning history for the area. A redgra pitch on the site of the existing all weather playing pitch was constructed over 25 years ago. An application for the erection of eight floodlight pylons around the pitch was then approved on 19/11/74 (ref:24114/74/1390). Conditions were attached to this consent which restricted the floodlights to 5 days per week (Monday-Wednesday, Friday and Saturday) and to the hours of 19:00-21:00 hours on those days. A subsequent application was approved on 17/9/76 (ref:24144/76/875), to relax the hours of use of the floodlights. Planning permission was approved for chain link fencing around the pitch on 20/4/91 (ref:2414S/90/1905).

Planning permission was granted on 14/8/1996 for the replacement of the redgra sports pitch with a sand filled synthetic grass sports pitch, enclosure of the pitch with a part 2.5, part 4 metre high fence (ref:2414W/96/526). An application to increase the height of perimeter fence of the astro turf pitch to 4 metres was approved on 7/10/1998 (ref:2414/AF/98/0748).

Planning permission for a fenced skate park facility, adjacent to the running track was approved on 18/3/2004 (ref:2414/APP/2004/445).

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:

A7	Developments likely to increase helicopter activity
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
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
BE19	New development must improve or complement the character of the area.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL11	Green Chains
R16	Accessibility for elderly people, people with disabilities, women and children
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
LPP 2.18	(2011) Green Infrastructure: the network of open and green spaces
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 7.12	(2011) Implementing the London View Management Framework
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
LPP 7.21	(2011) Trees and woodland
LPP 7.3	(2011) Designing out crime
LPP 8.2	(2011) Planning obligations
PPS1	Delivering Sustainable Development
PPS25	Development & Flood Risk

PPS9	Biodiversity and Geological Conservation
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th November 2011**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Notice of Proposed Development was advertised under Article 8 of the Town and Country Planning (General Development Procedure) Order 1995 and 290 neighbours and local amenity groups were consulted in the surrounding area. Site Notices were posted at the site.

197 individual letters of objection (46 letters/e-mails and 151 internet responses), together with 6 petitions bearing 4, 200, 41, 36, 26 and 24 signatures respectively have been received, objecting to the planning application. In addition, objections were received from Eastcote and Ruislip residents Associations, Ruislip Village and Eastcote Conservation Area Panels, Ruislip, Northwood and Eastcote Local History Society and a local action group, Friends of Pinn Meadows. The principle areas of concern are set out below, although it should be noted that these represent a summary of the full objections:

1. further loss of public open space for the exclusive use of a private club, which would run against the spirit of the 1930's conveyance, where the intention was that the land be used as public open space in perpetuity.
2. support the guidance of the GLA on the importance of protecting Metropolitan Open Land.
3. The area in question in Hillingdon's LDF as Metropolitan Open Land.
4. Outrageous that anybody should claim for their sole use, land that is common property.
5. Fencing off this land is totally unacceptable, both in terms of aesthetics as well as in concept.
6. Outraged by the infringement of the public right of way across this field.
7. There are already two underused facilities locally.
8. The fields were for the people of Ruislip not for a quasi National Hockey Centre.
9. A public rural site would become commercial.
10. King's College Cambridge gave this land to the then Ruislip-Northwood District Council in the 1930s, for the enjoyment of the people of Ruislip, not for the land to be leased by the present Council to a hockey club, for mutual financial gain.
11. Opposed to the greedy enclosure of another astro pitch thus excluding the public permanently from this much loved and used open space.
12. This area will become confined to the exclusive use of those who play the relevant sports associated with it.
13. The site is not appropriate for a sports complex on an industrial scale, there is no justification for two enclosed and floodlit astro pitches and the associated turmoil it will cause to traffic congestion, noise, light and litter pollution.
14. The obvious site for a facility like this if it were needed would be an educational establishment such as already exists at Harefield Academy and Brunel University. It could then be used and managed all day and evenings when required.
15. Loss of amenities and change of character of a protected area.

16. The enclosure and floodlighting would seriously harm the visual amenity and nature conservation value of the landscape.
17. Increased congestion.
18. It will be overbearing as a construction.
19. Totally inappropriate and will have a negative effect on this very valuable open area enjoyed by many for multi-use and valuable as a wildlife corridor.
20. More facilities would be needed at the clubhouse with the extra pitch.
21. The Celendine Route runs along the River and is promoted by the Council as a route through, Green Spaces, Conservation areas and Wildlife Havens. The route would be spoilt if the public footpath were to be go along a narrow corridor between 4m high security fencing and when in use being blinded by floodlights.
22. There are large mature Oaks to the NW corner, the roots of which would be disturbed by the development and Willow bordering the river on the SE corner.
23. The site in question, bordering the River Pinn is flood plain zone 3 and has in the past been underwater.
24. The site is within a flood plain and there is real concern that this could result in a displacement of flood water to the surrounding area.
25. The area in question does not naturally drain easily and remedial work has been necessary to improve the drainage for this area of our playing fields. Any ground works will come into conflict with these existing remedial ground drains.
26. The proposal would negatively impact on wild life habitat.
27. The River Pinn is an important corridor for wildlife, bats are very active along it and along the tree lines, Egrets and Kingfishers are regularly seen.
28. The car park adjacent to the existing astro pitch is not private, although kept locked for security with EHC as the key holder it is a public car park and was only locked after fly tipping and boy racers had accessed the field around the site.
29. There is already significant traffic congestion and parking problems on match days which particularly impact near neighbours. The proposal would exacerbate the problem.
30. The increased numbers of cars will no doubt lead to them putting in a subsequent application to provide more off street parking, therefore requiring more of the fields to become hard standing.
31. The £150,000 subsidy to build this unnecessary facility will come from our council tax.

PETITIONS

1. A petition bearing just over 4,000 signatures has been received. However, only 2,722 signatures are considered valid from residents living within the Borough. The signatories object on the following grounds:

We the undersigned object to Eastcote Hockey Club plans to fence off another area of Kings College Playing Fields. These are public playing fields for the benefit of the while of the community and not just for the exclusive benefit of Eastcote Hockey Club. Parking congestion can only get worse if these plans are allowed to go ahead, as well as problems with visual impact, noise, light pollution as well as loss of a valuable public amenity.

2. A separate petition bearing 26 signatures, objecting on similar grounds to the petition listed above.

3. A petition on behalf of Friends of Eastcote Gardens, bearing 42 signatures. The signatories object on the following grounds:

We regularly walk to and enjoy the beautiful gardens tended by volunteers of the Walled Garden. Any plans for development in the area or changes in funding that may affect access to the gardens and associated areas surrounding the gardens would be most unwelcome.

(NB The group, Pinner Historic Walks frequently use the Celandine Route, visiting Eastcote Gardens along the way. Although the group is from Harrow Borough, they are users of the Celandine Route and would like to add their objections to the proposed development.

4. A petition submitted by Eastcote Village Conservation Area Advisory Panel bearing 24 signatures. The signatories object to the proposals on for the following reason:

The erection of a second Astro turf pitch will be ecologically damaging to the River Pinn.

5. A petition bearing 36 signatures has been received objecting on the following grounds:

We oppose the plans of Eastcote Hockey Club to build a second fenced off pitch on land that was given by Kings College to the people of Ruislip and Northwood for everyone to enjoy. The parking at peak times causes significant problems at the moment and would get much worse. The area is in a flood plane and should be kept as open fields with access for everybody.

LETTERS OF SUPPORT

One letter of support has been received to the public consultation. In addition, the application was accompanied by 415 letters of support. These comprised five individual letters or e-mails. The remainder were pro-formas. Of these, 181 showed addresses within the Borough and 234 supporters were not residents of the Borough. This means that 43.6% of the responses in support were valid as Hillingdon residents.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in Article 10(2) the Town and Country Planning (General Development Procedure) Order 1995 (as amended by SI 1996/1817 and SI 2009/453), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area.

The application proposes the construction of an all-weather, sand dressed multi purpose sports playing pitch on existing grass playing field land. It is proposed that the pitch will be 101.5m x 66m in size. The application is the resubmission of application ref 2414/APP/2010/2676, which was withdrawn in February 2011.

Sport England is satisfied that the proposed development accords with the following policy exception to it's playing fields policy:

E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

That said, Sport England would expect some formal commitment on the part of the Eastcote Hockey Club to grant access by Ruislip Rangers JFC to the five grass pitches on the site (3 mini & 2 youth/full). As such, Sport England requests that the following planning condition be imposed on any grant of permission:

Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access by other sports clubs and/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

This being the case and subject to the above condition being imposed, Sport England does not wish to raise an objection to this application.

If you wish to amend the wording of the conditions or use another mechanism in lieu of the condition(s), please discuss the details with the undersigned. Sport England does not object to amendments to conditions, provided they achieve the same outcome and we are involved in any amendments.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grants funding.

If this application is to be presented to a Planning Committee, we would like to be notified in advance of the publication of any committee agendas, report(s) and committee date(s). We would be grateful if you would advise us of the outcome of the application by sending us a copy of the decision notice.

ENVIRONMENT AGENCY

The site is located in Flood Zone 3b as defined by your Strategic Flood Risk Assessment. This classification is given to the areas at the highest risk of flooding. Outdoor recreation uses are only permitted within Flood Zone 3b providing the proposed development will not be at an unacceptable risk of flooding and it increase flood risk elsewhere. We are satisfied that this will be the case providing the conditions below are placed on any permission granted for this proposal.

Condition 1

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) and revised plans submitted by Hannah-Reed on email 9 December demonstrating provision of compensatory flood plain storage for all floods on site up to the 1 in 100 year plus climate change flood standard.

Reason

To ensure flood risk is not increased. To ensure that compensatory storage of flood water to prevent increasing flood risk elsewhere.

Condition 2

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) Revision C. In particular, limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

Reason

To prevent an increase in the risk of flooding by ensuring that surface water is appropriately stored and drained from the site.

Condition 3

Prior to the commencement of development a scheme for the provision and management of a buffer zone alongside the River Pinn shall be submitted to and agreed in writing by the local

planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The scheme shall include:

plans showing the extent and layout of the buffer zone;
details of any proposed planting (which must be of native species);
details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term;
details of any footpaths, fencing and lighting from the sports playing pitch.

Reason

To prevent the increased risk of flooding and to protect the ecological value of the river corridor as a habitat. To ensure that any planting or lighting is appropriate and will not have a detrimental impact on the river corridor. To provide sufficient access to the River Pinn for any maintenance required.

Condition 4

Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.

Reason

To prevent increasing flood risk off site by ensuring that any walls or fencing do not obstruct the flow or the storage of flood water.

THAMES WATER

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

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

RUISLIP RESIDENTS ASSOCIATION

We are supporting The Friends of Pinn Meadows, other local interest groups and concerned residents in their strong objections to the proposed construction of a further all-weather multi purpose sports playing pitch. We believe that on a number of levels fully justifiable reasons can be put forward as to why this planning application should be refused.

1. Approval would result in a further loss of public open space for the exclusive use of a private club and this certainly runs against the spirit of the 1930's conveyance where the intention was that the land be used as public open space in perpetuity.
 2. We consider that in recent presentations by the hockey club their case was not made that there was actually a need for a further pitch certainly for hockey purposes.
 3. The enclosure and floodlighting would seriously harm the visual amenity and nature conservation value of the landscape. It should be pointed out that council policy is expected to conserve and enhance this.(see UDP 1.11).
 4. The site is within a flood plain and there is real concern that this could result in a displacement of flood water to the surrounding area.
 5. There is already significant traffic congestion and parking problems on match days which particularly impact near neighbours without exacerbating the problem which surely would occur should the application be successful.
 6. The proposal would negatively impact on wild life habitat which we feel should be protected from any further development.
- To summarize Ruislip Residents Association consider there are no compelling reasons as to this application having any more merit than the earlier one which was withdrawn and recommend it be declined.

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY

The Society is opposed to this application to build a second Astroturf hockey pitch on the King's College playing fields because of the detrimental effect it will have on a historic rural landscape, which has been public open land since the 1930s.

The pitch is to be completely enclosed by steel mesh fencing of heights from 3 to 4.5 metres which will destroy the open views across the area. The fact that the fencing is to be green will not help the structure to blend into the site. The eight floodlights around the pitch at a height of 15 metres each will similarly be very intrusive and ruin the country feel of the area. Further green space will be lost with the provision of a three slab wide concrete path from the entrance gate to the pitch and along one side of the pitch to the club house.

There will also be disruption to the Celandine Way public footpath.

The conveyance of 1938 made when the land was sold to Ruislip Northwood Urban District Council mentions the land being for public open space. It does not seem to be honouring the spirit of that sale to grant permission to a private hockey club to build a second pitch on that open land thereby encroaching on the amount of accessible land available to the public. We request that this application be refused so that this important landscape is conserved for everyone's enjoyment.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

We write in support of our colleagues, the Ruislip Residents Association, Friends of Pinn Meadows, Ruislip Village Conservation Area Advisory Panel and local residents.

This is a very contentious application and is being strongly resisted. This proposal will affect the whole of the Pinn Corridor, stretching from Eastcote to Uxbridge, also known as the Celandine Route.

There are many areas of concern:

- Loss of public amenity.
- Flood Risk
- Traffic congestion
- Light Pollution

- Habitat destruction
- Accessibility
- Public safety

Many of these areas will be covered further in greater detail by other objectors.

The Pinn Meadows.

It was established in 1999, Countryside Stewardship Scheme, by MAFF [now DEFRA] that the Pinn Meadows should be considered as a whole linear area not in fragmented sections. The objects of the scheme both National and Local to Sustain the beauty and diversity of the Landscape. Improve and extend wild life habitats.

The Mayor of London's Plan, section 3D.2 states that 15Km of Riverside Habitat should be restored per annum. Section 3.316: Planning Applications should give full consideration to effects, both direct and indirect, of development on biodiversity, wild life habitat and geology. Indirect effects include increased use and disturbance, hydrological changes, levels of noise, pollution, shading and lighting distribution.

London Borough of Hillingdon Open Space Strategy adopted September 2011.

Page 34 Minimum Quantity standard for Unrestricted Recreational Open Space. A Borough wide quantity standard of 2.0ha of Unrestricted Recreational Open Space per 1,000 of the population. [Please note Unrestricted]. Page 37 4.2.1 .shows that there is deficiency of access to Unrestricted open space in Eastcote/East Ruislip and Northwood Wards.

London Borough of Hillingdon, Draft Landscape Character Assessment 2011.

This assessment has identified the Pinn Meadows as an area of great beauty. Also, that the Pinn Meadows are a Special Tranquil site. With links to the historic Eastcote House Gardens, Ruislip and Woods. Character Area G1 identifies, the importance of the Pinn River Corridor, for providing a break in the urban area giving a transition into Ruislip Woods. It also identifies the sensitive nature of this area, the Pinn Meadows are a pinch point therefore the whole ecology is vulnerable to the adverse effect of development.

Mayor of London Draft Green Grid Plan. The purpose of this plan is to provide a buffer zone between the countryside and the London Urban sprawl. The Pinn Meadows have been identified as an important area of this buffer zone.

This proposed development is contrary to all the above documents. The fencing of the pitch, with use restricted to paying customers only, will be contrary to LBH Open Space Strategy.

The Ecological Appraisal is sadly lacking in detail. The site visit took place 21st October 2010, the time of day, weather conditions, visibility and amount of time spent on the site is not noted. The majority of the information appears to be taken from desk top studies. Listed below is the information that should have been included in this report.

Birds

The Pinn Corridor supports Kingfishers, [which require 3-5 Km of unrestricted river for foraging]. As there are Kingfishers it must follow that the Pinn supports fish, any pollution of the river however small can upset this delicate balance. There are also Swifts, Barn Owls, Egrets and Green Woodpeckers, all of which are classed as endangered species.

Site of Importance for Nature Conservation

The report failed to identify two Sites of Importance for Nature Conservation [SINCS} in the immediate area. One of these sites supports a colony of Great Crested Newts. Protected species. Both Sincs support Badger Colonies. Protected species. Stag Beetles and Humming Bird Hawk

Moths have also been recorded in the area. Protected species.

Bats

The Pinn Meadows are important sites for Bats. During the summer months 2011, organised Bat Walks took place, at Long Meadow Eastcote and Kings College Playing Fields. These walks were led by LBH Officers, Eastcote Conservation Panel and the Friends of Pinn Meadows. Over 130 members of the general public attended these walks. Three types of Bat were identified, Common Pipistrelle, Noctule and Serotine. Protected Species.

It must be obvious that an extensive concrete, fenced and Floodlit area will inevitably be catastrophic to this wild life habitat. There will be added light pollution, from 8, 15m high flood lights. There is already a high degree of light pollution on the existing Astroturf pitch, this has not been taken into consideration in any of the reports submitted with the application. Noise levels will rise, there will be increased use and disturbance, from both humans and vehicles.

Surrounding Trees

The tree line surrounding the meadow is very important to bird and insect life. This report states that no trees would need to be cut back or removed. That should be disputed, the proposed pitch and surrounding pathway will interfere with the roots of the mature trees and the over hanging branches will cause a problem with leaves on the pitch. Making applications for removal or severe pruning a foregone conclusion. A full tree report has not been submitted this should be requested and submitted before determination takes place.

The above information shows the Ecology Appraisal to be totally lacking in substance, therefore, any observations or recommendations should be discounted. The proposed development contravenes all the aforementioned guidelines.

Changes made to Kings College Playing Fields will adversely affect the Eastcote Meadows namely Long Meadow and Cheyne Fields.

Loss of Public Amenity

Kings College Playing were Fields were given for the unrestricted use the people of the area, this should be respected and further restriction on these fields prohibited. The D&AS refers to the use for Field Sports, Have not Fox Hunting, Badger Baiting and Hare Coursing been banned?

The siting of this fenced pitch will severely curtail use of the Public Footpath and the Celandine Route. The Celandine Route is an important feature of the Green Grid Plan. The narrow area left between the proposed pitch and the scrub on the river bank will become impassable in wet weather. The Celandine Route also links the two important historic sites in the area, Eastcote House Gardens and Manor Farm, both Grade II listed sites. The Celandine Route is used by local residents of Eastcote and Ruislip, also Walking Groups from Pinner, Harrow use the route regularly. The Pinner Historic Walk Group part of Walk Your Way to Health in Harrow have given a petition of 42 signatures, to the Friends of Eastcote House Gardens to support the resistance to this current application

Currently, the LBH is making a bid to the Heritage Lottery Fund to restore the buildings at Eastcote House Gardens, part of the plans is a greater use of the area by local schools, the Celandine Route being part of the overall educational value of the project. Disruption of the Celandine Route and the destruction of the river corridor will severely curtail these vital elements of the HLF bid.

Flood Risk

These meadows are flood plain, severe flooding is usual all along the Pinn flood plain. To install an area of concrete 101.50m x 66m with an extra concrete path will remove natural land drainage adding to the flood risk. A SUDS has not been designed into this project. It is stated that the spoil

from the development will be spread onto the meadows. This is not acceptable, the resulting bund will disrupt the natural water flow and cause flooding possibly to residents gardens.

Traffic Congestion

There is no traffic survey with this application. Congestion in Kings College Road and the surrounding roads is already at an unacceptable level. Yet it is claimed that this extra facility will not add to the chaos. Cycle parking is not provided. A traffic survey and travel plan should be sought and received before determination of the application. The Design & Access Statement refers to vehicular gates for access for tractors and Emergency Services. There is no indication on the drawings as to where these gates will be situated, nor is there information regarding turning circles etc for these large vehicles. Drawings and diagrams explaining these statements should be sought and received before determination.

Accessibility

The pathway leading from Kings College Road, around the proposed pitch to the club house, is, according to the D&AS, for the use of wheelchair users. Gradients of this path are not given. Means of access to the club house is not shown nor is there any indication that the club house has accessible facilities for disabled people. Clarification of these matters should be sought and received before the application is determined.

Public safety

The 101.5m length of fencing alongside a very narrow footpath will reduce the openness of the meadows. This will give a perception of being enclosed in a tunnel, and the impaired view will give rise to feelings of unease. Thus making the area unavailable to walkers. The proposed footpath area also lacks visibility. A Secure by Design report should be obtained.

Conclusion

This proposal is totally unacceptable, the reports submitted are of poor quality and should not be relied upon. We would ask that careful scrutiny of the actual position of the proposed pitch as marked on the drawings is correct. The proposal is contrary to the London Plan, Hillingdon Open Space Strategy, Hillingdon Landscape Character Assessment [Draft] and the Mayor of London's Green Grid Plan [Draft]. It is doubtful if SPD Accessible Hillingdon and Secure by Design have been followed.

We ask that this application be refused.

RUISLIP VILLAGE CONSERVATION PANEL

The site of the proposed additional floodlit hockey pitch adjoins the Ruislip Conservation Area and I write as Chairman of the Ruislip Village Conservation Panel to register the strongest possible objection to this attempt to further vandalise a revered public facility. A public facility given to the people of Ruislip for their free use and law-abiding recreation, a facility enjoyed by generations of local residents over the years. This proposal will impact considerably on the Ruislip Conservation Area as the River Pinn, the Celandine Walk and Pinn Meadows are a continuous and interdependent link, ecologically, biologically and environmentally. The enjoyment of the countryside, the flora and fauna, peace and quiet in an increasingly commercialised world and the right to walk unhindered through the fields and along the riverside, were the intentions of our original benefactors. That facility is needed more in our present day than even they might have foreseen.

Already a sizeable piece of these public fields has been granted to the private hockey club for their first fenced-in pitch, for their exclusive use to the detriment of local residents. However the invasive and disturbing effects of the existing installation extend way beyond the footprint of the pitch. In its misguided wisdom the Council granted addition permission to that private club to display intrusive

and anti-social floodlighting which has caused considerable distress to surrounding residents. The enclosure of this land and the erection of the ugly floodlighting masts and powerful lights are totally contrary to the intentions of Kings College, Cambridge. In addition it has been revealed that this Club has been further sub-letting its existing area to a local football club. The existing floodlit pitch is not even confined to the use of local sportsmen for we have been told that a large proportion of the club membership comes from across the Borough and some don't even live in Hillingdon at all.

And now the Eastcote Hockey Club wants to double its exclusive area to cater for even more activities for its members. It is no excuse to say that the pitch is not used all the time, that the lights are turned off. Consider what is left in the middle of these beautiful green and hitherto pleasant fields, a vast, soulless, locked up metal cage surrounded with unsightly steel masts. Now they want another one.

Since the construction of an all-weather floodlit pitch does not require grassland in any way; does not require pleasant views around it; but certainly does require even more parking and the inevitable traffic chaos, why can't any further pitch be built on a brownfield site where all these facilities can be provided with little or no disruption and intrusion to hundreds of local people in a residential area.

A detailed assessment of the Mayor of London's and Hillingdon Council's own rules and guidelines on Planning and Open Spaces is well covered in the Eastcote CAAP objection submission together with the effects upon wildlife and trees, with all of which we totally agree. If our local council cares one iota about the vast number of council-tax paying residents from Ruislip and all the surrounding areas that it purports to represent, it will throw out this attempt at the further desecration of our free and unencumbered public open space.

FRIENDS OF PINN MEADOWS

I am writing on behalf of the Friends of Pinn Meadows to formally oppose the proposals for the above development. The Friends of Pinn Meadows (FoPM) is a group of local Ruislip and Eastcote residents formed following the submission of a previous proposal by Eastcote Hockey Club to build a similar development enclosing public open space for its own use. FoPM has raised a petition against this development proposal with, at the time of writing, over 4,400 signatures. The petition, which will be presented to the Planning Committee which is to determine the application is in the following words:

We the undersigned object to Eastcote Hockey Club's plans to fence off another area of Kings College Playing fields. These are public playing fields for the benefit of the whole community and not just for the exclusive benefit of Eastcote Hockey Club. Parking congestion can only get worse if these plans are allowed to go ahead as well as problems with visual impact, noise and light pollution as well as loss of a valuable public amenity. We are opposed to the proposed development primarily on the grounds of loss of amenity which would affect the large number of local people who currently use Kings College Playing Fields for a variety of recreational purposes. This letter now sets out in detail our reasons for objecting to the development:

Local Plan Policy

As identified in the London Borough of Hillingdon Unitary Development Plan the areas of land which run through the Borough associated with the River Pinn are designated Green Chains which, linked together, form an essential relief from the urban nature of the Borough. The proposed location for the development is on land designated Green Chain.

The following Policy applies: OL11 IN RESPECT OF GREEN CHAINS, THE LOCAL PLANNING AUTHORITY WILL:

(i) ENCOURAGE THE PROVISION AND IMPROVEMENT OF SUITABLE RECREATIONAL FACILITIES;

The introduction of an enclosed all-weather hockey facility may well be a recreational facility but is far from suitable in this location. A suitable recreation facility is one such as is current. Grass football pitches with no enclosures offer amenity to the whole community as opposed to a small number of individuals. LBH should be protecting the current use under this policy as it caters better for the majority of users.

(ii) MAINTAIN THEIR POSITIVE CONTRIBUTION IN PROVIDING A VISUAL AND PHYSICAL BREAK IN THE BUILT-UP AREA;

The introduction of a Steel weld mesh enclosure of between 3m and 4.5m height along with 15m high floodlighting does not maintain the visual and physical break. It introduces further visual interference which would detract greatly from the area.

(iii) CONSERVE AND ENHANCE THE VISUAL AMENITY AND NATURE CONSERVATION VALUE OF THE LANDSCAPE;

As identified above this proposal is in direct contravention of this policy. The proposal neither conserves nor enhances the visual amenity of the landscape but would have the exactly opposite effect.

(iv) SEEK TO IMPROVE PUBLIC ACCESS TO AND THROUGH THE AREA;

Due to the enclosure of the proposed facility public access to and through the area will be greatly restricted. Other recreational groups currently making use of the Green Chain feel able to share amenity space with the community. Both the football and cricket uses on the Kings College Playing Fields embrace community use rather than exclude it.

(v) PROMOTE AN OVERALL IDENTITY FOR GREEN CHAINS THROUGHOUT THE BOROUGH

A development of this nature will set a worrying precedent for the Green Chains which are constantly under the threat of development. How will later applications for further enclosure, surfacing and exclusion of public use and access be prevented if this proposal is permitted to proceed and is then able to be quoted as a precedent? This application is clearly contrary to the above Green Chain Policies and should therefore be rejected.

Trails & Rights of Way Policy

Approval of the Application would also contravene the Council's stated policy on Trails and Rights of Way. The proposed new all-weather pitch would be sited on the twelve mile Celandine Route from Pinner to Cowley, creating just east of King's College Road an ugly, narrow alleyway between the new and existing pitches, leading to diminished use and enjoyment by the public.

In its response to the Government's recent HS2 Consultation, Hillingdon Council lists the Celandine Route among the Public Rights of Way and trails that would be affected by that scheme. The statement, which presumably would also apply to the present application, continues:

These trails are well used and valued by the local communities and those in adjoining areas. Some of these also provide necessary routes linking the north and south of the borough and it is crucial that they are not severed. It is also important that the attractiveness of these routes is maintained to ensure that they continue to be well utilised and valued by the public in the long term.

Application Form

There are several serious inaccuracies in the application form:

- Section 14 Biodiversity and Geological Conservation

We consider that the answer to question a) concerning whether there is a reasonable likelihood of protected and priority species being adversely affected within the application site or on land adjacent to or near the application site should have been Yes.

We also consider that the response to question b) concerning whether there is a reasonable likelihood of Designated sites, important habitats or other biodiversity features being adversely affected should have been Yes.

· Section 15 Existing Use

This states: Designated Playing Fields - previously grass hockey pitches - presently used as grass football pitches. We question the use of the word Designated. While individual pitches have been leased and used for these purposes for many years this term is not understood. Such use has not been exclusive but is subject to public access.

The Existing Use answer on the form should therefore include: and public open space.

· Section 16 Trees and Hedges

The application form has been completed to indicate that:

i) There are no trees or hedges on the proposed development site

However, this is incorrect as the Ecological Appraisal submitted by the applicants admits that there is an area of broadleaved woodland in the northwest corner of the proposed pitch.

ii) There are no trees or hedges on land adjacent to the proposed site that might be important as part of the local landscape character.

Again, this is inaccurate. The Ecological Appraisal identifies a tree line of mature and veteran oaks just outside the northwest corner of the pitch site. The canopy of two of the oaks actually overhangs the northwest corner of the site. The line of oak trees is a significant feature in the landscape and, if these trees had been located in private gardens, they would long since have been protected by Tree Preservation Orders.

Before adding our objections to the application in detail we would draw attention to the need to accurately plot on-site the exact position of the proposed pitch, to enable its impact on footpath, trees and the remaining football pitches to be fully assessed.

Visual Impact

There is no visual impact assessment submitted as part of the proposals. Bearing in mind the prominence and location of the proposed development we would have expected the applicant to have provided such an assessment. The only indication given by the applicant in their submission of the possible visual impact of the proposed development is a series of four photographs. The first is aerial photograph showing the proposed site superimposed on the photograph. The others are computer generated images purporting to show what the site would look like from North (Photo 2), East (Photo 3) and West (Photo 4). We consider these views very misleading as they are all assumed to be at right angles to the line of mesh fencing while the scale of the fencing (fence heights) cannot be ascertained against any feature such as a person walking beside the fencing.

We attach to this letter photographs to show what the existing fenced all weather pitch looks like. It will be observed that when viewed from an angle the close mesh fencing merges together to appear to form a solid mass, obstructing views through the fencing to the fields beyond. Some of our photographs also include local residents to demonstrate the large scale of the proposed perimeter fencing.

We also note that there is no illustration showing the impact of the blue surround of the pitch that is referenced in the application form under section 10 Materials.

Opposition Statement

The Friends of Pinn Meadows have produced an Opposition Statement that is a response to the Supporting Statement which has been submitted in support of the planning application. This statement is attached as Appendix A.

Traffic Impact Study

The Friends of Pinn Meadows have considered the Traffic Impact Study submitted in support of the application. We consider that this study is not fit for purpose and is lacking in detail and evidence to support many of the assertions made in the Study. Traffic congestion along Kings College Road

due to on-street parking has become a major problem in the last few years, yet the applicant's Traffic Impact Study seems to be in denial about the car parking problem. Our detailed comments on the Traffic Impact Study are contained in the attached Appendix B.

Ecological Appraisal

We consider that the Ecological Appraisal submitted in support of the application lacks rigour, and that the authors have not sufficiently thoroughly investigated the extent of wildlife to be found in the area or adequately considered the adverse impacts on wildlife of the proposed development. Our detailed comments on the Ecological Appraisal are contained in the attached Appendix C.

Flood Risk Assessment

Residents have very serious concerns that this development proposal in Flood Zone 3 of the floodplain might adversely affect flood risk to homes in the area. There are many homes within the immediate vicinity of Kings College Playing Fields which are in Flood Zone 3 (with a high risk of flooding at or above a frequency of 1 in 100 years). The Flood Risk is not merely theoretical. Many properties have been flooded previously following heavy storms in August 1977. More recently some homes adjacent to the Pinn Meadows were flooded in March 2002. We have photographs of some of the areas which were flooded in 2002 which are attached for your information. We have considered the FRA submitted in support of the application and consider that a substantial amount of additional information should be obtained before any judgement can be made on whether the proposed development would have any adverse effect on flood storage capacity, flooding flows or additional flooding risk to the many residential properties which surround Kings College Playing Fields. Our comments and suggested areas for seeking further clarification and information from the applicant are set out in the attached Appendix D.

Floodlighting

We do not consider the Floodlighting Report submitted in support of the application adequately considers the effects of the proposed floodlights. It does not include lighting grids beyond the boundary of the site or at the homes of residents nearest to the site. No consideration has been given to providing a lower level of lighting sufficient for Club matches. The impact of lighting on the road has also not been addressed. There is a considerable amount of additional information which should be sought from the applicant before the full implications of the proposed floodlighting could be assessed. The Friends of Pinn Meadows has obtained a Floodlighting Report which identifies the need for more detailed information to be provided. This Report is attached as Appendix E.

Noise Assessment

The Friends of Pinn Meadows has obtained advice challenging the methodology and conclusions of the Noise Assessment submitted in support of the planning application. Our observations and objections are attached as Appendix F.

Demand and Need

In submitting an application for a proposal such as this which will be sited in Green Chain, impacting visually upon the amenity space, reducing considerably the amount of amenity space available to the public and enclosing for private use an area of land currently accessible to all, we would expect to have seen some form of demand analysis to accompany the application. This demand analysis would need to demonstrate the requirement.

The Friends of Pinn Meadows have reviewed use by the Hockey Club of their own pitch and hire of other pitches for Home games (At Brunel University and Harefield Academy). We have also researched the availability of all weather pitches and have reviewed the impact of the loss of one grass football pitch and the loss of other areas of playing field space on Ruislip Rangers Youth FC. Our own assessment of Demand and Need is attached as Appendix G.

Summary of Additional Supporting Information Required

We have summarised the additional information we consider should be required from the applicant to support their application and enable this planning application to be determined and this is listed on the attached Appendix H.

Conclusion

The Friends of Pinn Meadows object to this application on the following principal grounds that:

- the proposed development is in direct conflict with LBH planning Policy on Green Chains and with the Council's stated policy on Trails & Rights of Way
- the proposed development would, if completed, represent a hugely adverse visual impact (which has not been properly represented from the retained sections of the amenity space)
- the proposed development would remove from free public use an area of 6,720 sq m - turning natural grassed fields into a plastic coated, fenced off area to be used by a select few.
- the applicant has no proven need of the additional all-weather pitch and there is no demonstrable public demand either now or in the future, rather the application simply reflects a desire by the management of the Hockey Club to expand its facilities for its own convenience at the expense of all other users in the community.
- the Traffic Impact Study appended to the Application is too narrow in scope, lacking in detail, with the principal assertions completely devoid of substantiation, while it provides inadequate reliable information to enable the planning authority to accept the proposals on the grounds of the traffic impact, and the possibility - we would say inevitability - of increased parking problems is barely addressed.
- the Ecological Appraisal appended to the Application lacks the rigour which it is reasonable to expect from a proper assessment of such a potentially sensitive site - rigorous, thoroughly researched report needs to be commissioned from independent, scientifically qualified experts before determination of the Application takes place.
- it would not be possible to make a definitive environmental impact assessment based solely on the floodlighting information appended to the application - it is clear that designers need to be asked by those submitting the application to provide proper detail on the potential effects of light pollution on the area.
- the environmental impact of noise from any new all-weather pitch erected on the site is not adequately reflected in the applicant's expert report, where the accuracy is called into question by incorrect choice of reference points and flawed assumptions as to the additional volume likely to be experienced by residents at those points.
- the Flood Risk Assessment that accompanies the application fails to adequately address a number of critical concerns about the immediate and longer term impact of the proposed development on the River Pinn flood plain and the extent to which the danger of flooding would be increased for properties adjacent to and upstream of the site, questions concerning permeability of materials and of degradation through use are not answered.
- the proposed development is overwhelmingly opposed by the local community as evidenced by the size of our petition, people who currently walk, exercise their dogs, play football or simply find some space away from the hubbub of daily life.

We trust you will find this letter and appendices relevant and constructive in determining and, hopefully, rejecting the present application. My colleagues and I are, of course, ready to assist the Council by clarifying any points made in this letter, any of the supporting documents, or any other relevant matter.

NATURAL ENGLAND

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Local authority biodiversity duty and opportunities for enhancement.

Under section 40(1) of the Natural Environment & Rural Communities Act 2006 a duty is placed on public authorities, including local planning authorities, to have regard to biodiversity in exercising their functions. This duty covers the protection, enhancement and restoration of habitats and species.

Planning Policy Statement 9: Biodiversity & Geological Conservation also expects local authorities to prevent harm to biodiversity and geological interests. Part (vi) of the Key Principles makes it clear how the government expects the council to consider planning decisions that could lead to harm to biodiversity and geological interests. Section 10 on ancient woodland and section 12 on networks of natural habitats describe how these particular biodiversity features should be protected from development.

The ecological survey submitted with this application has identified that there will not be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal. We would advise that the recommendations given in the ecological appraisal with regards to the lighting of the site be followed to avoid any adverse impacts on bats. However, when considering this application the council should maximise opportunities in and around the development for building in beneficial features as part of good design in accordance with the duty on the council described above and in paragraph 14 of PPS 9. The Town and Country Planning Association's publication 'Biodiversity By Design' provides further information on this issue and the publication can be downloaded from <http://www.tcpa.org.uk/pages/biodiversity-by-design.html>

Examples of biodiversity enhancements that can be widely incorporated into development proposals include:

Green/brown roofs.

The use of alternative roofing (turf, aggregate, brown and green roofs) can make a significant contribution to biodiversity, attenuation of rainfall, and energy efficiency as they can provide a high degree of insulation.

Landscaping.

Native species of plant should be used in landscaping proposals associated with development, unless

there are over-riding reasons why particular non-native species need to be used. The nature conservation value of trees, shrubs and other plants includes their intrinsic place in the ecosystem; their direct role as food or shelter for species; and in the case of trees and shrubs, their influence through the creation of woodland conditions that are required by other species, eg the ground flora.

Nesting and roosting sites.

Modern buildings tend to reduce the amount of potential nesting and roosting sites. Artificial sites may therefore need to be provided for bats and birds. There is a range of ways in which these can be incorporated into buildings, or built in courtyard habitats. Their location should provide protection from the elements, preferably facing an easterly direction, out of the direct heat of the sun and prevailing wind and rain.

Sustainable urban drainage system (SUDS).

Many existing urban drainage systems are damaging the environment and are not, therefore, sustainable in the long term. Techniques to reduce these effects have been developed and are collectively referred to as Sustainable Urban Drainage Systems (SUDS). SUDS are physical structures built to receive surface water runoff. They typically include ponds, wetland, swales and porous surfaces. They should be located as close as possible to where the rainwater falls,

providing attenuation for the runoff. They may also provide treatment for water prior to discharge, using the natural processes of sedimentation, filtration, adsorption and biological degradation.

HERTS AND MIDDLESEX WILDLIFE TRUST

The application site lies within 100 metres of the River Pinn and Kings College Playing Fields SINC (Site of Importance for Nature Conservation - a Local Wildlife Site). Ruislip Woods National Nature Reserve (NNR) and SSSI is situated less than 400 metres to the north. The woodland and wetland habitats, and the mature trees around The site, make this environment highly suitable for bats.

The applicant has submitted an Ecological Appraisal, produced by EcoConsult Wildlife Consultancy (November 2010). The report indicates appropriate methodologies have been followed to assess potential impacts on important habitats and protected or priority species. Suitable mitigation has also been proposed.

Given the proximity of the new sports pitch to the River Pinn an important wildlife corridor it is appropriate to seek assurances that the scheme has been designed to minimise and mitigate as far as possible any negative impacts on the surrounding habitats and ecology. Notably, the flood lighting used should not adversely impact on the river, its margins and mature lines of trees along its course. EcoConsult have made fitting recommendations in this regard, in line with Bat Conservation Trust guidance on lighting and impact on bats.

BCT guidance suggests:

- The light columns should be as short as possible
- Asymmetric beam floodlights should be used, orientated so the glass is parallel to the ground, to avoid horizontal light spill
- Luminaire accessories, such as hoods, shields and louvers should be used to prevent unnecessary spill of light and direct it to where it is needed
- Restrictions should be placed on the times when lighting is used, to ensure periods of darkness

Lighting used for other purposes, such as for pedestrian walkways, should similarly be designed to minimise impact:

- Use low or high pressure sodium lighting rather than mercury or metal halide, as the narrower range of wavelengths emitted is less disruptive or harmful to wildlife
- The minimum quantity and intensity of lighting required for safety and security reasons should be used
- Light should be directed to where it is needed
- Fix luminaire accessories to prevent light spill onto other areas
- Timers and motion sensors should be employed where appropriate

Artificial lighting can impact on nocturnal species such as bats in several ways. Lighting may impact on the availability of insects on which they forage, by drawing insects to certain areas whilst simultaneously repelling some bat species. Lighting exposes species to increased risk of predation. Lighting can also act as a barrier, severing flight lines and fragmenting habitats. This is a particular issue in this instance, as river corridors are important for ecological connectivity and wildlife movement, which may be fragmented through artificial illumination at night.

Recommendation

In order to maintain the value of the adjacent habitats for wildlife and the functionality of the river as an ecological corridor, please consider incorporating the following Conditions, or similar, with any permission granted:

LIGHTING: No external lighting shall be installed on the development site unless the LPA has first approved in writing details of position, height, design and intensity, as appropriate to minimise impact on wildlife and ecological connectivity. Any lighting that needs to be installed should be downward facing and directed away from any sensitive areas, including the River Pinn, mature and semi-mature tree, shrub and hedge lines, bat flight paths, potential bat roost sites and any installed artificial roosts. The design of the lighting scheme should follow the recommendations given in the Bat Conservation Trust's advice note on bats and lighting in the UK (BCT, 2008).

REASON: The habitats around the site is important for ecological connectivity an may be important for bats and other species which are adversely affected by light pollution in sensitive areas.

BAP Legislation and Policy

Rivers are a UK Biodiversity Action Plan (BAP) habitat, and as such require due consideration as outlined in Paragraphs 84 and 85 of ODPM Circular 06/2005 to PPS9, the CROW Act (2000) (section 74) and the NERC Biodiversity Duty. All species of bats present in the UK are listed among the BAP priority species, so require the same consideration.

Planning Policy Statement 9 (PPS9) (August 2005) contains important protections for biodiversity in general and for UK BAP habitats and species in particular:

1. Key Principle ii) states, Plan policies and planning decisions should aim to maintain, and enhance, restore or add to biodiversity and geological conservation interests.
2. The alternative sites principle favours the locating of any development which stands to compromise biodiversity at alternative sites resulting in no or less harm
3. Planning authorities are furthermore obliged to refuse permission where significant harm to biodiversity conservation interests cannot be prevented, adequately mitigated against, or compensated for.
4. Local authorities should conserve habitats of principle importance as identified in section 74 of the CROW Act 2000 (ie. BAP habitats) and identify opportunities to enhance them.
5. Local planning authorities should maximise opportunities to build in beneficial biodiversity features in and around developments.

PPS9 also states, "Local Nature Reserves and Local Sites have a fundamental role to play in meeting overall national biodiversity targets; contributing to the quality of life and the well-being of the community; and in supporting research and education".

Article 10 of the EU Habitats Directive (transposed into UK law in regulation 37 of the Habitats Regulations 2010) says, Member states shall endeavour, where they consider it necessary, in their land use planning and development policies, and in particular, with a view to improving the ecological coherence of the Natura 2000 network, to encourage the management of features of the landscape which are of major importance for wild flora and Fauna: ..Local Sites systems and ancient hedgerows contribute to fulfilling this requirement and can play a very important part in maintaining the links that join up and support the nationally and internationally recognised sites.

Paragraph 84 of ODPM Circular 06/2005 to PPS9 states, 'The potential effects of a development, on habitats or species listed as priorities in the UK Biodiversity Action Plan (BAP) and by Local Biodiversity Partnerships, together with policies in the England Biodiversity Strategy are capable of being a material consideration in the preparation of regional spatial strategies and local development documents and the making of planning decisions.'

Paragraph 85 highlights the duties to conserve biodiversity conferred by Section 74 of the Countryside and Rights of Way Act 2000 and PPS9, for local authorities 'to promote the taking of steps by others to further the conservation of the habitat types and species of principle importance

for biodiversity' (ie. BAP habitats and species), including through their planning function.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

We write in support of our colleagues, the Ruislip Residents Association, Friends of Pinn Meadows, Ruislip Village Conservation Area Advisory Panel and local residents.

There is already an existing pitch on the site and I can't see why the football and hockey clubs cannot share that existing site.

There is no provision made for extra parking. If they expect the football teams as well as the hockey teams to be using the pitches simultaneously, there is obviously going to be an increase of cars and just on that issue the proposal shouldn't go ahead.

Not to mention the environmental case excellently made by my colleague Mrs Lesley Crowcroft. Her report details comprehensively the effect it would have on the environment and the wild life as a result of this proposal.

Considering all the environmental reasons and the lack of suitable parking and the fact that the only valid reason for needing the extra pitch is lack of flood lighting, the only conclusion the Planning Department could come to is to reject this application as there is no case for this additional pitch.

NICK HURD MP

I have been contacted by many constituents about their concerns over the above application by the Eastcote Hockey Club to install a second all weather hockey pitch with associated fencing and floodlighting.

Objections have been voiced to me covering a variety of areas, including the use by a private club to utilise property that was originally covenanted to the people of Ruislip for recreational use by everyone, flooding from the River Pinn, light pollution and the increased amount of traffic congestion.

There is also concern on the nature front as there is a colony of Great Crested Newts on the site, together with badgers, both of which are protected species. Many birds use the River Pinn, some of which are also classed as endangered species along with 3 types of bats. I therefore wish to register my objection to this application.

WARD COUNCILLOR

I am aware of two petitions that have been forwarded to the Council from local residents who are objecting to the above planning application. I have also received copies of several email's to the Council also from local residents who are objecting to this planning application.

There are a considerable number of people who are opposed to the erection of a second Astro Turf Hockey pitch on this site and are asking the Council to refuse it. I hope that when the members of the North Planning Committee consider this planning application they will refuse it for the many reasons that have been given by the objectors.

RAMBLERS ASSOCIATION: No response.

METROPOLITAN POLICE CRIME PREVENTION ADVISER

The fence is clearly see-through (except at particularly oblique angles) and the land/route in

question is long and straight, so that people, youths and dogs can be seen well in advance, should avoiding action wish to be taken. Obviously if the pitch and fence was not there, avoiding action would undoubtedly be made easier, but it is not considered that the risk justifies the project not going ahead on 'crime concerns'. Incidents involving youths, dogs and anti-social behaviour can happen anywhere in a public space or park and individuals would need to assess the risk of it themselves, with regard to their own sensibilities. If one was of a particularly nervous disposition perhaps this could be a walk to be avoided but again I do not feel that this alone should be a reason for objecting to this proposal.

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING (PEP)

London Plan July 2011

Policy 2.18 Green Infrastructure recognises the importance of network of open and green space and the benefits they offer including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.

3. Main Policy Issues

Green Chain

Policy OL11 identifies the functions of green chain which include encouraging the provision and improvement of recreational facilities, conserving and enhancing the visual amenity and nature conservation values of the green chain and maintaining the physical break in the built up area.

The proposal is consistent with the aims of Policy OL11 to encourage the provision and improvement of recreational facilities in this area. The location of the facility within the site, the relative and comparable scale of the proposed development and the existing planting and landscaping will maintain role of green chain in forming a physical and visual break within the urban (built-up) area. These features will further mitigate any adverse effects on the visual and nature conservation of this area. The proposed all-weather pitch will not restrict public access along the majority of the Green Chain and may encourage further use of this area. The proposal is consistent with the intent of Policy OL11 of the UDP Saved Policies, September 2007 and Policy 2.18 of the London Plan 2011.

Secondary Hillingdon Policies

Parking

There are established Council Car Parks within 200m of the proposed facility which could contribute to any parking required by users of the facility. Whilst it could be argued that the proposed hockey pitch is an expansion of existing sports activities on the subject site, officers are advised to seek the Council's Highways Engineer's comments on the traffic impact the likely intensification of the use of the site may cause.

Flood risk

The proposed all-weather pitch is located within the 1 in 100 year floodplain. The application is accomplished by a flood risk assessment (FRA) and consultation has undertaken with the Environment Agency. The FRA concludes that the relative scale of the proposal and incorporation of mitigation measures are adequate to restrict any significant increase in surface water run off or restriction in flood plain capacity. Furthermore, given the nature of this recreational facility, any public health risk as a result of the location in the flood plain is minimal.

Conclusion

LDF Team has no 'in principle' objection to the development of the proposed all-weather multi purpose pitch in this location.

ACCESS OFFICER

Having evaluated the plans in light of the Council's Supplementary Planning Document, Accessible Hillingdon, the lack of detail pertaining to accessibility is acceptable given that the proposal is for a multi purpose sports playing pitch, floodlighting and fencing.

However, it is suggested that the informative detailed below is attached to any grant of planning permission.

Attached to any grant of planning permission, should be a condition to ensure that the pedestrian pathway, that would link the existing clubhouse with the proposed new pitch and Kings College Road pavement, is designed in accordance with BS 8300:2009.

Informative:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: acceptable.

SUSTAINABILITY OFFICER

Flood Risk

I have no objections to the proposed development.

Ecology

Concerns have been raised regarding the potential impacts on protected species. The current use and management of the site as a playing pitch reduces the likely harm on protected species.

The existing playing pitch is unlikely to provide suitable shelter or habitat for hibernating animals and there is sufficient similar type open spaces in the surrounding area to mitigate the loss of this playing pitch.

I therefore agree with the findings of Natural England and do not raise any objections.

ENVIRONMENTAL PROTECTION UNIT (EPU)

I do not wish to object to this proposal. Should planning permission be recommended I would wish to see conditions applied as set out below.

Lighting

I have reviewed the floodlighting specification undertaken by Highlights Floodlighting Ltd dated 3rd November 2010. In the absence of an SPD on lighting the relevant available technical guidance has been considered in the context of the location of the proposed pitch in relation to the nearest

residential receptors.

Proposed lighting specification

The proposed luminaires are set out in the document entitled 'Eastcote Hockey Club Project' undertaken by Highlights Floodlighting Ltd dated 3rd November 2010. These are Philips OptiVision MVP507, 24 medium beam (MB/60) and 4 narrow beam (NB/60).

It can be seen that the 4 narrow beam luminaires are always in use for both modes, however the difference between 350 and 500 Lux operation is a factor of 8 medium beam luminaires.

Since different sporting activities require different light levels on the playing surface, sports such as hockey which have a fast moving ball require a much higher level of illumination than for example netball. Typically, the higher the level at which a sport is played the higher the level of illumination required. Training or more informal use may be undertaken with a lower level of illumination. It is for this reason that I understand that the 2 switching modes are desirable in this location.

Control of light spill and glare

The Institution of Lighting Engineers recommends that the most effective way of achieving a uniform level of lighting over the whole playing area and preventing light spillage into surrounding areas is to use floodlights with an asymmetric beam. This allows the main beam to be produced at between 60 to 70 degrees whilst permitting the front glass to be kept horizontal. The table in section 5.2 of the lighting design project prepared for the applicant by Highlights Floodlighting Ltd confirms the luminaire positioning and orientation to not exceed the recommended 70 degree limit from the downward vertical. The proposed Philips OptiVision Luminaires are noted to be of an asymmetric beam design. As such the proposal is for lighting technology which has moved on considerably from that installed at the existing pitch some 15 years ago.

Quantification of light spill can be indicated using a lighting iso-contour plot such as Highlights Floodlighting Ltd's submitted drawing No. EHC/1 dated 3rd November 2010 which was submitted with the Design and Access Statement by MKMT Associates. This shows an indicative 1 Lux iso-contour for the proposed pitch location and indicates a suitable separation distance from the nearest residential receptors for the proposed use.

To put this in to context, the 'Light into Windows' measured as Ev (Vertical Illuminance in Lux) should not exceed a before curfew level appropriate to the Environmental Zone to which the location is appropriate to, as defined by the Institution of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Light GN01 2005. In this instance the site is deemed to be E3: Medium district brightness areas, examples of which are small town centres or urban locations. The indicative 1 Lux iso-contour in my opinion shows satisfactory levels of vertical illuminance will be achieved by the proposed floodlighting scheme.

An additional parameter that can be varied in lighting impact assessments is the 'maintenance factor'. The submitted floodlighting design is based on a minimum maintained illumination, at 80% of lighting performance this is known as a maintenance factor of 0.8. This is to account for lamp light output losses with time and maximum dirt build-up on the luminaire. I have considered this issue and the likely effect of a re-calculation of the Lux iso-contours with a maintenance factor of 0.9 (90% of specified performance). I am not of the opinion that this adjustment would significantly affect the 1 Lux iso-contour given the separation distances to the residential boundaries in this instance.

In order to ensure the continued implementation of the proposed lighting specification, I would recommend the following condition be considered;

Condition 1

The floodlights hereby approved shall be installed and maintained in accordance with the specification contained within the document entitled 'Eastcote Hockey Club Project' dated 3rd November 2010 undertaken by Highlights Floodlighting Ltd. The approved Philips OptiVision asymmetrical luminaires shall be positioned to minimise light spill and glare and in accordance with the lighting iso-contours shown in drawing number EHC/1 dated 3rd November 2010 undertaken by Highlights Floodlighting Ltd.

Reason: To protect the amenities of nearby residential properties

Hours of use and automated lighting controls I would support hours of use which are identical to the stated existing pitch use. I would also wish to ensure that suitable lighting controls are conditioned such that the lighting is automatically switched off at the approved curfew time. An automatic control system should be developed which;

- ensures the curfew time will be met
- provides safe egress from the pitch
- gives authorised persons selection of the operating levels

Condition 2

The floodlights shall only be turned on and the pitch used between 0900 hours and 2130 hours on Mondays to Saturdays and between 0900 hours and 1800 hours on Sundays or on Bank Holidays only.

REASON: To protect the amenities of nearby residential properties from the activity generated by the floodlit pitch, including car borne traffic entering and leaving the site.

Noise

A noise survey has been carried out for the applicant by Walker Beak Mason and the results are set out in a report reference 3950 dated 18th November 2010.

The criteria against which the noise impacts of proposed recreational and sporting activities shall be assessed are set out in the Council's SPD on Noise. That is to say Section 5 (Table 2) of the SPD states that for daytime noise in respect of the proposed daytime use (between 0700 and 2300) the recommended noise level for outdoor living areas shall be as low as reasonably practicable and <50dB LAeq, with indoor living areas <35dB LAeq. As such, this criteria does not prescribe maximum noise levels for impulse noise sources (Lmax), such as impact sound or from player voices, but sets out an LAeq limit, the equivalent continuous noise level measured over a given time period.

Measurements of noise from sources at the existing hockey pitch have been recorded alongside periods where the pitch was not in use (background noise), both on a Thursday evening with a mixture of men's and women's matches and training sessions. This is representative of noise levels on a typical evening's use.

I have reviewed the workings of the above referenced noise survey report and am satisfied that when corrected for distance and the cumulative nature of the proposal effectively to have two pitches in operation, that the noise levels are within the requirements of Section 5 of the Council's SPD on noise.

It should be noted that in terms of impulse noise sources (player voices and impact sound), the measurements show a projected 4.2dB increase at Position D (adjacent 80 Park Avenue) when measured from the centre of the proposed pitch, which accords with the methodology used throughout the report. To put this in context the minimum perceptible increase that the human ear can determine is

3dB, therefore whilst this is acknowledged as a discernible increase it is my opinion that this is acceptable given the similar noise impacts resulting from the existing grass pitches during daylight hours which are located closer to Position D.

Projections of noise levels at additional residential receptors

Position B (10 metres south of existing hockey pitch adjacent to Evelyn Avenue)

Position B is stated in the acoustic report as 10 metres south of the existing pitch adjacent to properties on Evelyn Avenue. My cross referencing of this position on our GIS map gives a measurement position at the boundary with the rear gardens of Evelyn Avenue. I have measured a distance of 163m from the centre of the proposed pitch to Position B. The calculated average (Leq) level from the new pitch at Position B is $20 \log_{10} (10\text{m}/163\text{m}) = -24 \text{ dB}$, taking 66dB down to 42dB.

We then must add 42dB to 52dB, which requires addition of the anti-log values; anti-log of 4.2 + anti-log of 5.2, $\log, \times 10 = 52.4\text{dB}$. The additional noise impact at Position B is therefore shown to be imperceptible. A similar non-perceptible impact would be calculated at Position C.

1st Floor residences at King's College Pavillion.

These residential properties were initially overlooked as receptors for the purposes of the noise assessment, since they are located in what were 1st floor changing rooms before being granted permission as 2 one-bedroom flats in 2004. I have viewed the floor plans on the planning website and note that there is 1 bedroom and 1 study on the Eastern elevation (which would be deemed as habitable rooms).

I have measured the distance to the centre of the proposed pitch from the facade as 131m, $20 \log_{10} (10\text{m}/131\text{m}) = -22\text{dB}$, taking 66dB down to 44dB. However these dwellings do not have external amenity space and as such the 50dB Leq will not apply. The effect of a partially opened window would reduce the level by at least 10dB, which would comply with the indoor SPD criteria of 35dB Leq. In fact, the proximity of the public highway actually means that the background noiselevels are likely to be in excess of 44dB such that the projected impact on the indoor Leq will be non-perceptible up to the curfew time of 21:30.

Please add the construction informative.

RIGHTS OF WAY OFFICER

Public Right of Way R135 runs from Elmbridge Drive through Kings College playing fields just north of the river Pinn to Kings College road.

This is an historical path and forms part of the Celandine Route walk which follows the river Pinn through the borough. It is very well used and has very strong local resident feeling towards it, I have received several inquiries from the local community with concerns regarding the application.

The submitted plans indicate that Public Right of Way R135 will remain uninterrupted by the development, with this in mind I would like to make the following comments:

With the application for development being sited within 1-2 metres of the Public Right of Way the future of the public footpath needs be taken into consideration as the path will be impacted upon. The nature of the development will lead to the footpath becoming enclosed between the river Pinn and the development, this will inevitably lead to erosion pressure and adverse conditions, this will in turn lead to higher maintenance costs on the Council. Future erosion problems of the river Pinn

banking could also lead to potential maintenance costs of the footpath. To compensate this, a footpath constructed of Cotswold gravel could be laid along the entire length of the Public Right of Way, in addition this would be a future maintenance liability on the Council.

A Public Right of Way holds an amenity value as well as a legal status to pass and re-pass over it. The development will have a detrimental effect on the character of the footpath, the visual impact of the development will seriously impede the views over the ancient river side meadow (the images provided in the submitted plans do not show a view from the Public Right of Way).

The plan appears to show the proximity of the development 1-2 metres from the public footpath, the location of the development could lead to potential safety problems as the enclosed nature of the path between the river Pinn and the development will offer no natural escape route if an attack were to take place.

The submitted plans indicate the Public Right of Way will be subject for an application (although not mentioned) to lay asp (artificial stone paving) along a section of the footpath to access the development, asp is not considered an environmentally sensitive option for a riverside meadow location.

TREE AND LANDSCAPE OFFICER

Landscape Context:

The site is located to the north of the River Pinn, and is bounded to the west by Kings College Road and to the north by the rear gardens of Park Avenue. The site is designated Metropolitan Open Space, the centre of which is open mown grassland with marked-out playing fields. It is also well used by local residents for informal recreation. The Celandine Walk, a long-distance footpath through the Borough, runs approximately east-west between the River Pinn and the football pitches. Along the western boundary there is a shelter belt of woody vegetation including hedges. One of the key characteristics of the site is a line of mature/veteran pedunculate Oak trees which extend on a north-south axis from the south-west corner of the open space and strike an angle from the boundary fencing (which lies on north-north west axis). These trees are not protected by Tree Preservation Order because they are managed and maintained by the Council's Green Spaces team. There is also vegetation, including Willow trees and scrub, along the edge of the river corridor.

All of the boundary vegetation provides a sense of containment and shelter which contrasts with the otherwise open flat area of amenity grassland which is intensively managed for recreation. The vegetation can also be said to have landscape value in terms of its visual quality, local nature conservation value and historic associations.

Proposal: The proposal is to install an artificial multi-sport surface, measuring 101.5m x 66m with associated floodlighting and fencing, the footprint of which will mirror the existing all-weather pitches on the open space to the south of the River Pinn.

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 survey has been submitted. An ecological appraisal by Ecoconsult, dated November 2010, states (clause 4.7) that the line of Oak trees will not be directly affected by the proposals. This view is re-iterated in the conclusions and recommendations section, clause 5.4.
- During a site inspection on 19 January 2012 to view the temporary setting out pegs for the pitch, it was evident that the north-west corner of the proposed pitch is well within the canopy/drip-line of at

least one of the Oaks. The juxtaposition of the pitch with the line of trees will necessitate the removal of selected branches in order to construct the pitch and boundary fencing (see Devilfish Design drawing No.EHC-PSP-01). Furthermore, the proximity of the pitch to the trees is likely to create a need to reduce additional branches in the future which oversail the pitch and drop leaf litter a requirement that the Council might find unreasonable to resist.

- While some light pruning may not damage the trees, the fact remains that construction of the pitch and a footpath link to the clubhouse will involve the excavation of soil within the canopy and root protection area of the tree(s) which could be very damaging to the trees. No tree survey or arboricultural implications assessment has been prepared to assess these impacts. Moreover, the issue of conflict with existing trees could be avoided by re-siting the pitch some metres to the east although this may constrain the opportunities to provide replace/re-arrange the grass pitches.

- According to the temporary setting out of the all-weather pitches, access across the fields along the Celandine Walk (between the river and the proposed pitches) will be uninterrupted by the proposed layout.

- The proposed pitch will be fenced to a height of 3 metres, increasing to 4.5 metres for 21 metre lengths behind each goal area. The fencing material specified is plastic-coated welded mesh panels, factory-finished in dark green. This specification (fence type and colour) can be very visually permeable (depending on the precise grade of mesh) in the landscape, except when viewed at the most oblique angles. The only solid fencing will be the low (250mm high) rebound/kick boards around the base of the fencing. It is not considered that the fencing will seriously affect the open character of the amenity space and views across the site.

- Lighting columns and light spillage from the lamps will inevitably have some impact on the day and night-time landscape. The 8No. columns (four on each side of the pitch) should be coloured so that they are as neutral/recessive in the landscape as possible. The Design & Access Statement (section 4) confirms that the artificial lighting will be directional and focused. The design (appearance and colour) of the light fittings should be carefully considered.

- Section 5 of the Design & Access Statement comments on the proposed landscape associated with the proposal. Excavated topsoil will be re-used to fill the natural depressions in the fields to the east. No additional tree planting has been proposed due to the open character of the fields.

Recommendations:

This proposal is unacceptable because, in the absence of a tree survey/arboricultural implications assessment to BS 5837:2005, the applicant has failed to demonstrate that the tree(s) will be unaffected by the development and has not made provision for its/their long-term protection.

HIGHWAY ENGINEER

The site is located on the eastern side of Kings College Road, which is an unclassified road linking the surrounding residential area and sports facilities with the main road network. PTAL rating for the site is 1a, demonstrating that there is low level of accessibility to public transport.

The applicant has submitted a transportation impact study in support of the proposals. Extremely high levels of objections have been received in response to the Council's public consultation with photographic evidence submitted in support of the objections showing existing parking and traffic issues on Kings College Road.

The single existing Astro synthetic grass is a multi-sports use surface. It is extensively used by the Eastcote Hockey Club and is also available for other sports bookings from local youth and educational organisations. Adjacent to the site, there are football pitches/playing fields, which are also well used. The Club House building has badminton facilities and is also used for socialising and functions.

On the Western side of Kings College Road opposite to the site, there are Ruislip Cricket Club, athletics track, playing fields, and Kings College Pavilion. Kings cafe serves food and drinks, and

socialising activities also take place at this location.

All of the above uses have their own parking demands, which considerably exceed the available spaces and result in significant overspill parking demand on the highway. During peak demand, heavy parking takes place on both sides of this section of Kings College Road and also extends on to other nearby roads. Given the demand considerably exceed capacity and the need for those visiting the facilities to park close to the site, indiscriminate parking takes place near the junctions, pedestrian crossing points and also on the roundabout at the junction of Kings College Road and Park Avenue. Congested parking on both sides of the road affects traffic flow, and highways and pedestrian safety, and causes chaos for drivers wishing to pass each other.

On Saturdays the existing Astro pitch on site holds 5 home matches at 1030, 1200, 1330, 1500, and 1630 hours. In addition 1 match is held at Brunel University and 1 at Harefield Academy. Teams including umpires comprise of 13 to 15 persons, making a total of 26 to 30 persons per match 130-150 persons per day plus any spectators. The proposed second Astro multi purpose sports pitch will effectively double the capacity to 52-60 persons per match 260-300 persons per day plus spectators in addition to the other uses in the vicinity where the parking demand already significantly exceeds the available capacity. The proposals do not include any additional parking provision to cater for existing and future demands. Reference has been to two private car parks at the clubhouse and adjacent to the Astro pitch with an on-site capacity of 30 cars (or 28 stated in section 4.11 of the transportation impact study) and 20 cars respectively, and a public car park of up to 80 cars. It is important to note that apart from the car park at the clubhouse the other two car parks mentioned are public car parks and therefore not reserved for the Hockey Club to use and are already at capacity due to significant parking demand at this location. The applicant has not submitted any parking layouts to verify the number of parking spaces quoted in the submitted document, in particular for the clubhouse car park and the public car park north of the clubhouse. On-site observations show that the capacity of this public car park appears to be in the region of 25-28 spaces, which is 31%-35% of the capacity stated by the applicant. The applicant goes on to make a number of assumptions such as car occupancy, existing and future parking, traffic and parking demands, but has not provided any data to verify the same. The applicant has stated that 61% of all club members live within easy cycling distance of 3 miles and some 18% of the club members live within easy walking distance of half a mile from the site. Again no quantitative data has been provided to substantiate these statements, and the actual travel modal splits for both home and away teams have also not been provided. It is proposed to increase and improve cycle parking facilities within the clubhouse ground by the entrance, but again no details have been provided for these proposals and the actual demand for it. The fact that already there is a significant parking demand, which considerably exceeds the available capacity, clearly suggests that there is heavy reliance on car use.

The applicant has suggested that due to a lack of changing facilities at Brunel and Harefield, teams congregate at Eastcote Hockey Club to travel to Brunel and Harefield. Responses on the public consultation suggest that the use of changing facilities at both Brunel and Harefield are included in the price of pitch rental, and that most users of Eastcote Hockey Club arrive dressed for play. The applicant and the objectors both have not provided any evidence to support their statements. It is understood that changing facilities are available at Brunel and Harefield venues.

As per the transportation impact study, for longer journeys the club uses bus or coach to carry teams to longer distances away games. Likewise it can be assumed that some of the away teams travelling long distances could also choose to use buses or coaches to arrive at Eastcote Hockey Club. No details have been provided on the movements, parking, and manoeuvring of these vehicles, and the increase due to the proposed development, which could double the number of these vehicles as well.

The applicant's assertions that the site is located in a sustainable location from the transportation

viewpoint and traffic generation as a result of the proposed development will be lower than the existing generation from the site are misleading and cannot be relied upon.

In conclusion, the applicant has failed to provide an accurate quantitative and qualitative assessment of the transportation aspects of the proposed development. The submitted information is flawed and not comprehensive, therefore cannot be relied upon. In the absence of information, the proposals are considered to be contrary to the Council's policies AM7, AM9, AM14, and R16 of the UDP.

Reason for Refusal: The application fails to provide an accurate and robust assessment of the transportation impacts of the development, including traffic generation, car parking, coach/bus parking, cycle parking, highway and pedestrian safety, and free flow of traffic, as such the proposals are considered to be contrary to the Council's Policies AM7, AM9, AM14, and R16 of the UDP.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is designated part of a Green Chain in the Saved UDP, September 2007. Policy 2.18 of the London Plan July 2011 states that green infrastructure recognises the importance of network of open and green space and the benefits they offer including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being. London Plan Policy 7.118 seeks to protect local open space and address local deficiency.

Saved Policy OL11 identifies the functions of green chain which include encouraging the provision and improvement of recreational facilities, conserving and enhancing the visual amenity and nature conservation values of green chains and maintaining the physical break in the built up area.

It is considered that the proposal is consistent with the aims of Saved Policy OL11, in that it would encourage the provision and improvement of recreational facilities in this area. The location of the facility within the site, the relative scale of the proposed development in relation to the remaining open space and the existing planting and landscaping would maintain role of the green chain in forming a physical and visual break within the urban (built-up) area. The proposed all-weather pitch will not restrict public access along the majority of the Green Chain and may encourage further recreational use of this area. It is therefore considered that the proposal is consistent with the aims of Policy OL11 of the UDP Saved Policies, September 2007 and Policy 2.18 of the London Plan 2011.

The provision of sports facilities and the protection of recreational open space in urban areas are key Government objectives, as set out in Sport England's Planning Policies for Sport and PPG17 (Sports and Recreation). PPG17: Planning for Open Space, Sport and Recreation states that authorities should be sympathetic to applications to modernise facilities that are required to support and extend the enjoyment of outdoor sport and recreation, including proposals that will improve the quality of the recreational usage that the site affords. The Open Space Typology based on PPG17 would suggest that the site is currently 'Outdoor Sports Facilities', the primary purpose of which is for the participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports.

London Plan Policy 3.16 requires UDP policies to assess the need for social infrastructure and community facilities in their area.

The proposal should also be considered in the context of Saved UDP Policies R4 and R5, which seek to safeguard existing facilities for sport. Policy R4, seeks to resist the loss of recreational open space particularly if there is (or would result in) a local deficiency. Policy R5 seeks to protect outdoor and indoor leisure facilities, unless alternative adequate and accessible facilities are available. The over-riding caveat of Policy R16, however, is that such facilities must be accessible to all without increasing the need to use private motor cars.

Policy R4 identifies four issues which need to be addressed:

- a) the local deficiency of accessible open space;
- b) the suitability of the site for other types of open land uses;
- c) the ecological structure and other functions of the open space and the extent to which these are compatible with the proposed development;
- d) whether the users of the facility can be satisfactorily accommodated elsewhere in the vicinity.

In terms of addressing criteria a), the site forms part of a large area of recreational open space. Open spaces come in a variety of categories, not just those that are publicly owned or publicly accessible. The Unitary Development Plan defines open space as any open land which is used by the public or local community for outdoor recreation, whether publicly or privately owned. It includes areas such as the Colne Valley Park, Ruislip Woods, local parks, playing fields, children's play areas and informal grassed areas. According to the London Borough of Hillingdon Open Space Strategy 2011-2026 consultation document, only 48% of open spaces recorded have free or unrestricted public access. A further 35% have some form of limited or restricted access, for example membership or payment of an admission fee is required or prior arrangement is required to allow access. Nearly 18% of open spaces within the Borough have no public access. 70% of all open space with unrestricted access is natural and semi-natural in character. Key natural and semi-natural spaces include Ruislip Woods, Frays Farm Meadow, Minet Country Park and Lake Farm Country Park.

It is noted that the Open Space Strategy 2011-2026 defines Kings College Playing Fields as outdoor sports facilities (i.e. open spaces which provide opportunities for formal sports), rather than unrestricted public open space. Whilst the site is considered to be of local significance in meeting an identified community need for the area, the playing fields can be considered to have some form of limited or restricted access, as for instance, dog walking is not allowed on the playing pitches and clearly, sporting activities would take precedence over other forms of recreational use.

Whilst it is acknowledged that the proposal would result in further limitation and restriction of this part of the playing fields, the proposal is considered to be justified on the basis that Eastcote and East Ruislip Ward, within which the application site falls, is not deficient in recreational open space and the proposed pitch would take up only a small proportion of the existing playing fields.

For criteria b), the proposed all weather playing pitch is an open recreational use, which would provide new opportunities for informal recreation. In terms of the acceptability of the proposed all weather pitch, the current authorised use of the site is Class D2 (Assembly and Leisure) of the Use Classes Order 2005 (as amended). The proposed all weather pitch falls under the same use class. As such, the proposed development would not result in a change of use of the land, although the proposal is likely to result in an intensification of use and raise various environmental issues, which are addressed elsewhere in this report. Since there would be no change of use of the land, it is considered that criteria

(b) would be satisfied.

For criteria c), it is considered that ecological issues have been satisfactorily addressed. This issue has been dealt with elsewhere in this report.

For criteria d), in terms of the satisfactory relocation of the existing activities elsewhere, the site forms part of, or constitutes a playing field, in that it is on land that has been used as a playing field within the last five years and the field encompasses at least one playing pitch of 0.2 ha or more. The new hockey pitch will result in the loss of a standard football pitch. Sport England has therefore considered the application in the light of its playing fields policy. Sport England's assessment of planning applications for development on playing fields is set out in its planning policy statement, 'A Sporting Future for the Playing Fields of England'. This states that it will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of all, or any part of a playing field, unless at least one of five specific exceptions applies. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area.

Sport England is satisfied that the proposed development accords with policy exception E5 to its playing fields policy as the proposed development is for an outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields. However, this is conditional on a formal commitment on the part of the applicant (Eastcote Hockey Club) to grant access by Ruislip Rangers JFC to the five grass pitches on the site (3 mini & 2 youth/full). This could be secured by condition, in the event of an approval. Subject to such a condition being imposed, Sport England raises no objection to this application.

It is considered that any adverse impact on the open space has been outweighed by the benefits associated with the new facilities, which are wholly appropriate to a green chain location and should help to improve recreational facilities in this area. It is not considered that the scheme conflicts with the aims of policies R4 and R5, which seek to safeguard existing sports facilities. No objections are therefore raised to the principle of the intensification of use of the playing fields.

7.02 Density of the proposed development

No residential use is proposed as part of this development. Density is not therefore a relevant consideration.

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

Not applicable to this application. The application site is not located within or in proximity to any Conservations Areas, Areas of Special Local Character or Listed Buildings.

The proposal would not impact on archaeology.

7.04 Airport safeguarding

Not applicable to this application. The proposal seeks construction of an all weather playing pitch with floodlighting. It would not therefore have any implications with regard to airport safeguarding.

7.05 Impact on the green belt

Not applicable to this application. The application site is not located in proximity to any land designated as Green Belt.

7.06 Environmental Impact

The proposal raises a number of environmental issues. Matters relating to flooding, noise and ecology have been assessed in relevant sections of this report. Land contamination and the impact of the floodlights associated with the development are considered in this section.

LAND CONTAMINATION

The land at the existing playing fields and the proposed all weather playing pitch do not have a contaminative use. Neither the Environment Agency or the Council's Environmental Protection Unit have raised land contamination as a determining issue.

FLOODLIGHTING

There is no specific design guidance on lighting. In the absence of an SPD on lighting, the relevant available technical guidance has been considered in the context of the location of the proposed pitch in relation to the nearest residential receptors.

A floodlighting assessment has been submitted in support of the application. The floodlights are proposed to be 2 switching modes, 500 Lux and 350 Lux. The 4 narrow beam luminaires would always be in use for both modes, with further 8 medium beam luminaires for the 500 Lux operation. The two lighting modes are required, since different sporting activities require different light levels on the playing surface. Sports such as hockey which have a fast moving ball require a much higher level of illumination than for example netball. Training or more informal use may be undertaken with a lower level of illumination.

The Institution of Lighting Engineers recommends that the most effective way of achieving a uniform level of lighting over the whole playing area and preventing light spillage into surrounding areas is to use floodlights with an asymmetric beam. This allows the main beam to be produced at between 60 to 70 degrees, whilst permitting the front glass to be kept horizontal. The floodlighting report confirms the luminaire positioning and orientation to not exceed the recommended 70 degree limit from the downward vertical. In addition, the proposed Philips OptiVision Luminaires are to be of an asymmetric beam design. The Environmental Protection Unit notes that the proposed lighting technology is a considerable improvement from that installed at the existing pitch some 15 years ago.

The floodlighting report indicates that the scheme has been designed to minimise glare, reflected light and sky glow within the locality. Quantification of light spill has been indicated on the submitted lighting iso-contour plot which shows the 1 Lux iso-contour for the proposed pitch location. This indicates a suitable separation distance from the nearest residential receptors for the proposed use. To put this into context, 2.5 lux is a light intensity that equates with the illumination of night-time in a rural location.(NCSA information 1997). The Environmental Protection Unit considers that any adjustment for the maintenance factor (to take into account lamp light output losses with time and maximum dirt build-up on the luminaire) would not significantly affect the 1 Lux iso-contour given the separation distances to the residential boundaries in this instance.

In order to ensure the continued implementation of the proposed lighting specification, the Council's Environmental Protection Unit recommends conditions to control the installation and subsequent use of the flood lights. Firstly, the floodlights should be installed and maintained in accordance with the submitted specification, the approved Philips OptiVision asymmetrical luminaires should be positioned to minimise light spill and glare and in accordance with the submitted lighting iso-contours; control of hours of use to that

applying to the existing pitch; installation of that suitable lighting controls, such that the lighting is automatically switched off at the approved curfew time. Had the development been acceptable in other respects, subject to the recommended conditions, it is considered that development would not adversely affect the amenities of nearby residential properties from light spill generated by the floodlit pitch, in accordance with Saved Policy OE1 of the UDP.

7.07 Impact on the character & appearance of the area

Saved Policy BE19 of the UDP attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The site is designated part of a Green Chain in the Saved UDP, September 2007. Saved Policy OL11 identifies the functions of green chain which include encouraging the provision and improvement of recreational facilities, conserving and enhancing the visual amenity and nature conservation values of green chains and maintaining the physical break in the built up area. Policy 2.18 of the London Plan July 2011 states that green infrastructure recognises the importance of network of open and green space and the benefits they offer including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.

Many local residents and local amenity groups are of the view that the development proposed is far from suitable in this location, preferring to maintain the status quo and retain the open playing fields. Local residents have expressed specific concerns that the introduction of a steel weld mesh enclosure of between 3m and 4.5m in height along with 15m high floodlighting does not maintain the visual and physical break in the built up area. Grass football pitches with no enclosures they argue would offer amenity to the whole community as opposed to a small number of individuals.

Whilst it is acknowledged that the all weather sports pitch, with its associated fencing and floodlighting will have an urbanising effect on the existing playing fields, it is not considered the fundamental open character of the area would be affected by the proposal. The fencing material specified is plastic-coated welded mesh panels, factory-finished in dark green. This specification (fence type and colour) can be very visually permeable (depending on the precise grade of mesh) in the landscape, except when viewed at the most oblique angles. The only solid fencing will be the low (250mm high) rebound/kick boards around the base of the fencing. It is not considered that the fencing will seriously affect the open character of the amenity space and views across the site.

It is acknowledged that the lighting columns and light spillage from the lamps will inevitably have some impact on the day and night-time landscape. The 8 columns, four on each side of the pitch are proposed should be coloured so that they are as neutral/recessive in the landscape as possible. The Design & Access Statement (section 4) confirms that the artificial lighting will be directional and focused. The design (appearance and colour) of the light fittings should be carefully considered.

It is noted that this kind of development is appropriate even in Green belt locations, where control over development is even more rigorous. Indeed, it has been common practice to provide this type of facility on open land such as this. Recent examples within the Borough are at Brunel University playing fields (Green Belt) and Botwell Green Recreation Grounds (public open space).

The fencing is necessary to protect the pitch from damage and vandalism and to protect passers by from wayward balls. The fencing would be permeable in nature and whilst oblique views might appear less permeable, views across the meadow would not be completely obscured by the proposal. The location of the facility within the site, the relative scale of the proposed development in relation to the remaining open space and the existing planting and landscaping around the fields would maintain the role of the green chain in forming a physical and visual break within the urban (built-up) area. It is therefore considered that the proposal is consistent with the aims of Policy OL11 of the UDP Saved Policies, September 2007 and Policy 2.18 of the London Plan 2011.

One of the main concerns raised by local residents is that due to the enclosure of the proposed facility, public access to and through the area will be greatly restricted. Other recreational groups currently making use of the Green Chain feel able to share amenity space with the community. Both the football and cricket uses on the Kings College Playing Fields embrace community use rather than exclude it. Clearly, the erection of fencing would restrict public access to the pitch itself, and pitch users will be obliged to meet the requirements of the hockey club. However, the proposed all-weather pitch will not restrict public access along the majority of the Green Chain and may encourage further recreational use of this area. It is noted that Saved Policy OL11 does not define what would constitute a 'suitable' recreational facility. Nevertheless, it is considered that the introduction of a fenced all-weather hockey pitch is an open recreational facility, which is compliant with the aims of London Plan Policy 2.18 and UDP Saved Policy OL11.

Concerns have also been raised that development of this nature will set a worrying precedent for the Green Chains which are constantly under the threat of development. However, each application needs to be determined on the basis of its individual merits.

The limited impact on visual amenity should be balanced against the provision and improvement of recreational facilities in this area. It is considered that any adverse impact on the open space has been outweighed by the benefits associated with the new facilities, which are wholly appropriate to green chain location and should help to improve recreational facilities in this area.

PUBLIC RIGHT OF WAY

Public Right of Way R135 runs from Elmbridge Drive through Kings College playing fields just north of the river Pinn to Kings College road. This is an historical path and forms part of the Celandine Route walk which follows the river Pinn through the Borough. The location of the proposed all weather pitch has been moved northwards by approximately 1 metre compared with the previously withdrawn scheme. As such, the submitted plans indicate that Public Right of Way will remain uninterrupted by the development.

However, the Rights of Way Officer notes that since the pitch will still be sited within 1-2 metres of the public right of way, the future of the public footpath needs to be taken into consideration. As a result of the development, the footpath would be enclosed between the river Pinn and the all weather pitch, which would inevitably lead to erosion pressure and adverse conditions, this will in turn lead to higher maintenance costs on the Council. Future erosion problems of the River Pinn banking could also lead to potential maintenance costs of the footpath. To compensate this a footpath constructed of Cotswold gravel could be laid along the entire length of the Public Right of Way, in addition this would be a future maintenance liability on the Council. The enhancement of the public footpath in the location of the development has not been pursued with the applicants, as the application is being recommended for refusal.

It can be inferred from the above that not all of the public currently use the defined public footpath exclusively, but rather meander leisurely across the fields as the fancy takes them. Clearly the construction of the all weather sports pitch would limit the options available users of the route, at this location, forcing the public to, in effect, adhere to the definitive route of the public right of way. Clearly, this is not a sustainable reason to refuse the application, particularly as measures to upgrade and maintain the footpath to deal with increased footfall have been identified and could be secured by condition or legal agreement, in the event of an approval.

The rights of way Officer also considers that the development will have a detrimental effect on the character of the footpath, as the visual impact of the development will seriously impede the views over the ancient river side meadow. The proposed all weather pitch would be located along a relatively short stretch of the twelve mile Celandine Route from Pinner to Cowley, just before it crosses Kings College Road. Whilst it is considered important that the attractiveness of these routes is maintained, to ensure that they continue to be well utilised and valued by the public in the long term, it is not considered that the proposal would have such a detrimental effect on the visual amenity of the public footpath as to justify refusal on these grounds.

Given the proximity of the development 1-2 metres from the public footpath potential safety concerns have also been raised, as the location of the development would enclosed the path between the River Pinn and the sports pitch and will offer no natural escape route if an attack were to take place. However, this view is not shared by the Metropolitan Police Crime Prevention Adviser.

The submitted plans indicate the Public Right of Way will result in artificial stone paving along a section of the footpath to access the development. It is not considered that this is an environmentally sensitive option for a riverside meadow location and alternative surfacing could be secured by condition, in the event of an approval.

7.08 Impact on neighbours

Policies OE1 and OE3 seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. To the north of the playing field is Park Avenue with 80 Park Avenue being the closest property, which is some 170m away. The closest property to the proposed pitch to the south is 10 Meadow Close.

There are no limitations to the hours of use of the current sporting facilities. However, the effects of floodlighting and noise associated with a more intensive use of the site on residential amenity are matters for consideration. These issues have been covered in detail in other sections of this report.

It is not considered that any increase in traffic generation would have a detrimental impact on the living conditions of surrounding occupiers, given the distance from the site vehicular access to surrounding properties.

7.09 Living conditions for future occupiers

Not applicable to this application, as the proposal does not include residential development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has submitted a transportation impact study in support of the proposals. There have been numerous objections to the proposals on highway grounds, in response to the public consultation, including a detailed critique of the submitted transport study.

The study makes a number of assumptions such as car occupancy, existing and future parking traffic and parking demands, but has not provided any data to verify these. The applicant has stated that 61% of all club members live within easy cycling distance of 3 miles and some 18% of the club members live within easy walking distance of half a mile from the site. Again, no quantitative data has been provided to substantiate these statements. In addition, the actual travel modal splits for both home and away teams have also not been provided. It is proposed to increase and improve cycle parking facilities within the clubhouse ground by the entrance, but no details have been provided for these proposals and the actual demand for it. The site has a PTAL rating of 1a, which demonstrates that it has a low level of public transport accessibility. The fact that there is already a significant parking demand for the existing facilities, which considerably exceeds the available capacity, clearly suggests that there is heavy reliance on use by the private car.

The Highway Engineer notes that although the existing synthetic multi-sports pitch is mainly used by the Eastcote Hockey Club, it is also available for other sports bookings from local youth organisations. The adjacent football pitches/playing fields, the Club House building with badminton facilities and bar, the Ruislip Cricket Club, athletics track, Kings College Pavilion, Kings Cafe which serves food and drinks, all have their own parking demands. These parking demands currently exceed available off street parking facilities, including the 3 Council car parks and club house car park, resulting in significant overspill parking on the highway, during peak demand.

The Transport Impact Study makes reference to two private car parks at the clubhouse and adjacent to the existing Astro pitch, with an on-site capacity of 30 cars and 20 cars respectively, and a public car park of up to 80 cars. However, this public car park appears to be in the region of 25-28 spaces, rather than the 80 spaces quoted. Apart from the car park at the clubhouse, the other two car parks mentioned, plus the other Council car park opposite are public car parks and therefore not reserved for the Hockey Club's exclusive use. The Highway Engineer points out that in any event, these Council car parks are already at capacity, due to significant parking demand at this location.

During peak demand, extensive parking currently takes place on both sides of this section of Kings College Road and on to other nearby roads. The Highway Engineer is particularly concerned that indiscriminate parking takes place near the junctions, pedestrian crossing points and also on the roundabout at the junction of Kings College Road and Park Avenue. In addition congested parking on both sides of the road affects traffic flow, and highway and pedestrian safety, and causes chaos for drivers wishing to pass each other. The Highway Engineer considers that the proposed second multi purpose sports pitch will effectively double the existing capacity to 52-60 persons per match or 260-300 persons per day plus spectators, in addition to the other uses in the vicinity, where the parking demand already significantly exceeds the available capacity. Crucially, the proposals do not include any additional parking provision to cater for existing and future demands.

The Highway engineer notes that a primary argument to support the proposed development is that consolidation of the Eastcote Hockey Club's (EHC) existing fixtures at one venue will remove additional travel on the local network. The applicant has suggested that due to a lack of changing facilities at Brunel and Harefield, teams congregate at Eastcote Hockey Club to travel to Brunel and Harefield. However, this is disputed by local residents, who suggest that the use of changing facilities at both Brunel and Harefield are included in the price of pitch rental and that most users of Hockey Club arrive in their cars dressed for play. The applicant and the objectors both have not provided any evidence to support their statements. However, it is understood that changing facilities are available at

Brunel and Harefield venues.

The transportation impact study states that for longer journeys the club uses bus or coach to carry teams to longer distance away games. Likewise it can be assumed that some of the away teams travelling long distances would also choose to use buses or coaches to arrive at Eastcote Hockey Club. However, no details have been provided on the movements, parking, and manoeuvring of these vehicles, or the increase in the number of coaches due to the proposed development, which the Highway Engineer estimates, could double the number of such vehicles.

The applicant's assertions that the site is located in a sustainable location and traffic generation as a result of the proposed development will be lower than the existing generation from the site considered misleading and cannot be substantiated.

In conclusion, the Highway Engineer considers that the applicant has failed to provide an accurate quantitative and qualitative assessment of the transportation aspects of the proposed development. The submitted information is flawed, is not comprehensive, therefore cannot be relied upon. In the absence of information, the proposals are considered to be contrary to the Council's Saved Policies AM7, AM9, AM14, and R16 of the UDP.

7.11 Urban design, access and security

The Metropolitan Police Crime Prevention Officer raises no objections to this proposal.

7.12 Disabled access

The Access Officer raises no objections to this proposal, subject to a condition attached to any grant of planning permission, requiring the pedestrian pathway that would link the existing clubhouse with the proposed new pitch and Kings College Road pavement, to relevant design standards. It is considered that had the scheme been acceptable in other respects, the proposed development would be in accord with the aims of Policies 3.14 and 7.2 of the London Plan (July 2011), the Hillingdon Design and Access Statement (HDAS) Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Considerations relating to affordable and special needs housing are therefore not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING ISSUES

Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features.

Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

The Tree and Landscape Officer notes that one of the key characteristics of the site is a line of mature Oak trees which are parallel to the western edge of the proposed all weather pitch. These trees are not protected by a Tree Preservation Order, as they are managed and maintained by the Council. There is also vegetation, including Willow trees and scrub, along the edge of the River Pinn corridor. All of the boundary vegetation which surrounds the playing fields to the east of Kings College Road provides a sense of containment and shelter, in contrast to the otherwise open flat area of amenity grassland, which is intensively managed for recreation. The surrounding vegetation is also considered to have landscape value in terms of its visual quality, local nature conservation value and historic associations.

It is noted that no tree survey or arboricultural implications survey has been submitted, although the ecological appraisal states that the line of Oak trees will not be directly affected by the proposals. However, during a site visit on 19 January 2012, after the location of pitch was temporarily set out at the request of officers, it became apparent that the north-west corner of the proposed pitch is well within the canopy/drip-line of at least one of the Oaks. The Tree and Landscape Officer advises that the juxtaposition of the pitch with the line of trees will necessitate the removal of selected branches in order to construct the pitch and boundary fencing. Furthermore, the proximity of the pitch to the trees is likely to create a need in the future to reduce additional branches which over-sail the pitch and would drop leaf litter, a requirement that the Council might find unreasonable to resist.

While some light pruning may not fatally damage the trees, the Tree and Landscape Officer notes that that construction of the pitch and a footpath link to the clubhouse will involve excavations within the canopy and root protection area of the trees, to the detriment of their survival and long term protection. No tree survey or arboricultural implications assessment has been prepared to assess these impacts. Moreover, the issue of conflict with existing trees could be avoided by re-siting the pitch some metres to the east, although this may constrain the opportunities to provide replace/re-arrange the grass football pitches.

In light of the above mentioned concerns, in the absence of a tree survey/arboricultural implications assessment to BS 5837:2005, the proposal is considered unacceptable as the applicant has failed to demonstrate that the tree or trees will be unaffected by the development and has not made provision for its/their long-term protection, contrary to Saved Policy BE38 of the UDP.

ECOLOGY

PPS9 outlines the Government's commitment to sustainable development and in particular to conserving the natural heritage of the country for the benefit of this and future generations. Policy 7.19 of the London Plan states that the planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains for conservation through the form and design of development.

Saved policy EC2 seeks the promotion of nature conservation interests. Policy EC3 of the UDP requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats, Policy EC5 of the plan seeks the retention of certain on-site ecological features enhancement of the nature conservation and ecological interest of sites or create new habitats.

The application site lies within 100 metres of the River Pinn and Kings College Playing Fields SINC (Site of Importance for Nature Conservation - a Local Wildlife Site). Ruislip Woods National Nature Reserve (NNR) and SSSI is situated less than 400 metres to the north. The woodland and wetland habitats and the mature trees around the site, make this environment highly suitable for bats.

An ecological survey has been submitted in support of this application. The survey has identified that there will not be any significant impacts on statutorily protected sites, species or on priority Biodiversity Action Plan (BAP) habitats as a result of this proposal.

Natural England raises no objections to the proposals, subject to the recommendations given in the ecological appraisal with regards to the lighting of the site being implemented, to avoid any adverse impacts on bats. Natural England further advise the Council to seek biodiversity enhancements which could include sustainable urban drainage and native species planting. Since the application is being recommended for refusal, the latter has not been pursued with the applicants.

The Environment Agency raises no objections on ecological grounds, subject to a condition requiring a scheme for the provision and management of a buffer zone alongside the River Pinn. The scheme would require details of the extent and layout of the buffer zone; details of proposed planting of native species, details of protection during development and management/maintenance over the longer term and details of any footpaths, fencing and lighting from the sports playing pitch. Had the development been acceptable in other respects, it is considered that a suitably worded condition could be imposed, in order to protect the ecological value of the river corridor as a habitat and to ensure that any planting or lighting is appropriate and will not have a detrimental impact on the river corridor.

Issues relating to the protection of the ecological value of the river corridor and the impact of the development on bats are also raised by the Herts and Middlesex Wildlife Trust. Notably, the Trust is concerned that the floodlighting used should not adversely impact on the river, its margins and mature lines of trees along its course. The Trust notes that artificial lighting can impact on nocturnal species such as bats in several ways. Lighting may impact on the availability of insects on which they forage, by drawing insects to certain areas whilst simultaneously repelling some bat species. Lighting exposes species to increased risk of predation. Lighting can also act as a barrier, severing flight lines and fragmenting habitats. This is a particular issue in this instance, as river corridors are important for ecological connectivity and wildlife movement, which may be fragmented through artificial illumination at night.

However, the Trust acknowledges that the Ecological Assessment makes fitting recommendations in this regard, in line with Bat Conservation Trust guidance on lighting and impact on bats. This guidance suggests that the light columns should be as short as possible Asymmetric beam floodlights should be used, orientated so the glass is parallel to the ground, to avoid horizontal light spill, Luminaire accessories, such as hoods, shields and louvers should be used to prevent unnecessary spill of light and direct it to where it is needed, restrictions should be placed on the times when lighting is used, to ensure periods of darkness Lighting used for other purposes, such as for pedestrian walkways, should similarly be designed to minimise impact; use low or high pressure sodium lighting rather than mercury or metal halide, as the narrower range of wavelengths emitted is less disruptive or harmful to wildlife; the minimum quantity and intensity of lighting required for safety and security reasons should be used; light should be directed to where it is needed; fix luminaire accessories to prevent light spill onto other areas; Timers and motion sensors should be employed where appropriate.

Clearly, habitats around the site are important for ecological connectivity and may be important for bats and other species which are adversely affected by light pollution in sensitive areas. However, had the development been acceptable in other respects, it is considered that a suitably worded condition could have been imposed, requiring the submission of details of an appropriate lighting scheme, in order to maintain the value of the adjacent habitats for wildlife and the functionality of the river as an ecological corridor.

In conclusion, the current use and management regime of the site as a playing pitch

reduces the likely harm on protected species. The existing playing pitch is unlikely to provide suitable shelter or habitat for hibernating animals and there is sufficient similar type open spaces in the surrounding area to mitigate the loss of this playing pitch. It is considered that the submitted ecological assessment has demonstrated that the proposed development could be completed without detriment to the recognised ecological value of this area and the biodiversity interests of the neighbouring sites. Had the development been acceptable in other respects, the ecological interests of the site and locality would be protected, subject to conditions, in compliance with Policies EC1 and EC3 of the Unitary Development Plan Saved Policies (September 2007), London Plan Policy 7.19 and PPS9 (Biodiversity and Geological Conservation).

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

Saved Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. A Flood Risk Assessment has been submitted as part of the application taking into consideration the principles of Planning Policy Statement 25 (PPS25) and other relevant regional and local policies. This assessment has a risk based approach that applies PPS25, and aims to take into account all the information and mitigation techniques available to determine the feasibility of the proposed development.

The Environment Agency's flood map indicates that the application site lies within Flood Zone 3b (functional Flood Plain, annual probability of greater than 5% from rivers). The nearest main river to the site is the River Pinn, which is located at least 8m from the Southern boundary of the site.

The assessment notes that the proposed development is an appropriate land use within Flood Zone 3. Therefore, the Exception Test as set out in PPS 25 is not required.

The proposed development consists of the construction of an all-weather synthetic permeable turf pitch on existing playing fields, with an associated permeable, open-textured macadam run-off strip and appropriate water permeable wire mesh fence and running board. The proposed development incorporates re-levelling of the ground to provide a flat playing field. The overall levels of the pitch will generally be lower than the current ground levels, providing more flood water storage capacity at the site. This should ensure that there is no increase in flood risk at the site or the surrounding areas.

The Surface Water Management Strategy aims to mimic the existing run-off characteristics of the site. As it is Greenfield, the aim is to keep the run-off levels to the current Greenfield rate. The pitch and path are both made of permeable materials. However, due to the poor permeability of the soil, any surface water would only infiltrate very slowly. The construction of the pitch and path incorporates layers of stone and macadam base, all of which have voidal content and are permeable. In the event of a severe storm, the voids of the base would fill with water, providing sufficient attenuation of water to match the existing Greenfield behaviour of the site. In a storm event of a greater severity than the 1 in 100 year storm, excess run-off would flow downhill to the River Pinn, as it currently does. However, in the event of a fluvial flooding event, the pitch is designed to be flooded, and not to impede the flow of flood water, or to unnecessarily impede debris.

The Environment Agency Aquifer Maps indicate that the site may be underlain by a secondary aquifer could be important both for local supplies and in supplying base flow to rivers. Principal Aquifers may also occur beneath Secondary Aquifers. Aquifers should therefore be protected during the construction and post-construction phases. The Flood Risk Assessment notes that this could be achieved by implementing the Environment Agency's Pollution Prevention Guidelines PPG5 and PPG6.

The Environment Agency has responded to this application and confirms that the site is located in Flood Zone 3b. The Agency is satisfied that the proposed outdoor recreation use are will not be at an unacceptable risk of flooding and or increase flood risk elsewhere, provided conditions are placed on any permission granted for this proposal. These conditions are summarised below.

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) demonstrating:

(i) Provision of compensatory flood plain storage for all floods on site up to the 1 in 100 year plus climate change flood standard.

(ii) Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.

(iii) A scheme for the provision and management of a buffer zone alongside the River Pinn which should include the extent and layout of the buffer zone, details of any proposed planting (which must be of native species, protection during construction, long term management and maintenance and details of any footpaths, fencing and lighting from the sports plating pitch. The reason for imposing this condition is to prevent the increased risk of flooding and to protect the ecological value of the river corridor as a habitat, to ensure that any planting or lighting is appropriate and will not have a detrimental impact on the river corridor; and to provide sufficient access to the River Pinn for any maintenance required.

Finally the Environment Agency would require any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, in order to prevent increasing flood risk off site by ensuring that any walls or fencing do not obstruct the flow or the storage of flood water.

Subject to the recommended conditions, it is considered that development would not increase the risk of flooding, the water quality will be preserved and protected and the statutory functions of the Environment Agency will not be compromised, in accordance with Policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies 2007, Policy 5.12 of The London Plan (2011) and Planning Policy Statement 25: Development and Flood Risk.

7.18 Noise or Air Quality Issues

Policies OE1 and OE3 seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. There are no limitations to the hours of use of the current sporting facilities. However, the effects of floodlighting and noise associated with a more intensive use of the site on residential amenity are matters for consideration.

In order to reduce any negative impact on the adjoining houses, development has been located centrally within the larger site, away from adjoining properties.

Traffic to the proposed development would utilise the existing access of Kings College Road and it is not considered that the additional vehicle movements associated with the proposed development, would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP.

A noise assessment, including the results of a noise survey has been submitted in support of this application. The report identifies 80 Park Avenue as being the closest dwelling to the proposed astroturf pitch, however it is noted that the flats at Kings College Pavilion are located approximately 25 metres closer to the proposed pitch and approximately 40 metres closer to the existing pitch and therefore the impact on these properties should have been assessed.

The criteria against which the noise impacts of proposed recreational and sporting activities should be assessed are set out in the Council's SPD on Noise. For daytime noise in respect of the proposed daytime use (between 0700 - 2300) the recommended noise level for outdoor living areas should be as low as reasonably practicable and not greater than 50dB LAeq, with indoor living areas not greater than 35dB LAeq. As such, this criteria does not prescribe maximum noise levels for impulse noise sources (Lmax), such as impact sound or from player voices, but sets out an LAeq limit, the equivalent continuous noise level measured over a given time period.

It should be noted that in terms of impulse noise sources (player voices and impact sound), the measurements show a projected 4.2dB increase at adjacent 80 Park Avenue when measured from the centre of the proposed pitch, which accords with the methodology used throughout the report. To put this in context, the Environmental Protection Unit advises that the minimum perceptible increase that the human ear can determine is 3dB, therefore whilst this is acknowledged as a discernible increase it is considered that this is acceptable given the similar noise impacts resulting from the existing grass pitches during daylight hours, which are located closer to Park Avenue.

A distance of 163m is maintained from the centre of the proposed pitch to 10 metres south of the existing pitch adjacent to properties on Evelyn Avenue (position B). The Environmental Protection Unit advise that the additional noise impact at Position B is imperceptible. A similar non-perceptible impact would be calculated at Position C (10 Meadow Close).

With regard to the 1st Floor residences at King's College Pavillion the distance to the centre of the proposed pitch from the facade is 131m. These dwellings do not have external amenity space and as such the 50dB Leq limit will not apply. The effect of a partially opened window would reduce the level by at least 10dB, which would comply with the indoor SPD criteria of 35dB Leq. In fact, the proximity of the public highway actually means that the background noise levels are likely to be in excess of 44dB such that the projected impact on the indoor Leq will be non-perceptible up to the curfew time of 21:30.

Measurements of noise from sources at the existing hockey pitch have been recorded alongside periods where the pitch was not in use (background noise), both on a Thursday evening with a mixture of men's and women's matches and training sessions. This is representative of noise levels on a typical evening's use.

The Environmental Protection Unit has reviewed the above noise survey report and not withstanding the deficiencies in the noise assessment, is satisfied that when corrected for distance and the cumulative nature of the proposal effectively to have two pitches in

operation, that the noise levels are within the requirements of the Council's SPD on noise. In the event of planning permission being granted it is considered necessary to impose conditions restricting the use of the development to between 0700 and 9.30 hours only in order to safeguard the amenities of the occupiers. Generally, the distance between residential properties and the proposed all weather court should ensure no adverse noise impact on residential properties. Subject to the suggested conditions, it is not considered that the residential amenities of surrounding occupiers will be adversely affected by the proposals in terms of noise, in accordance with policies OE1 and OE3 of the UDP.

7.19 Comments on Public Consultations

One of the main objections raised by local residents to the proposed scheme is that this land was bequeathed to the local community for recreational purposes. Approval would result in a further loss of public open space for the exclusive use of a private club, which would run against the covenants and spirit of the 1930's conveyance, where the intention was that the land be used as public open space for the benefit of the local community.

Whilst covenants on land are not normally considered to be planning matters, it is noted that the meadows were given to the then Urban District Council of Ruislip-Northwood for purposes of public walks and pleasure grounds and for the purposes of cricket, football or other games, such purpose to include a swimming pool. Clearly, an enclosed swimming pool would have a similar impact, if not greater than, the all weather pitch, in terms of conversion of some of the grassland into an enclosed area.

Issues relating to ecology, flood risk , residential amenity, highway implications have been addressed in the main body of the report.

7.20 Planning Obligations

Policy R17 of the Hillingdon UDP is concerned with securing planning obligations, environmental improvements and enhancement. This UDP policy is supported by specific Supplementary Planning Guidance. As the application is being recommended for refusal, no detailed negotiations have been entered into with the developer in respect of these obligations, although the applicants have indicated that they are prepared to enter into negotiations with respect to certain obligations.

However, if the application were to be considered for approval, the following broad Section 106 Heads of Terms would be pursued by the Council at that time:

1. An undertaking by Eastcote Hockey Club to refurbish, and subsequently to maintain, the full size pitch within the existing running track and the running track itself, in order to providing free of charge training/exercise facilities to the community (offered by the applicant).
2. The laying out of five grass pitches on the site (3 mini & 2 youth/full) and the grant access by Eastcote Hockey Club to Ruislip Rangers JFC (offered by the applicant)
3. Community Use Scheme to include details of pricing policy, hours of use, access by other sports clubs and non-members, management responsibilities and include a mechanism for review. (A requirement of Sport England).
4. Refurbishment of the public footpath with Cotswold gravel or similar appropriate material.

With regard to obligations 1 and 2, PPG17 notes that proposed replacement/alternative facilities should be secured by condition or planning obligations. In this case, given that the replacement/refurbished facilities are located beyond the site boundary, a planning obligation would be required to secure the provision of these facilities.

No Unilateral Undertaking or S106 Agreement has been completed in relation to the above mentioned planning benefits associated with the proposal. It is therefore considered that planning permission should also be refused for this reason.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

10. CONCLUSION

Sport England advise that in this case they will not oppose the granting of planning permission as the proposed development is for an outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field. No objections are therefore raised to the principle of the intensification of use of the playing fields.

It is not considered that the fundamental open character of the area would be affected by the proposal. Any adverse impact on the open space would be outweighed by the benefits associated with the new facilities, which are appropriate to this green chain location and should help to improve recreational facilities in this area.

Public Right of Way will remain uninterrupted by the development and it is not considered that the proposal would have such a detrimental effect on the visual amenity of the public footpath as to justify refusal on these grounds.

Subject to mitigation, it is considered that development would not adversely affect the amenities of nearby residential properties from the activity generated by the floodlit pitch, in terms of noise or light spill from the proposed floodlights.

The proposed development could be completed without detriment to the recognised ecological value of this area, including the adjacent River Pinn corridor, subject to conditions. In addition, subject to conditions recommended by the Environment Agency, it is considered that development would not increase the risk of flooding and the statutory functions of the Agency would not be compromised.

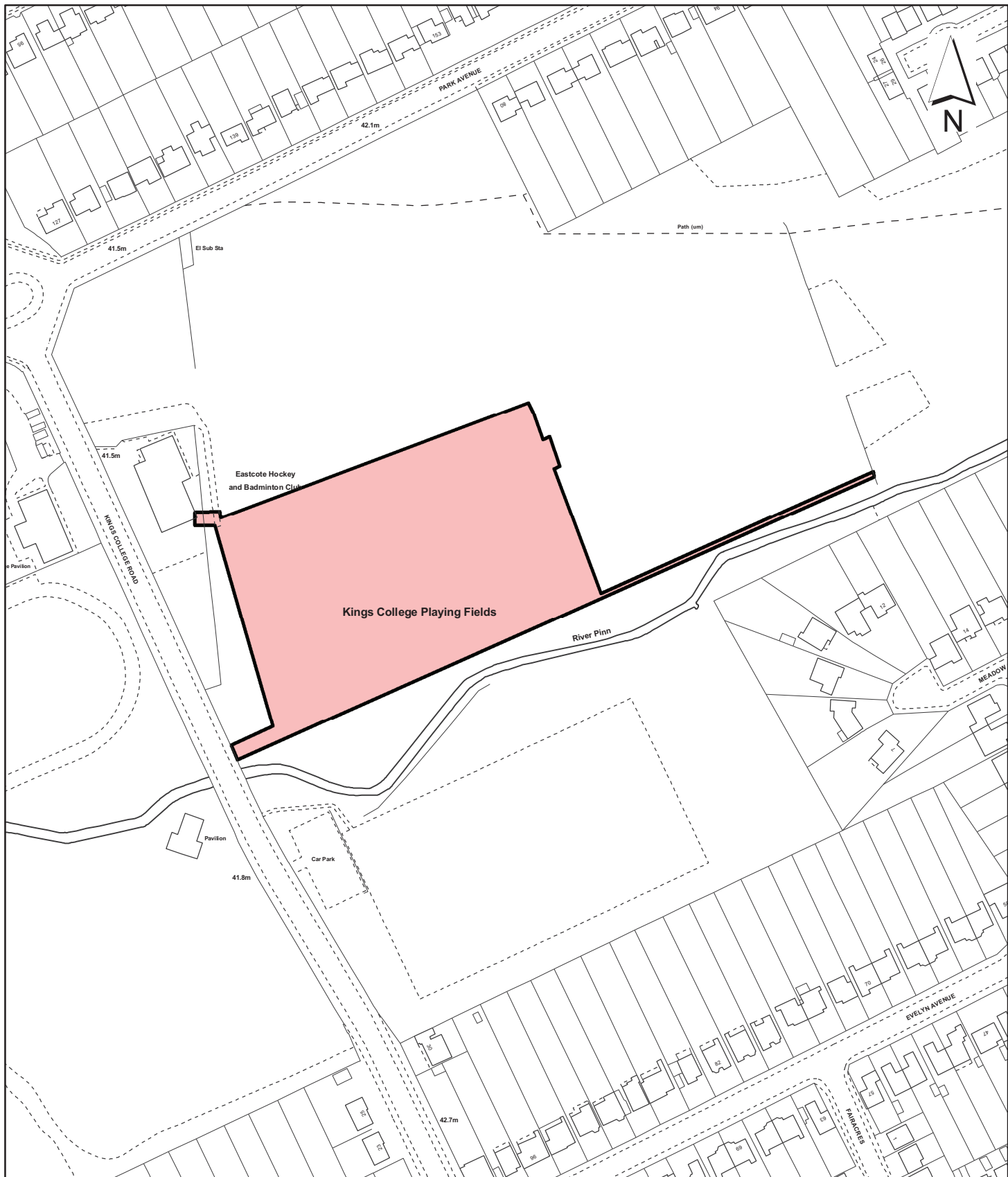
However, the applicant has failed to provide an accurate quantitative and qualitative assessment of the transportation aspects of the proposed development. The proposal would result in inadequate provision for off street car parking to deal with the demands of the development. In addition, excavations associated with the development would be within the canopy and root protection area of important Oak trees at the western edge of the proposed pitch, to the detriment of their survival and long term protection. Furthermore, no agreement has been completed with the applicant in respect of contributions towards the improvement of the public footpath, community uses and the provision and safeguarding of football pitches adjacent to the site and the grant access by the applicant to Ruislip Rangers JFC. It is therefore recommended that planning permission be refused for these reasons.

11. Reference Documents

PPS1: Delivering Sustainable Development February 2004
PPS7: Sustainable Development in Rural Areas July 2004
PPS9: Biodiversity and Geological Conservation September 2005
PPG13: Transport March 2001
PPG16: Archaeology and Planning November 1990
PPG17: Open Space, Sport and Recreation September 2001
PPPS 25: Development and Flood Risk
Unitary Development Plan Saved Policies (September 2007).
London Plan 2011
Supplementary Planning Guidance/Documents
Responses from consultees

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Kings College Playing Fields
Kings College Road
Ruislip**

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

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

Planning Application Ref:
2414/APP/2011/2661

Scale
1:2,000

Planning Committee
North Page 69

Date
**January
2012**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping

LBH Ref Nos: 13800/APP/2011/1140

Drawing Nos: Tree Survey Report
13/10/2011
04A/10/2011
04/10/2011 Rev. A
05/10/2011 Rev. A
09/10/2011 Rev. A
Design and Access Statement
Access Statement
Planning Statement
Crime Impact Statement
Transport Assessment
Renewable Energy Assessment
03/10/2011
06/10/2011
01/11/2010
07/10/2011
08/10/2011
10/10/2011
12/10/2011
23/10/2011
02/10/2011

Date Plans Received: 11/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/06/2011

DEFERRED ON 4th October 2011 FOR SITE VISIT .

This application was deferred at the committee meeting of the 4th October 2011 for a site visit. Members visited the site on the 19th October and requested that officers carry out a parking survey to verify, or otherwise, the survey carried out by the applicants and submitted as part of the Transport Statement. This survey has been carried out and the results are set out in Section 6 (Internal Consultees) under the comments of the Highway Engineer.

1. SUMMARY

This application follows on from a previous refusal for a similar form of development for a care home, subsequently dismissed on appeal earlier this year.

The application now seeks permission to demolish the pair of semi-detached houses whose last authorised use was as a children's home, to be replaced by a two storey block with a part lower ground floor and accommodation in the roof to provide a 22 bedroom care home for the elderly with three parking spaces, including a disabled space to the front.

The site falls within the Old Northwood Area of Special Local Character.

The proposal would be adjacent to two care homes that have both been allowed at appeal and are currently under construction, replacing three former houses.

A previous scheme for a 24 bedroom care home on the application site was refused by the Council in 2010, and a subsequent appeal was also dismissed earlier this year. The Inspector found that that scheme would have resulted in a development that would fail to harmonise adequately with its context creating a locally incongruous and cramped streetscene, thereby harming the character and appearance of Chester Road and the Area of Special Local Character. He did however find that there would be no harm to highway safety, that the Council's renewable energy requirements could reasonably be controlled by condition, that access for the disabled was satisfactory, and that a health care contribution was appropriate. He also found that the relationship with the adjoining neighbours in terms of the impact on their amenities would be acceptable. Therefore the only reason for refusal of the Council that he supported was in respect of the impact on the character of the area.

This further planning application amends the previous appeal scheme through alterations to the width and design of the building, and in particular the removal of a mansard roof that was previously proposed.

It is considered that this revised scheme satisfactorily addresses the Inspectors concerns, and it is therefore recommended that planning permission be granted for the development.

2. RECOMMENDATION

That had an appeal not been lodged against non-determination within the statutory time period the application would have been recommended for approval subject to the following conditions and informatives:

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 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

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. This shall include the design details of the decorative balcony features, the detailed design of the windows (including bay windows),

dormers and external doors. The details shall be implemented as approved prior to the first occupation of the development.

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 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the covered, appropriately sign posted, secure and screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan 2011 Policy 7.1.

6 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the parking area to provide 3 parking spaces, has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

REASON

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

7 NONSC Non Standard Condition

The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

NONSC

~~8~~ The access for the proposed development shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 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.

11 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 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).

13 TL5 Landscaping Scheme - (full apps where details are reserved)

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,
- Car parking layouts,

- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

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).

14 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).

15 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

16 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage 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 5.13 of the London Plan 2011.

17 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled Renewable Energy Assessment shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.3, 5.4, 5.5, 5.7, 5.9, and 5.10 of the London Plan 2011.

18 NONSC Non Standard Condition

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how local healthcare facilities will be provided within a 3 miles radius of the site in order to address the need for such facilities arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale shall then be implemented in accordance with the agreed scheme.

REASON:

To ensure the development provides an appropriate contribution to healthcare facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance.

19 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 7.1 and 7.3 of the London Plan.

20 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the

development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3.1, 3.8 and 7.2.

21 H16 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of covered and secure cycle storage, for 8 cycles, for staff have been submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided in accordance with the approved details prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

22 NONSC Non Standard Condition

Notwithstanding the submitted plans, further details of a refuge area for fire safety which is adequately signed and a fire rated lift shall be submitted to and approved in writing prior to the commencement of any work on site.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3.1, 3.8 and 7.2.

23 TL20 Amenity Areas (Residential Developments)

None of the rooms/units hereby permitted shall be occupied, until the outdoor amenity area serving the development as shown on the approved plans has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

24 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 walls or roof slopes of the development hereby approved facing 28 and 34 Chester Road.

REASON

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

RPD2

~~The window(s) facing Obscured Glazing and Non-Opening Windows (a)~~
The window(s) facing Obscured Glazing and Non-Opening Windows (a) permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

26 OM13 Demolition Protocols

The applicant is to prepare a selective programme (or demolition protocol) to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed from the site safely and intact for later re-use or processing, which is to be submitted to the Local Planning Authority prior to the commencement of demolition work.

REASON

To establish an 'audit trail' for demolition materials based on an established Demolition Protocol which will encourage more effective resource management in demolition and new builds, in accordance with London Plan (February 2008) Policies 4A.30 and 4A.31.

27 OM2 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

2 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to GRANT/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.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.17	(2011) Health and social care facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
PPS3	Housing
PPS5	Planning for the Historic Environment
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

4 11 Building to Approved Drawing

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.

5 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

6 12 Encroachment

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.

7 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 125A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control

will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

9 13 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

10 16 Property Rights/Rights of Light

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the southern side of Chester Road, some 50m to the west of its junction with Reginald Road. It comprises a pair of large semi-detached, two storey houses that are internally linked and appear to be currently in use as multiple occupation. No. 30 has a two storey side and rear extension and No. 32 has a side garage. There are a number of mature trees in the rear gardens.

The adjoining site to the east, formally occupied by No. 34, is currently a vacant site with permission for redevelopment to provide a 12 bedroom Care Home. The applicant has stated that this development has already commenced with foundations and drainage in place. This development would comprise a detached three storey building with a mansard roof and dormer windows.

The redevelopment of 36 and 38 Chester Road has also recently taken place to provide a 24 bedroom Care Home. This is now substantially complete. This development was allowed on appeal and again comprises a three storey building with mansard roof and dormer windows in the upper level.

26-28 Chester Road are two storey, semi-detached houses with accommodation in the roofspace.

Chester Road forms part of a traditional residential area mainly dating from the Victorian and Edwardian periods with large detached and semi-detached houses of varied design, a number of which have been converted to flats with some plots having been re-developed with more modern flatted blocks and town house schemes. However, two-storey detached and semi-detached properties with small front gardens but overall generous plots tend to dominate. The overall impression is of an established traditional residential area, with

individual detached and semi-detached properties, with a regular pattern and distinctive separation gaps between each building.

The site forms part of the Old Northwood Area of Special Local Character.

3.2 Proposed Scheme

This application seeks permission to demolish the existing pair of semi-detached houses (their last authorised use being a children's home) and to erect a 22-bedroom residential care home for the elderly. There is therefore a reduction of two beds in comparison to the previous appeal scheme.

One of the primary concerns of the Inspector in respect of the previous appeal was that it would have only a narrow separation from its side boundaries. This current application therefore seeks to address this concern through the revised design of the development, and an increase in the separation distance with the flank wall of No.34 to 2.1m (previously 1.25m).

The proposed two storey building would have accommodation in the roof space and incorporates a lower ground floor/basement level towards part of the rear of the building.

The building would be set back 6.595m from the back edge of the pavement, broadly in line with the existing building, and in line with that at Nos. 34-38. It would protrude slightly in front of No.28.

To the front, the building would have the appearance of two storeys with accommodation in the roofspace, and would be similar to Nos. 26 and 28 adjoining. To the rear a basement level would be created, including a central two storey rear wing that would protrude into the rear garden to the same depth as that allowed on the adjoining properties.

The building would have a tiled, hipped roof, incorporating a flat roof element. There would be four gable dormers on the front elevation, two on the rear elevation of the main building, and a further one on the rear of the projecting wing.

Three off-street car parking spaces including a disabled persons space are proposed to the front of the new building, with cycle and bin storage provision being made in the rear garden. Pedestrian access would be provided either side of the building. A patio area is also proposed to the rear of the projecting rear wing.

3.3 Relevant Planning History

13800/APP/2010/623 Land At 30 - 32 Chester Road Northwood

Demolition of 30-32 Chester Road and development of 24-bedroom residential care home, alterations to access and associated landscaping.

Decision: 01-09-2010 Refused

Appeal: 10-02-2011 Dismissed

Comment on Relevant Planning History

With respect to the application property, No. 30 Chester Road, permission for a two storey side and rear extension to a residential home was approved on the 2/6/89 under reference 4152/B/89/436. This was followed on the 5/3/97, when permission was granted to extend the home again, by allowing the change of use of the adjoining attached property, No. 32

Chester Road from Class C3 (residential) to Class C2 (children's home), incorporating an internal link (ref. 3800/A/96/1624).

In September 2010 the Council refused planning permission for the erection of a 24 bed residential care home on the site under reference 13800/APP/2010/623. This was refused by the Council for the following reasons:

1. The site forms part of the Old Northwood Area of Special Local Character, which denotes that the area is a designated heritage asset for the purposes of PPS5. This advises that there should be a presumption in favour of the conservation of designated heritage assets and in the absence of any information that justifies the demolition of the pair of semi-detached houses and that their re-use/adaptation has been thoroughly explored, the proposal is contrary to PPS5.

2. The proposal would result in the demolition of two further houses adjacent to a row of three former houses that have already been demolished, to be replaced by a row of three similarly designed blocks which would incorporate large mansard roofs with oversized dormers and would now occupy an extensive 50m wide frontage on Chester Road, with only narrow, sub-standard undeveloped gaps to break up the building mass. As such, the proposal would add another incongruous building to this part of Chester Road, the cumulative impact of which would be to create a symmetrical architectural 'set piece' around the central block at No. 34, resulting in a very cramped and overdeveloped street scene. The proposal therefore fails to harmonise with the mixed architecture and spacious character and appearance of the Old Northwood Area of Special Local Character, contrary to Policies BE5, BE13, BE19 and BE22 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's HDAS: 'Residential Layouts'.

3. The submitted transport statement fails to provide correct information on the Council's car parking requirements and does not deal with the issue of parking demand and availability. In the absence of an accurate, comprehensive and current transport statement, the Local Planning Authority has been unable to assess the individual and cumulative highway impact of the proposal, having regard to the adjoining care homes at Nos. 34 - 38 Chester Road that are currently being implemented. There are real concerns that the proposal could cause on-street parking problems to the detriment of highways and pedestrian safety. The proposal therefore fails to comply with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (February 2008).

4. The application has failed to demonstrate that the development would integrate sufficient measures to minimise emissions of carbon dioxide, including provision of a 20% reduction in carbon dioxide emissions through on site renewable energy generation, in accordance with the Mayor's Energy Hierarchy. The proposal is therefore contrary to Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan (February 2008).

5. The development is estimated to give rise to additional demands being placed on local health care facilities and additional provision would need to be made in the locality to maintain the existing service provision. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008).

6. The proposed layout fails to satisfactorily consider fully the needs of disabled people, as such the proposal is contrary to policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document: Accessible Hillingdon (January 2010).

As detailed in the summary of this report a subsequent appeal was dismissed. However, the Inspectors concern was only with regard to the design of the development and its impact on the character of the area.

As noted by the Inspector, it was/is important to consider the application in respect of the adjoining developments that are now being implemented at Nos.34 and 36-38 Chester Road. This can be summarised as follows:

Permission was refused on the 14/9/04 for a 43-bedroom residential care home on this site (ref. 50613/APP/2004/1907). Following the Council's initial refusal of permission for the erection of a 24-bedroom care home with refurbishment and alterations to No. 34 Chester Road (involving the demolition of Nos. 36 and 38), a subsequent appeal was allowed on the 27/7/06 under reference 50613/APP/2005/758. This was followed by an application for the erection of a new 32-bedroom care home, involving the demolition of all three properties, but this application was withdrawn. Subsequently, permission for the erection of a three storey building with mansard roof to provide 12 single en-suite rooms for use as a residential care home, involving the demolition of No. 34 Chester Road was initially refused, before an appeal was allowed on the 17/9/07 under reference 50613/APP/2006/2768.

Subsequently, two applications, one for a new 40-bedroom care home, the other for a new 36-bedroom care home on the entire site at Nos. 34 to 38 Chester Road, both involving the demolition of No. 34 Chester Road (Application Nos. 50613/APP/2007/395 and 397 refer respectively) were both refused. Subsequent appeals were both dismissed on the 17/9/07.

A residential scheme, comprising 3 terraced and 2 semi-detached three storey houses with mansard roofs and lower ground floors to 3 of the dwellings was refused on the 25/9/08 under reference 50613/APP/2008/2051.

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:

- | | |
|------|---|
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H10	Proposals for hostels or other accommodation for people in need of care
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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.
AM15	Provision of reserved parking spaces for disabled persons
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.2	(2011) Improving health and addressing health inequalities
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 3.17	(2011) Health and social care facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.13	(2011) Sustainable drainage
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
PPS3	Housing
PPS5	Planning for the Historic Environment
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

65 neighbouring properties have been consulted. 4 petitions objecting to the proposal have been received, together with 14 individual responses.

The first petition with 84 signatories states:

"This application supersedes application 13800/APP/2010/623 which was rejected by LBH. Seymour Homes' appeal against this rejection was dismissed by the Planning Inspectorate on 10 February 2011.

We the undersigned, urge the London Borough of Hillingdon North Planning Committee to reject this current application for the following reasons:

The flanks of the building are bulkier in depth than the adjoining property at 28 Chestern Road and exceed the scale of the present buildings at Nos.30-32 in that respect. This will have negative implication for the quality of life of those living at No 28, also upon the privacy of Roy Road residents whose gardens also border the site.

If approved, the proposed care home will bring the total occupancy of all three care homes to 58, plus staff. The impact will be a massive increase in road traffic, not only visitors' parking problems but also staff, delivery and emergency vehicles arriving and departing, creating considerable disturbance to existing residents. Parking is already "tight" after working hours and is exacerbated at weekends and on many occasions when weekend services and other mid-week functions are held at Emmanuel Church.

Chester, Halowell, Roy and Reginald Roads form part of an area designated as being of "Special Local Character". A large commercial enterprise in a residential area is hardly sympathetic to this designation and will further erode the character of this road."

A further petition with 37 signatories repeat the above concerns with an additional paragraph stating "In the planning application no account has been taken of visitor parking (visitors may be too old or infirm to use public transport and walk from Northwood centre), service and supply vehicles and medical vehicles".

A further petition with 46 signatories states:

"We the undersigned are opposed to Application 13800/APP/2011/1140 claimed by the appellant to be a resubmission of application 13800/APP/2011/623 dated 18/3/2010, which was refused by both the London Borough of Hillingdon Planning Committee and the Government Inspector.

It is important to note that if this application is successful five perfectly sound Edwardian houses will have been demolished to provide limited space for a combination of three Care Homes with 58 bedrooms"

A fourth petition with 85 signatories states the following:

"We the undersigned are opposed to the above proposal on the grounds that the advent of a further 22 elderly residents plus care staff (in addition to the 36 residents plus care staff. Already sanctioned by the Planning Inspectorate in respect of Nos. 34 - 38), will inevitably cause traffic chaos in Chester Road and surrounding streets when extra delivery vehicles and visitors try to access the already difficult parking conditions in this residential area.

If approved, this additional development will further impinge on the fairly peaceful environment enjoyed by existing residents in an area already designated as being of "Special Local Character".

The individual responses object to the application and raise the following concerns:

1. The proposal is too large, high and imposing with the extent of the rear element presenting a huge wall which would remove light and appear ugly.
2. Overdevelopment with excessive bulk to the rear.
3. Detrimental to the amenities of the occupiers of No.28.
4. Visually intrusive from the properties at the rear of the site in Roy Road.
5. The combination of three care homes together is unacceptable.
6. Adverse impact arising from increased traffic generation and demand for parking.
7. Overlooking and blocking of light from other properties.
8. Noise and vibration disturbance from underground plant, laundry etc.
9. Impact on trees within the site.
10. Clearly a commercial use in a residential area.
11. Loss of two original character houses.
12. There are already too many care homes in the area.
13. Local infrastructure (water and sewerage etc) will not be able to cope.
14. A more acceptable solution would be to convert the existing building.
15. The designated Area of Local Character should be retained as it is.
16. The property would not be an independent residential care home in that there is no kitchen or laundry shown on the plans. It would appear to be the intention of the applicant to use the kitchen or laundry at 34 or 36/38 Chester Road and this is unacceptable.
17. The Council need to consider this application in the context of the outstanding application for 36/38 Chester Road (ref 50613/APP/2011/397).

NORTHWOOD RESIDENTS ASSOCIATION:

The Northwood Residents' Association wishes to object to this application on the grounds that is ostensibly a repetition of the application refused by the Council in 2010. We believe it fails to comply with the UDP (Saved Version) policies BE5, BE13, BE19, BE22, H10 and OE1.

WARD COUNCILLOR:

I would like to register my objections to the above planning application for the same reasons stated in the petition recently submitted, namely:

1. The flanks of the proposed building are bulkier in depth than the adjoining property at No 28 and exceed the present building, affecting the privacy of residents in Roy Road and exacerbated by the removal of trees.
2. The proposed care home will bring total occupancy to 58 people plus staff, causing an increase in road traffic with little off-road traffic catered for.
3. A large commercial enterprise in a wholly residential area is not sympathetic to the area.

THAMES WATER:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer

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

Internal Consultees

URBAN DESIGN/CONSERVATION OFFICER:

COMMENTS: The site, which currently includes a pair of semi detached early 20th century two storey houses, is located in the Old Northwood Area of Special Local Character. This part of Chester Road is characterised by large mostly semi-detached, substantial good quality late Victorian and Edwardian houses of varied design. Whilst Nos. 30-32 are quite modest, they are nevertheless attractive and contribute positively to the general character and appearance of the street. In a recent decision notice, a Planning Inspector, did not however agree with this view and as such it would be difficult to sustain an objection to the demolition of these buildings. The Inspector did, however, agree that the design of the previous scheme was not acceptable as it did not maintain the architectural variety and interest of the street, or the characteristic spaces between the properties.

The current scheme is considered to be a significant improvement on the previous proposals and no objection is raised in principle to the design, height and massing of the new building. If photovoltaic cells are to be used at roof level, then these should be shown on the drawings at this stage so that their impact on the appearance of the building can be assessed.

If considered acceptable, then conditions should be attached to the approval covering the agreement of samples of all external materials, the submission of design details of the decorative balcony features, the detailed design of the windows (including bay windows), dormers and external doors; the landscape and layout of the frontage area (including hard landscaping materials, means of delineating parking bays and signage) and boundary treatment.

CONCLUSION: No objection subject to the above.

TREE OFFICER:

There is a mass of trees on and close to the site, behind the existing houses. The trees have been surveyed and those in the middle of the site(rear garden) have low or very low values and are not, in terms of Saved Policy BE38, features of merit and do not constrain the development of the site. In contrast, with the exception of one poor quality Chestnut(tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development. The trees in the rear gardens of neighbouring properties provide some screening of the site.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In that context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

The layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the schemes for the development of 34-38 Chester Road.

Subject to conditions TL1, TL2, TL3, TL5, TL6, TL7 and TL21, the application is acceptable in terms of Saved Policy BE38 of the UDP.

HIGHWAY ENGINEER:

The proposals include three off-street car parking spaces including a disabled bay at the front and cycle parking to the rear of the proposed building.

There have been parking problems along Chester road and neighbouring streets, resulting in the establishment of a parking management scheme in parts of this locality.

Whilst the site is considered to be sustainable from the public transport point of the view, which would be useful to mitigate the shortfall in staff car parking and may also cater for some visitors trips as well. However, given the type of the visitor trips likely to be associated with the proposals, the proposals could have a parking demand, which would inevitably result in on street parking.

The previous application on this site for a 24 bed residential car home was refused on a number of grounds including Highways/Parking. The Appeal Inspector found the proposals to be satisfactory from the Highways point of view.

The revised application proposes a 22 bed residential car home instead of 24 bed previously proposed, keeping the car parking provision to 3 spaces and cycle parking to the rear as previously proposed, which was considered acceptable by the Planning Inspector.

A 6.4m wide vehicular crossover is proposed, which is considered to be excessively long and should be reduced to 3.5m (max). Pedestrian visibility splays of 2.4m x 2.4m should be provided on both sides of the proposed access. Hardstanding area must be designed and constructed in such a way that no surface water from private land drains onto the highway or discharge into the highway drainage system.

Given the Inspector's comments on the appealed application, if this application was to be refused on highways ground, the refusal is unlikely to be sustained at a future appeal.

The following conditions and informatives should be applied:

Conditions

1. The development hereby approved shall not be occupied until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.

2. The development hereby approved shall not be occupied until the means of vehicular access has been constructed in accordance with the details first submitted to and approved in writing by the Local Planning Authority.

3. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

Informatives

1. It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system.

2. The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

ADDITIONAL COMMENTS:

Following the committee members' site visit, the Council's officers carried out a parking survey on 16th January 2012 between 3pm and 4pm. The survey results are summarised below, showing that there is more spare parking capacity outside the controlled parking operational hours of 1-2pm than

that reported in the applicant's Transport Assessment:

Chester Road : 31 parked, 46 vacant, and 40% occupied

Kemps Drive: 3 parked, 5 vacant, and 38% occupied

Wychwood Way: 16 parked, 9 vacant, and 64% occupied

Officer Comments: This survey re-inforces the information provided by the applicants that indicates the parking situation in the area is not so severe that the application could be refused.

ACCESS OFFICER:

In assessing this application and framing the following recommendations, reference has been made to the Accessible Hillingdon SPD (adopted January 2010) and BS 8300: 2009.

The following observations are provided:

1. Accessible parking bays should be sited within 50m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300:2009.

2. Given the nature of the proposed development, at least one enlarged accessible parking bay, 3m x 6m, should be provided. In accordance with BS 8300:2009, clause 4.2.1.1, a setting down point and parking space, 4.8m x 8m, for taxis, Dial-a-Ride and accessible minibus vehicles with tail lifts, should be provided in close proximity to the main entrance.

3. A proportion of ensuite bathrooms should be designed to allow independent use by wheelchair users. Reference to BS 8300:2009 should be made.

4. A refuge area does not appear to be shown on plan. Advice from an appropriate fire safety officer or agency should be sought at an early stage to ensure that adequate and appropriate refuge areas are incorporated into the scheme as a whole. Refuge areas provided should be sized and arranged to facilitate manoeuvrability by wheelchair users (Refer to BS 9999). Refuge areas must be adequately signed and accessible communication points should also be provided in the refuge area.

5. A fire rated lifts should be incorporated into the scheme. The lift should be designed and integrated to support Horizontal Evacuation and:

- a. must be clearly identifiable and have appropriate signage.
- b. should be situated within a protected enclosure.
- c. should consist of lift well and protected lobby at every level.
- d. should be provided with a switch marked "Evacuation Lift" at Exit level. (This switch should cause the lift to return to the final exit & then become controllable.) Alternatively, the lift could be interfaced to the fire alarm system, returning to ground when the alarm sounds.
- e. must feature an exclusive primary electricity supply from a sub-main circuit.
- f. must have an alternative back-up power that should start automatically in an emergency to prevent potential interruption to the electricity supply. The cables should be separate from those of the primary supply and routed through an area of low fire risk.
- g. must have power switches or isolators that are clearly identifiable and labeled at the main switchboard and alternative power supply to indicate the location of the other supply.
- h. must connect to any electrical sub-station, distribution board, generator, hydraulic pump or other apparatus that is fire protected for a period not less than that of the lift shaft.
- i. have a minimum load capacity of not less than 400kg.

j. should have doors that have a minimum of 2 hours fire resistance.

6. Fire exits should incorporate a suitably level threshold and should open onto a suitably level area.

WASTE SERVICES:

I would make the following comments on the above application regarding waste management.

a) I would estimate the waste arising from the development to be as follows assuming the waste produced is equivalent to a one star rating of hotel:

Projected Weekly Waste per bedroom - 150 litres

Waste produced from all bedrooms - 3,000 litres

Number of 1,100 litre eurobins required - 3

I would therefore recommend that at least three bulk bins are used to contain the waste arising from the development.

b) Recyclable waste should be separated; in particular glass, paper, cardboard, metal cans, and plastic bottles. Some of the waste containers should be allocated to collect recyclable items.

c) The bin enclosure must be built to ensure there is at least 150 mm clearance in between the bulk bins and the walls of storage area. The size and shape of the bin enclosures must also allow good access to bins.

d) Arrangements should be made for the cleansing of the waste storage area with water and disinfectant. A hose union tap should be installed for the water supply. Drainage should be by means of trapped gully connected to the foul sewer. The floor of the bin store area should have a suitable fall (no greater than 1:20) towards the drainage points.

e) The material used for the floor of the waste storage area must be able to withstand the weight of the bulk bins 100 mm. Ideally the walls of the bin storage area should be made of a material that has a fire resistance of one hour when tested in accordance with BS 472-61.

f) If 1,100 litre bulk bins are used for the collection of certain waste streams these should not have to be moved more than 10 metres from the point of storage to the collection vehicle (BS 5906 standard).

g) The gradient of any path that the bulk bins (1,100 litre) have to be moved on should ideally be no more than 1:20, with a width of at least 2 metres. The surface should be smooth. If the storage area is raised above the area where the collection vehicle parks, then a dropped kerb is needed to safely move the bin to level of the collection vehicle.

h) The client for the building work should ensure that the contractor complies with the Duty of Care requirements, created by Section 33 and 34 of the Environmental Protection Act.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 3.3 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Layouts advises that in order to safeguard the traditional residential character of residential roads, it is unlikely that proposals will be acceptable where more than 10% of the houses in a street have been converted or redeveloped to provide flats or other forms of more intensive housing, including care homes. Chester Road already greatly exceeds this figure, being at approximately 25%. However, it is considered that as the authorised use of these two properties is already as a children's care home, the proposal would not result in any increase in the proportion of properties which have been converted, redeveloped for flats or being used for other uses such as care homes.

The previous application was not refused on the principle of loss of family dwellings and the appeal Inspector did not object to the principle of the development, and considered the application in the context of recent planning policy and guidance relating to backland and garden development. As before, it is considered that the additional take up of garden land

would not be so significant as to justify a reason for refusal and an adequate and extensive area of rear garden would remain.

Thus, the principle of a care home on the site is considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Given the authorised use of the pair of semi-detached buildings as a children's home, it is unlikely that the use of the site as a care home for the elderly would have a greater material impact in terms of the character of the Old Northwood Area of Special Local Character.

The proposed building would maintain the general building line in Chester Road and align with the two approved adjoining care home buildings so as not to appear unduly prominent in the street scene.

The proposed gaps between the buildings would be consistent with that considered acceptable by the Inspectors on the adjoining development, as would the parking arrangements to the front of the property.

The application site is within the Old Northwood Area of Special Local Character. Whilst it is noted that such a designation does not afford any statutory protection to the area, it does denote that the area is a designated heritage asset for the purposes of the Government's latest policy guidance, PPS5: Planning for the Historic Environment, which was published on 23 March 2010. At Paragraph HE9.1, PPS5 states that there should be a presumption in favour of the conservation of designated heritage assets which can have cultural, environmental, economic and social impacts and loss affecting any designated heritage asset should require clear and convincing justification.

The previous appeal Inspector made significant comment on the status of the area, its character, and the cumulative effect of the three consecutive developments as follows:

"7. Nevertheless, the effect of the appeal scheme upon the character and appearance of Chester Road and the ASLC remains important. Chester Road is a traditional residential street containing a predominance of apparently Victorian and Edwardian dwellings. A pleasant residential characteristic is maintained with well proportioned buildings positioned towards the front of their relatively generous plots; the majority are set-back from the road with a broadly consistent building line and larger rear gardens. There is a notable variety in the design styles and details of buildings albeit with a broad similarity in their scale; the separation gaps between buildings, particularly at first floor level, play an important role in the articulation of the streetscene, breaking up the form of the buildings and providing views through to the rear thereby enhancing the residential spaciousness of the locality.

8. I have noted the planning history of the site and its surroundings. The appeal scheme would replace Nos 30-32 Chester Road with a new building very similar to that approved and under construction at Nos 36-38. In between, a detached building has been allowed to replace No 34 (now demolished) which would reflect closely the scale and design elements of the appeal scheme and its eastern neighbour; it is apparent from the submitted evidence that the appellant anticipates the full implementation of the latter development. In reaching their respective decisions on the above nearby schemes, my colleagues noted the residential character of the locality including the variety in the size, type and design of properties; albeit, in the assessment of the scheme at No 34, with a

preponderance of two storey detached and semi-detached houses with a distinctive separation between buildings.

9. The previous appeal decisions are an important material consideration but, unlike my colleagues, I am considering a proposal which represents the third consecutive redevelopment site in Chester Road which would erect a building to broadly replicate the form of the buildings under construction at Nos 36-38 and that allowed at No 34. I consider the cumulative effect of such schemes to be important.

10. Based upon the available evidence, it would seem that Nos 30-32 could be demolished without the need for the permission of the local planning authority. Nevertheless, they do reflect the typical building types of the locality, albeit eroded in their value to the streetscene by previous alterations. As individual structures they make a broadly neutral contribution to the streetscene but share positive and locally distinctive traits, particularly in that they reflect the form of local buildings and, in the case of No 32, the two storey flank wall is generously set back from its side boundary.

11. The proposal would have an essentially two storey mass with accommodation in the mansard roof. Whilst following the established front building line, the proposal would create deep, two storey flank walls facing each side boundary that would uncharacteristically narrow the degree of separation between buildings and their property boundaries. Mansard roofs, whilst present within the ASLC, are not common. No acceptable local precedents for developments which would have the collective frontage length of Nos 30-38 Chester Road have been identified to me and certainly none which would contain buildings of such a similarity of design and finished materials and which would reflect the appellant's design aspirations for a symmetrical section of streetscape.

12. Notwithstanding the proposed quality of finished materials and associated detailing, the scheme would create a repetitive building form that would not be characteristic of the distinctive and pleasant variety seen within Chester Road and the wider locality. The proposal would have only a narrow separation from its side boundaries, particularly towards the building proposed at No 34 at first floor level and, although less obvious, towards No 28 at the rear. Unlike the current scenario, the degree of separation would be narrow and rather tunnel like, extending at full height for the full depth of the new building. Whilst the allowed building at No 34 was found to be adequately separated from its neighbours, the current appeal scheme would alter this situation further; I am not persuaded that the proposal before me would have anything other than a cumulatively corrosive effect upon the locally distinctive spacious residential character of the locality."

The scheme has been revised so that it now reduces the width of the building, replaces a mansard type roof with a more traditional roof form, increased the separation between the site and the adjoining property and the design has been amended which whilst reflecting the traditional appearance of the Victorian/Edwardian properties would add variety to the streetscene in a manner that would now respect it. Given these changes the Council's Conservation Officer does not now object to the design, scale or massing of the proposal, which is now considered to comply with Policies BE5, BE13, BE19 and BE22 of the saved UDP.

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

Apart from the impact of the proposal upon existing trees on and close to the site, which is discussed below, no other material environmental impacts are raised by this development.

7.07 Impact on the character & appearance of the area

This is considered in Section 7.03.

7.08 Impact on neighbours

As before, the proposed building would align with the rear building lines of the adjoining care homes at Nos. 34 and 36-38. Furthermore, the approved care home at No. 34 does not contain any habitable room windows in its side elevation that would face the application site. As such, the future residents of the care home would not be adversely affected by the proposal.

The Inspector in respect of the previous application considered the impact of that development on the occupants of No.28 Chester Road. He concluded that the effect of the flank wall was to some extent mitigated by a reduction in the overall length of the building and as such did not warrant grounds for refusal in isolation.

The existing two storey rear extension at No. 30 already projects by approximately 5m beyond the main two storey rear elevation of the neighbouring residential property and approximately 1.5m from its extended ground floor on this side.

With this revised scheme, which includes a larger gap between properties and the removal of the mansard roof, the impact would be less than the previous scheme and thus less than that which the Inspector considered did not warrant a reason for refusal.

The projecting two storey rear wing, although it projects further into the rear garden, would be set in 8.6m from the side of No.28. At this distance, the rear wing would not appear unduly dominant and the proposed building would not encroach upon any 45° line of sight taken from No.28's rear facing windows.

The flank elevation of No. 28 does contain a ground floor projecting bay window feature which serves a kitchen/dining area. Although this room also has a rear facing window, this is small, the side window is the principal window serving this room due to its size and the bay also has small front and rear facing windows in its sides. The flank wall of the existing property is some 4m away from this window, this would close to approximately 3m with the proposal. However, as before, it is considered that such an impact would not be so significant as to justify an additional reason to refuse the application, particularly as the window would receive some benefit from the reduction in the depth of the building on this side. All the other windows in the side elevation of this property either serve non-habitable rooms or are secondary windows such as the side dormer.

Given the relationship of adjoining properties, the proposal would not result in any significant loss of sunlight to justify a refusal of permission.

The proposed care home would only contain non-habitable side windows that can be conditioned to be non-opening and obscure glazed to protect the privacy of the neighbouring properties.

As regards the properties that front Roy Road and adjoin the application site at the rear, the rear elevations of these properties are typically some 80m away from the rear elevations of properties on Chester Road so that they would be too remote from the proposal to be affected by overlooking, greatly in excess of the Council's recommended 21m distance, and the rear boundary is also marked by mature trees that would screen

the proposal. A garden depth of 37m would be maintained from the rear of the main building.

The proposed 22 bedroom elderly person care home would replace the authorised use of the pair of semi-detached houses as a 12 bedroom children's home. It is considered that the potential for additional noise and general disturbance over and above that generated by the children's home would not be so significant as to justify a refusal of permission.

As before, it is considered that the proposal would not adversely affect the amenities of surrounding residential properties by reason of noise and general disturbance, dominance, loss of sunlight or overlooking, in accordance with policies OE1, BE20, BE21 and BE24 of the saved UDP.

7.09 Living conditions for future occupiers

The residents' bedrooms would be of a reasonable size, typically over 16m² and face to the front and rear so that they would have an adequate outlook and natural lighting.

A good sized dining room and lounges are provided on the ground floor, together with an activity room in the basement. A separate servery is also proposed at ground floor level adjacent the dining room, and there would be further service rooms within the basement area.

The applicant has not suggested that the kitchen facilities would be provided in a different building or that the uses would be combined with those to be provided next door. Whilst it can be assumed that there will be some interaction between the 3 sites, it is assumed that all cooking facilities would be provided within each individual site, and in this case in the servery area indicated.

The development would also retain an extensive rear garden in excess of 37m in length and 600m² in area. Although there are no adopted standards for care homes, this provision would exceed the shared amenity space required for 22 one-bedroom flats.

It is therefore considered that the proposal would provide suitable accommodation for its residents.

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to highway and parking issues the Inspector commented as follows:

"The Supplementary Transport Assessment submitted by the appellant identifies the existing parking arrangements along Chester Road, the availability of public transport, the proximity of services and facilities and the absence of prescriptive parking standards within the development plan for the proposed use. This evidence, which considers the individual and cumulative effects of the proposal and includes the results of a parking survey, is persuasive. I therefore find, with due regard to the advice of Planning Policy Guidance Note 13 'Transport', that the proposal would be sustainably located, reasonably well served by public transport with adequate arrangements for parking such that the scheme would not harm highway safety. I find no conflict with UDP Policies AM7 and AM14."

Given these conclusions, the Council's Highway Engineer considers the proposals to be acceptable in the light of the Inspector's decision, subject to appropriate conditions.

7.11 Urban design, access and security

The issue relating to urban design is considered in Section 7.03.

As regards security, the proposals are considered acceptable. Whilst there would be pedestrian access to the side of the new building, gates and fences can be erected to maintain an adequate level of security for the new residents and the adjoining properties.

7.12 Disabled access

The Access Officer has made a number of comments on issues relating to accessibility arrangements and these are noted. The majority of the comments made are in respect of internal arrangements and the Inspectors comments on this issue stated:

"16. The appellants Access Statement identifies that the proposal would comply with the relevant legislation, including the criteria of the Health and Social Care Act 2008 and Building Regulations, and would be implemented accordingly. Based upon this information and other available details, the proposed layout would address adequately the needs of disabled people and thus would not contravene the objectives of the UDP, particularly as expressed by Policy R16 as supported by the Council's Accessible Hillingdon Supplementary Planning Document."

Thus, the Inspector concluded that the proposal would provide adequate access and facilities for the disabled and the applicants Access Statement, in support of the current proposal, also identifies that the proposal would comply with the relevant legislation, including the criteria of the Health and Social Care Act 2008 and Building Regulations and is thus considered acceptable. Conditions are included to address the particular issues raised by the Access Officer.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Trees Officer advises that the layout of the parking at the front of the site, and the landscape concept for the whole site, are similar to the care home schemes for the re-development of Nos. 34-38 Chester Road.

Furthermore, the Tree Officer does not raise any objection to the Tree Survey submitted with the application which advises that the trees in the middle of the site (rear garden) have low or very low amenity value and, in terms of Saved Policy BE38, are not features of merit and do not constrain the development of the site. In contrast, with the exception of one poor quality Chestnut (tree 2), the larger trees on and close to the southernmost part of the site are features of merit and should be retained as part of any development.

The site layout plan details the retention of all of the valuable trees on the southernmost part of the site, and two trees of lower value nearer to the proposed building. In this context, there is no objection to the loss of the trees, mostly conifers, in the middle of the site.

Subject to appropriate conditions, the scheme is acceptable in terms of Saved Policy BE38 of the UDP.

7.15 Sustainable waste management

A condition can be attached to any planning permission to require appropriate facilities to be provided for the secure and covered storage for waste recycling.

7.16 Renewable energy / Sustainability

In the appeal scheme the Inspector commented on this issue:

"15. With regard to renewable energy, the appellant has provided a Renewable Energy

Assessment. I have no reason to doubt its content or its conclusion that a 20% reduction in CO2 emissions could be secured by the recommended use of a biomass boiler and/or solar photovoltaic panels. Such an outcome could be secured by the use of reasonable and necessary planning conditions and therefore the provisions of the development plan, as expressed by Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of The London Plan would be satisfied."

Thus, the Inspector concluded that the proposal would meet the sustainability objectives required by the development and the applicants Renewable Energy Assessment, in support of the current proposal, also concludes that a 20% reduction in CO2 emissions could be secured by the use of a biomass boiler and/or solar photovoltaic panels and this 20% reduction in CO2 emissions is secured by condition.

7.17 Flooding or Drainage Issues

This is not an area that has been identified as a flood risk area.

7.18 Noise or Air Quality Issues

The proposed development as a care home for the elderly within an established residential area does not raise any issues in terms of noise or air quality.

7.19 Comments on Public Consultations

The comments raised by the petitioners and objectors have been addressed as appropriate in this report, taking into account the comments made by the previous appeal Inspector.

7.20 Planning Obligations

Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) is concerned with securing planning obligations to mitigate against the impacts of development upon the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations. This UDP Policy is supported by more specific supplementary planning guidance.

It is likely that the re-development of this site as a care home for the elderly would place an additional demand for services from local health care facilities. The applicant has submitted a Unilateral Undertaking in this respect.

7.21 Expediency of enforcement action

The proposal does not raise any specific enforcement issues.

7.22 Other Issues

This application does not raise any other relevant planning 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

This is not applicable to this application.

10. CONCLUSION

The proposal has been sufficiently revised to make it of an acceptable form in the light of the previous appeal decision.

It is considered that it would therefore not be harmful to the character of the area, and that there are no other material planning considerations that would enable the Council to refuse planning permission for a scheme that previous appeal Inspectors have otherwise found acceptable.

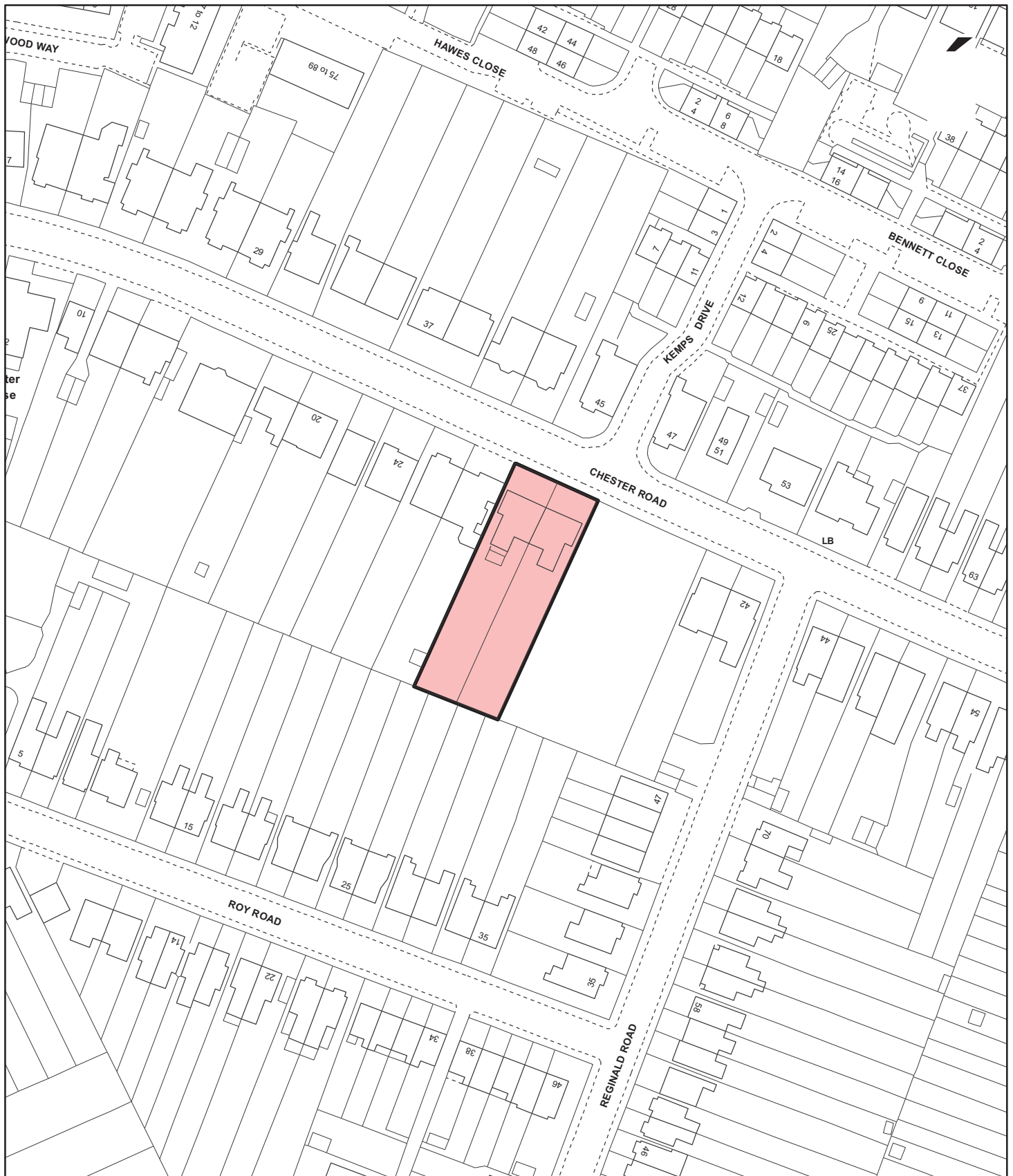
The application is therefore recommended for approval.

11. Reference Documents

PPS3: Housing (as amended)
PPS5: Planning for the Historic Environment
London Plan 2011
Hillingdon Unitary Development Plan Saved Policies (September 2007)
Mayor's Interim Housing Supplementary Planning Guidance, April 2010
Council's HDAS: Residential Layouts (July 2006) & Accessible Hillingdon (January 2010)
Council's Planning Obligations Supplementary Planning Document, July 2007
Consultation responses

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land at 30 - 32 Chester Road,
Northwood**

Planning Application Ref:

13800/APP/2011/1140

Planning Committee

North Page 100

Scale

1:1,250

Date

**September
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 41 JOEL STREET NORTHWOOD

Development: Change of use of ground floor unit from Class A2 (Financial and Professional Services) to a mixed use of Class A1 (Shops) and 'Sui Generis', for use for Hypnotherapy, Dietician, IPL Laser, Beauty Therapy and Hairdressing.

LBH Ref Nos: 22761/APP/2011/2735

Drawing Nos: RPA/41/JS/101
Location Plan to Scale 1:1250

Date Plans Received: 07/11/2011 **Date(s) of Amendment(s):**

Date Application Valid: 07/12/2011

1. **SUMMARY**

The application is for the change of use of an existing retail unit from Class A2 (Financial and Professional Services) to a mixed use of Class A1 (Shops) and Sui Generis, for use for hypnotherapy, dieticians, IPL laser and beauty therapy.

It is considered that the use is appropriate to the shopping parade and that it would contribute to its vitality and viability. Subject to appropriate conditions it would not give rise to any adverse impact on the amenities of adjoining occupiers, nor would there be any impact on the parking/traffic generation in this town centre location.

The application is therefore recommended for approval.

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 N13 **Sound insulation of commercial/entertainment premises**

The development shall not begin until a sound insulation scheme which specifies the provisions to be made for the control of noise transmission to adjoining premises has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

and London Plan (July 2011) Policy 7.15

3 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 development is satisfactory and complies with Policy S11 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 (July 2011) and national guidance.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
S11	Service uses in Primary Shopping Areas
S12	Service uses in Secondary Shopping Areas
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 4.9	(2011) Small Shops

3 I1 Building to Approved Drawing

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.

4 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

5 13 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6

The applicant should note that some of the proposed uses may require a special licence to operate and details of this and the procedure involved are available on the Council's website under "Special Treatment Licences" or for further information the applicant is advised to contact the Environmental Health & Safety Team on environmentalhealthcp@hillingdon.co.uk

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a ground floor retail unit on the eastern side of Joel Street, with two floors of residential accommodation above, similar to the other properties in this stretch of the road slightly to the north of Northwood Hill Underground Station. It is within a designated Secondary Shopping Area within Northwood Hills Town Centre.

The ground floor retail unit is currently vacant having been previously occupied as a solicitors office, which ceased on 1st November 2011. No.39a to the north is a vacant pet shop, and No.43 to the south is a hairdressers.

Given the town centre location there is controlled on-street parking to the front of the premises. The only access to the ground floor retail unit is from the front. Access to the residential flats above the premises are to the rear.

3.2 Proposed Scheme

The application is to enable the use of the premises for a mixed use of Class A1 (Shops) and Sui Generis, for use for hypnotherapy, dieticians, IPL laser treatment and beauty therapy.

It is proposed that 3 full time employees would occupy the premises and that hours of opening would be 09.30am to 7.30pm Monday to Friday, 9.30am to 6.30pm on Saturdays, and 10am to 2pm on Sundays.

The plans indicate that the front part of the building would be open with an area for hairdressing, which is within the retail (A1) use class, and a reception, whilst to the rear of the building 4 treatment rooms would be provided, along with a small kitchen and WC.

3.3 Relevant Planning History

22761/APP/2005/2416 41 Joel Street Northwood

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL) FOR USE AS SOLICITORS OFFICE AND INSTALLATION OF NEW SHOPFRONT

Decision: 18-10-2005 Approved

Comment on Relevant Planning History

Planning permission was granted in 2005 for the use of the premises as a solicitors office.

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:

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
OE1	Protection of the character and amenities of surrounding properties and the local area
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AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 4.9	(2011) Small Shops

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

52 adjoining and nearby properties have been notified of the application by means of a letter dated 9th December 2011. A petition has been received objecting to the application and requesting that the premises be retained in A2 use and not returned to an A1 use.

The Northwood Hills Residents Association have been consulted on the application although no comments have been received

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

I do not wish to object to this proposal. Should this application be recommended for approval I would recommend conditions relating to sound insulation and hours of use.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S12 refers to Secondary Shopping Frontages, which this site is within. This policy states that the Council will grant planning permission for certain service uses where the remaining retail facilities accord with the character and function of the shopping centre and provide for the needs of modern retailing, and where the proposed use will not result in a separation of Class A1 uses or a concentration of non-retail uses which might harm the viability or vitality of the centre.

Appropriate uses are considered as being A2 (financial and professional services), A3 (food and drink uses), launderettes, doctors surgeries and amusement centres. In respect of all these uses the Council must be satisfied that the facilities are available to visiting members of the public and that the use is appropriate to the role and function of the shopping centre and its attractiveness.

The proposal is for a mixed use comprising retail (hairdresser) to the front and hypnotherapy, dieticians, IPL laser and beauty therapy behind. Whilst the non-retail elements of the scheme are not specifically referred to in the list of acceptable uses, it is clear that the proposed mix of uses would complement and contribute to the vitality and viability of the shopping parade and the town centre. Moreover it does not actually result in the loss of an existing A1 (Shop) use as it is already in A2 (financial and professional services) use. The concentration of non A1 (Shop) uses is not therefore affected by the proposals. Furthermore, it should be noted that permission would not be required if the use was solely as a hairdresser, which is the main element and occupies the largest area within the unit.

The principle of the proposed use is therefore acceptable.

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

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Council's Environmental Protection Officer has not raised an objection to the application subject to appropriate conditions regarding sound insulation and hours of use. Whilst a condition relating to sound insulation is considered appropriate, a condition restricting the hours of use is not as the use is a quasi retail use, which would not result in excessive noise generation or disturbance, no matter the time of use. Therefore subject to a condition relating to sound insulation, the proposal is considered to accord with Policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.07 Impact on the character & appearance of the area

The proposed change of use would not have any adverse impact on the streetscene or the character of the shopping parade.

7.08 Impact on neighbours

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

The proposal would not have any adverse impact in respect of any of these matters, given

its town centre location. No physical changes are proposed to the external appearance of the building as part of this application.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not give rise to any harm in terms of traffic impact or pedestrian safety in this town centre location. The proposed use would not generate any additional traffic over and above that of the previous use or a similar retail use that would be equally acceptable in this location.

There is no off-street car parking immediately associated with this unit, but there is sufficient short term, on street, controlled parking provision outside the premises.

In this respect, it is therefore considered that there would be no conflict with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

The proposed change of use does not give rise to any urban design or access/security issues.

7.12 Disabled access

The proposal does not seek to alter the internal or external arrangements to the property.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There is no impact on trees, landscaping or ecology relating to this change of use application.

7.15 Sustainable waste management

The existing waste collection facilities would be retained for this premises, in line with the rest of the retail units in the parade.

7.16 Renewable energy / Sustainability

Not applicable to this change of use application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

As detailed in Section 7.06, subject to appropriate conditions the proposed use would not give rise to any undue concerns regarding noise and disturbance to the amenities of the adjoining occupiers.

7.19 Comments on Public Consultations

The petition seeks to retain the premises as an A2 use. However, it is considered that the proposed use would be equally acceptable in this town centre location as clarified elsewhere in this 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

IPL laser treatments require a special licence, which is dealt with through a separate procedure from the planning process and is administered by the Council's Food, Health and Safety Team. An informative is recommended advising the applicants of the need to

obtain the special licence.

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 proposal complies with Policy S12 and other shopping policies in that the proposal would provide an appropriate use within a town centre location suitable for this secondary shopping parade. The proposed use would contribute to the vitality and viability of the centre and would not result in the loss of an A1 (Shop) unit as it is already in A2 (Financial and Professional Services) use. Issues relating to competition between uses within shopping areas is not a material planning consideration.

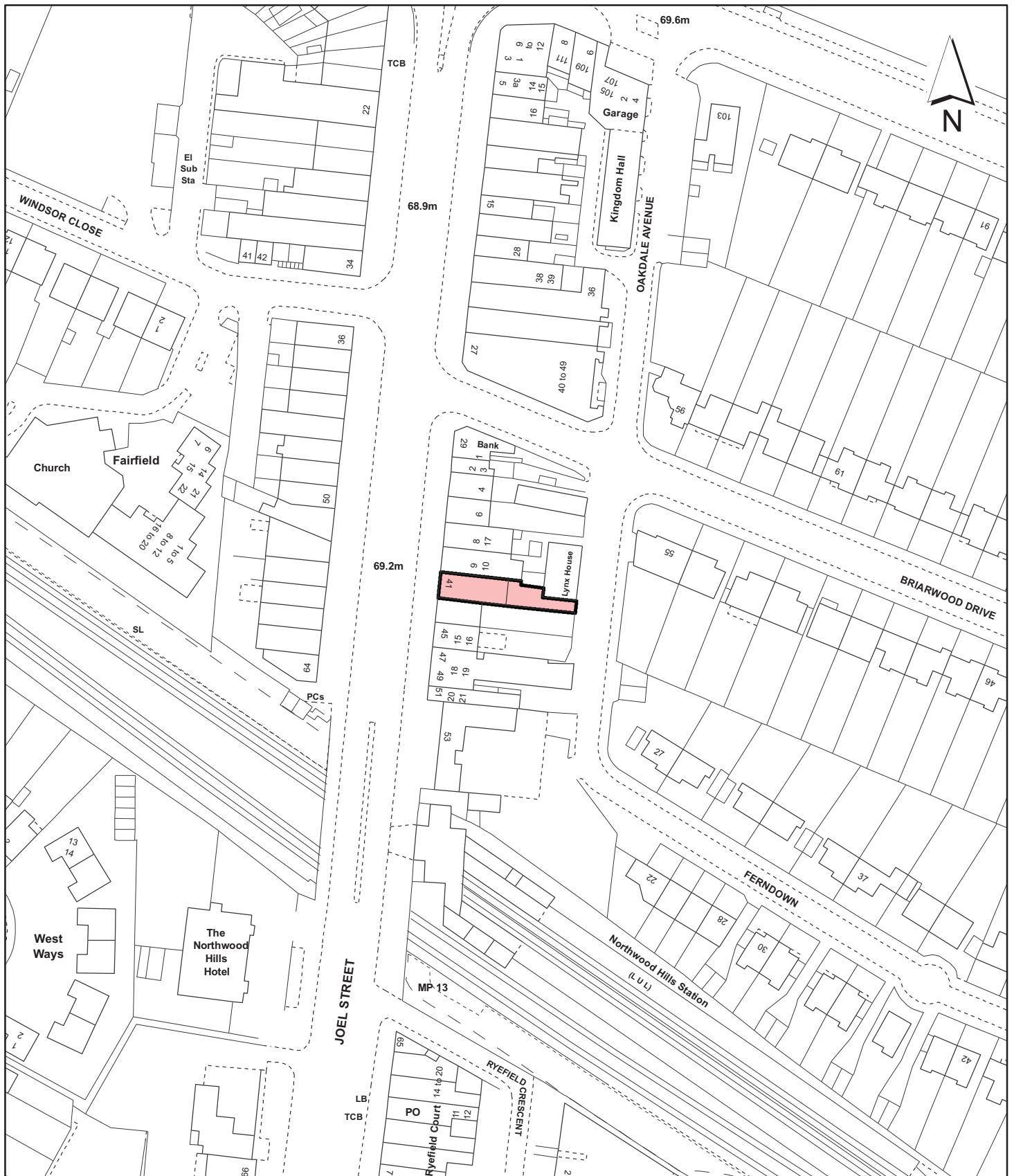
There would be no adverse harm arising from the proposed use, and the application is therefore recommended for approval.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)
London Plan (July 2011)
Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007)
Consultation responses

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

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Site Address

**41 Joel Street
Northwood**

Planning Application Ref:

22761/APP/2011/2735

Planning Committee

North Page 110

Scale

1:1,250

Date

**January
2012**

**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 97 FIELD END ROAD EASTCOTE PINNER

Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway).

LBH Ref Nos: 15559/APP/2011/2885

Drawing Nos: Location Plan to Scale 1:1250
FERLCP2212081 (Block Plan to Scale 1:500)

Date Plans Received: 28/11/2011 **Date(s) of Amendment(s):**
Date Application Valid: 06/12/2011

1. **SUMMARY**

Planning permission is sought for a Class A5 Hot Food Take Away use. The change of use does not result in the proportion of frontage in non-retail use within the secondary area exceeding 50% and it is considered that the proposal would not impact on the amenities of adjoining occupiers to such an extent as to justify refusal. The proposal is therefore considered acceptable in this instance.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC **Non Standard Condition**

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 NONSC **Non Standard Condition**

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. There shall be no staff allowed on the premises outside these hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3 NONSC **Non Standard Condition**

The proposed commercial use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels, vibration levels, and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed as soon as possible when no longer required. The approved scheme shall be implemented and completed

before the use hereby approved commences and shall thereafter be maintained.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon UDP.

4 NONSC Non Standard Condition

The development shall not begin until a sound insulation scheme that specifies the provisions to be made for the control of noise transmission to adjoining dwellings, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. The said scheme shall include such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require. The approved scheme shall be implemented and completed before the use hereby approved commences and shall thereafter be maintained.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon UDP.

5 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Development shall not commence until details of the full internal layout, including a fully accessible wc, access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

7 OM12 External Litter Bins

Before the development hereby permitted is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority, detailing how an external litter bin facility for customers will be provided. This shall include a timescale for the provision of this facility. The approved means, siting and timescale for the provision of the facility shall be implemented in accordance with the agreed scheme and thereafter permanently maintained.

REASON

To protect the visual amenities of the street scene and the surrounding area and to

safeguard the interests of the amenities of the occupiers and adjoining residents, in accordance with Policies BE13 and BE19 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 (July 2011) and national guidance.

S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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.
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

3 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

4 13 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

5 15 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 125 Consent for the Display of Adverts and Illuminated Signs

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

7 128 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895

250190).

8

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located towards the northern end of Eastcote Town Centre and is on the east side of Field End Road. It comprises an unoccupied shop, No.97, on the ground floor of a three storey, brick built parade of shops. The adjoining unit to the north, is an interior design shop, Mayfair Interiors. To the south, is a restaurant, Aura Indian Cuisine. Flats are located on the first and second floors above. There is front access through a set of stairs in the centre of the parade of shops and rear access to other flats where there is some car parking accessed from an un-gated service road and yards. The site lies within the Secondary Shopping Area of the Eastcote Town Centre as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The surrounding shopping frontage has a mix of A-class uses, including two existing takeaways.

3.2 **Proposed Scheme**

Planning permission is sought for the change of use from retail (Use Class A1) to use as a takeaway (Use Class A5) only. No building works form part of this application.

3.3 **Relevant Planning History**

Comment on Relevant Planning History

There is no relevant planning history for this site.

Planning permission for a takeaway was granted at No. 109 within the shopping frontage, on 25 October 2011, reference 12666/APP/2011/1044.

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:

- | | |
|-----|---|
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |
| S12 | Service uses in Secondary Shopping Areas |

OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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.
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

40 neighbours were consulted on 8 December 2011, plus Eastcote Village Conservation Panel and Eastcote Residents Association.

There have been two objections which can be summarised as follows:

1. Already 27 eating places in Eastcote (Field End Road) not including the public houses (4 Number)
2. Already 4 restaurants struggling in this parade alone.
3. An earlier application approved for number 109 Field End Road also in this parade to have change of use to A3.
4. Is it really necessary to have even more food shops?
5. Draws attention to the extant permission for A5 use at 109 Field End Road ref: 12666/APP/2011/1044 which was approved at the North Planning Committee 25th October 2011.
6. Seeking information regarding, internal layout, ducting, waste disposal, disabled access, opening hours, shop sign prior to any decision being made.
7. Two other retail outlets, 109 and 106 have recently been granted change of use.
8. That currently 186 Field End Road is seeking change of use. This outlet was granted change of use from A1 Retail to A2 Financial services earlier this year, a further change is now being sought for D1 Non residential institution (Case officer note: this is in a separate part of the shopping area).
9. The secondary shopping area of Eastcote is rapidly nearing the 50% limit of non retail units.
10. More information should be sought from the Agent before determination of this application.

Internal Consultees

Environmental Protection Unit: No objections subject to conditions.

Access Officer: As no existing or proposed plans appear to have been submitted, it would seem that the proposed change of use would involve no material alterations. In view of the aforesaid, no specific access observations are offered. However, it is recommended that the following informative is attached to any grant of planning permission:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines Secondary Shopping Areas as peripheral to the primary areas in which shopping and service uses are more mixed although class A1 shops should still be the majority use. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than approximately 12m. Class A1 shops should remain the predominant use in secondary areas and the Local Planning Authority will expect at least 50% of the frontage to be in class A1 use.

Policy S12 establishes that a change of use from Class A1 to non Class A1 uses in secondary frontages, where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre, to be acceptable.

The 2011 shopping survey shows that within the secondary frontage of the Eastcote Town centre the proportion of Class A1 units comprises 51.9% of the frontage. The loss of the application property would reduce this to 50.9%. Therefore the proposal would not result in a reduction in the retail frontage below 50%. This figure includes the unit recently granted permission for change of use to A5 at No. 109 Field End Road.

The change of use would result in a break in the retail frontage of 12.4m, 0.4m above the guidelines of 12m. This additional 0.4m is considered not to be a sufficiently material reason to warrant refusal. Overall, it is considered that the change of use would not harm the vitality and attractiveness of Eastcote Town Centre and complies with Policy S12 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Policy 2.15 of the London Plan (2011).

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

See paragraphs 7.08, 7.10, 7.18.

7.07 Impact on the character & appearance of the area

No alterations are proposed on the front elevation and therefore the proposal does not harm the appearance of the street scene. The proposal therefore complies with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The proposed development would be set within an existing commercial area. The nearest residential properties lie above, adjacent, behind and opposite to the application unit. It is considered that planning conditions requiring details of the ventilation equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries are sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. This is the approach that was taken on the approval for No. 109 Field End Road.

The proposal is thus considered to comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 7.15 of the London Plan 2011.

7.09 Living conditions for future occupiers

See paragraph 7.08.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Hot Food Takeaway use does not lead to an increase in traffic generation given its use and location within a parade of shops.

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no additional parking spaces are required. The site has capacity for the provision of parking spaces to the rear and thus the proposal complies with policies AM2, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

No floor plans have been submitted with the application as it is speculative. As a result, the Council cannot at this stage be satisfied that the internal arrangement will be fully accessible. A condition is proposed to address this matter.

7.12 Disabled access

A condition requiring details of shop layout is added in order for shop operators to think ahead to take steps to address barriers that impede disabled people.

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

A condition of permission is recommended in order to ensure waste is properly managed.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

No flooding or drainage issues are highlighted by consultees. It is not within a Flood Zone.

7.18 Noise or Air Quality Issues

A condition is recommended seeking details of extract flues, in order to ensure smells and noise nuisance are reduced.

7.19 Comments on Public Consultations

The public consultation comments are responded to within 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

The applicant owns the entire parade of shops. They are the same applicant as at No. 109 for the extant change of use application. The applicant has advised that No. 109 is shortly to be let by part of the A1 premises next door, therefore the permission for A5 is not likely to be exercised. Notwithstanding this, the applicant offered to rescind No. 109's permission in favour of this application. Whilst this option was considered as part of the assessment of the current application, it would, however, be in conflict with the first of the tests of reasonableness for applying S.106 agreements set out in Circular 1/2010. In this respect the current proposal sufficiently meets the policy tests required within the Hillingdon UDP Saved Policies September 2007 and would be acceptable in its own right.

It should be noted, however, that any future change of use in this Parade would take the balance to below the policy threshold.

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 change of use does not result in the proportion of frontage in non-retail use within the secondary area exceeding 50% and it is considered that the proposal would not impact on the amenities of adjoining occupiers and can be suitably controlled by condition. The proposal is therefore considered acceptable in this instance.

11. Reference Documents

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

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**97 Field End Road
Eastcote**

Planning Application Ref:

15559/APP/2011/2885

Planning Committee

North Page 121

Scale

1:1,250

Date

**January
2012**

**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 LAND FORMING PART OF 26A WINDMILL HILL RUISLIP

Development: One storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage

LBH Ref Nos: 67242/APP/2011/2651

Drawing Nos: 11-013-060
11-013-002
11-013-040
11-013
11-013-010
Arboricultural Impact Assessment Report
Design and Access Statement
11-013-LOC (NTS)
11-013-LOC
11-013-020
11-013-001

Date Plans Received: 31/10/2011 **Date(s) of Amendment(s):**

Date Application Valid: 08/11/2011

1. SUMMARY

The proposal is for the erection of a new one bed dwelling within the rear garden of No.26a Windmill Hill that runs adjacent to the highway. The new dwelling would be sited next to the neighbouring property at No.26 Windmill Hill and would be in the form of a chalet style bungalow.

It is considered that the proposal would result in a development that would appear cramped and out of context in relation to the surrounding design and pattern of existing residential development, resulting in a detrimental impact on the visual amenities of the wider area.

Furthermore, the proposal would also result in a significant reduction in the amount of amenity space for the donor property and the loss of off-street parking for that property. The consequent impact on providing such facilities would in itself be detrimental to the character of the area.

The application is recommended for REFUSAL

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed through the loss/part loss of private gardens would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to

the visual amenity of the surrounding area contrary to Policies BE13, BE19 and H12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.4, 7.1 and 7.4 of the London Plan (2011), Planning Policy Statement 3: Housing (June 2010), guidance within The London Plan: Interim Housing Supplementary Planning Guidance (April 2010) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

Insufficient evidence has been provided to demonstrate that the proposal would make adequate provision for the protection and long-term retention of the protected Ash tree close to the site. In the absence of such information it is considered that the proposal would give rise to pressure to fell or reduce the tree. The loss or heavy pruning of this tree would be harmful to the amenity and arboreal character of the area, contrary to Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 R4 Car Parking Refusal

The proposal does not make adequate provision for car parking in accordance with the Council's adopted standards in that it would result in the loss of off-street parking provision for the donor property. This is likely to result in on-street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to the Council's approved car parking standards and Policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Windmill Hill, some 25m to the north of its junction with West Hatch Manor, at a point where the road divides to form a central grassed island which acts as an elongated roundabout at the junction of Windmill Hill with West Hatch Manor and Old Hatch Manor.

The site currently forms approximately 20m depth of the rearmost part of the garden to 26a Windmill Hill and contains a detached garage. No. 26a Windmill Hill is a detached gable end house with low side eaves with half dormer windows.

This is an established residential area which predominantly comprises similar detached properties of varying design. The site is located towards the top of a hill which does allow views out between the buildings towards the surrounding areas. This and neighbouring gardens contain a number of trees, one of which, an Ash on the boundary of the adjoining rear garden at No.33 West Hatch Manor, is protected by Tree Preservation Order No. 678.

The site lies within the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

3.2 Proposed Scheme

The application seeks planning permission to erect a chalet style dwelling with a gable ended roof in the rear garden area of No.26a Windmill Hill and set adjacent to No.26 Windmill Hill.

The new plot forms part of the current rear garden of 26a, which abuts Windmill Hill. The garden to the immediate rear of the donor property would be retained (retaining a depth of approximately 8m), with the existing garden being divided by a 2m high close boarded fence to create the new plot in the rear half of the existing garden.

The resultant new plot would have a width of 19m and a depth of 11m at its narrowest point, but due to the splayed nature of the road would have a frontage onto Windmill Road of 28m.

The proposed dwelling would front onto Windmill Hill and would be of a chalet bungalow style, with a gable ended roof with the ridge orientated the same way as the road. It would have a footprint of 51 square metres within the 276 sq metre plot.

The ground floor would comprise of an entrance hall, open plan kitchen/living space and WC facilities. On the upper floor, contained within the roofspace the accommodation would comprise a bedroom with ensuite facilities. This would be served by two dormer windows on the front roofslope and rooflights within the rear roofslope. Elevations are proposed to be red brick, with a clay tiled roof.

The amenity space would be located to the rear and side of the property, totalling some 157m² in area. A car parking and turning area would be provided to the front of the building and adjacent 26 Windmill Hill. The proposed car parking area is indicated as being provided in the form of a recycled, inter-locking plastic grid system allowing the driveway to be permeable and self draining whilst also allowing grass to naturally grow through.

3.3 Relevant Planning History

67242/APP/2011/145 Land Forming Part Of 26a Windmill Hill Ruislip

Two storey, three-bedroom, detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a

Decision: 22-04-2011 Withdrawn

Comment on Relevant Planning History

67242/APP/2011/145: An application for a two storey dwelling on this site was submitted but subsequently withdrawn by the applicant in April 2011.

41245/A/89/1934: Whilst not in relation to this application site, this application in respect of 28 Windmill Hill was granted in April 1990, and relates to an infill property, now known as 28a Windmill Hill. The applicant cites that the current application is similar to this development. However, it should be noted that this was granted and constructed before currently adopted guidance and that the length of the plot is larger than that of the current application.

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.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

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.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- H12 Tandem development of backland in residential areas
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 6.13 (2011) Parking
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.4 (2011) Local character
- LPP 7.2 (2011) An inclusive environment
- LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 adjoining and nearby properties notified of the application by means of a letter dated 9th November 2011. 3 individual responses and a petition of 73 signatures received, that made the following comments:

1. The common ash with the TPO in our garden which we are responsible for will have its crown and roots encroached upon and no allowance has been made for future growth. If a dwelling is built on this site the tree will be in conflict with future occupiers because of light and damage to proposed property.
2. The brick built garage with the pitched roof was built in 2002 replacing a fabricated asbestos sheet structure which had no planning permission and no planning permission was sought for a new build. This garage should not be there.
3. Foot print of new dwelling is nearly three times larger than garage footprint, therefore not modest in area covered.
4. The rear amenity space will be shaded with no sunlight after 11.30am to at least 6pm. Side amenity space in last application was said to be overlooked by first floor windows of 26a Windmill Hill and 33 West Hatch Manor making it unsuitable for a private garden. This is still the same scenario.
5. The pictorial views in the Design & Access Statement issued by the developer show the proposed dwelling sitting back from Windmill Hill boundary as so does 26a (as should be) this is blatantly inaccurate to site layout plans which show corner of house nearest 26a Windmill Hill only 0.4 metres off boundary line. This is not in keeping with street scene.
6. All examples of new builds given in Design & Access Statement keep within building lines of existing properties and respect boundary lines, even 28a uses the contour of the boundary line and at any one point sits back over 2.5 metres from boundary.
7. The existing road access for the proposed building has only been used for occasional garaging of a car whilst the proposed dwelling will mean constant use. The highway outside the property has had double yellow lines installed April 2011 and deemed to be dangerous by ourselves and neighbours for a car to reverse onto bearing in mind that this is a main road used by buses, emergency services as a specified route and trucks/lorries (main route to the industrial estates in South Ruislip) let alone construction vehicles delivering. We are strongly against any property being built in this garden.
9. I oppose this development due to the position of the development the fact that Mr Teevan has recently extended a neighbouring plot and a year later it is still unhabited with the possibility that the same will happen on the new proposed plot.
10. The plot is on a dangerous area with lots of traffic and building there will cause additional traffic to the close by school.
11. We are concerned that this development, and associated access on to the road, will give rise to serious safety issues. The development is located on a busy bend and near zebra crossings that are used by large numbers of children attending two local schools.
12. We are also concerned about the use of existing gardens being used for new dwellings. We believe this is contrary to the direction of planning policy. Recent developments in the area have been the extension or conversion of existing dwellings, not the building of new dwellings on land previously used as garden space.
13. This development will result in the removal of a number of mature trees and will be detrimental to the character of the area.

Ruislip Residents Association:

1. Despite certain changes we still feel there will be a negative impact to the root system of the common ash (under a TPO) which is not properly taken into account given that future growth is likely to bring it into contact to its detriment with the new proposed roof height.
2. The southeast corner of the proposed building appears much closer to the front boundary than that of the infill bungalow at the rear of no.28
3. There is likely to be insufficient natural light at the rear of the property due to the tree/shrubbery cover rendering long periods of shade
4. Traffic considerations. On a busy road with a zebra crossing recently installed close to the existing vehicular access.
5. Any development on this site should include provision for vehicles to enter and exit the site in forward gear.
6. The proposed dwelling would detract from the existing streetscene as it would detract from the character of nearby dwellings.

Thames Water:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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

With regard to water supply, this comes within the area covered by the Veolia Water Company. For your information the address to write to is - Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

Internal Consultees

Tree and Landscape Officer:

TPO/Conservation Area: The site is adjacent to TPO 678.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a Silver Birch close to the boundary with 33 West Hatch Manor, however it is a low value tree (dying back and affected by ivy) and does not constrain the development.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a large Ash (protected by TPO 678), a small Lawson Cypress and a Horse Chestnut adjacent to the site. The Ash is a high value tree, significantly contributes to the arboreal character of the area, and constrains the development of the site.

The trees on and off-site have been shown on the plans, as have their respective root protection areas (RPA's), however the location of protective fencing has not been shown (the Arboricultural Impact Assessment Report did not highlight the need for a tree protection plan). In this case, a tree protection plan is required and should include the location of proposed services. Shade diagrams are mentioned within the tree report, however a site-specific diagram has not been provided. The

tree report highlights a requirement for specialised foundation techniques, however a single, specific technique has not been provided.

The tree report states that the crown of the Ash has a high ground clearance and has a less opaque canopy than most. The Ash is relatively young and has the potential to become a much larger tree in the future. There will be inevitable pressure from future occupants to remove or severely reduce the tree, which will be harmful to the long-term amenity of the area.

Scope for new planting: The tree report recommends planting native trees along the site's frontage. No further details have been provided, however this matter can be dealt with by condition.

Does scheme conform to HDAS/SUDS: A single proposed car parking space has been shown to the side of the proposed house (two car spaces may be necessary). A landscaping scheme should be provided to show how the scheme will conform to HDAS and SUDS recommendations. These matters can be dealt with by condition.

Recommendations: A specific arboricultural method statement (AMS) and tree protection plan (in accordance with BS 5827:2005), should be provided to show how the scheme will make provision for the protection and long-term retention of the protected Ash tree (and other trees situated close by). The AMS should detail how the roots of the tree/s will be protected during development.

Specific details of the proposed dwelling's foundations (and construction methods) should be provided.

A site-specific shade diagram should be provided (based on current and possible future dimensions of the protected Ash)

A landscaping scheme should be submitted to show new trees/soft landscaping and also how the scheme conforms to HDAS and SUDS recommendations

Conclusion (in terms of Saved Policy BE38): As it stands, this scheme is not acceptable because it does not make adequate provision for the protection and long-term retention of the protected Ash tree close to the site, and will give rise to pressure to fell or reduce the tree. The loss or heavy pruning of this tree would be harmful to the amenity and arboreal character of the area.

Waste:

The plan does show that a space has been allocated for the storage of waste on collection days, which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer. The waste and recycling should be presented near the curtilage of the property on allocated collection days.

Environmental Protection Unit:

No former contaminative use has been identified at the site based on Ordnance Survey historical maps. However, as a new sensitive use is being introduced to the site I would recommend including an imports/landscaping condition to ensure the soil in the soft landscaped areas are suitable for use. It is noted that design statement indicates an area of current hard standing will be replaced with soft landscaping.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE13 of the Adopted Hillingdon UDP (Saved Policies, September 2007) states that development will not be permitted if the layout and appearance fail to harmonise with the

existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and the surrounding building lines, as a general rule the front and rear building lines should be a guide for the siting of new dwellings.

The site is located within the developed area as shown on the Hillingdon Unitary Development Plan Proposals Map and it is considered that the scheme complies with UDP policy H4 which encourages the provision of a mix of housing unit sizes. In addition, the subtext at paragraph 7.29 of the Saved Policies UDP, suggests backland development may be acceptable in principle subject to accordance with all other policies and Policy H12 suggests that proposals for tandem/backland development may be acceptable where no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers. Nevertheless, additional guidance on backland/garden development and the interpretation of related policies has recently been published and is an important material consideration in assessing the principle of backland/garden developments such as this.

Key changes in the policy context, since the adoption of the UDP Saved Policies, includes the adoption of The London Plan (consolidated with alterations since 2004), the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, The London Plan Interim Housing Supplementary Planning Guidance adopted April 2010, and new Planning Policy Statement (PPS) 3: Housing adopted June 2010.

In relation to National Policy the Letter to Chief Planning Officers clarifies that "there is no presumption that previously developed land is necessarily suitable for housing, nor that all of the curtilage should be developed" and commits to move this clarification to a more prominent position within the PPS. It further clarifies that "the main focus of the Government's position therefore is that local authorities are best placed to develop policies and take decisions on the most suitable locations for housing and they can, if appropriate, resist development on existing gardens".

The London Plan Interim Housing Supplementary Planning Guidance (April 2010) was published following the national advice above and represents the Mayor of London's guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments.

The guidance requires that "In implementing London Plan housing policies and especially Policy 3A.3, the Mayor will, and Boroughs and other partners are advised when considering development proposals which entail the loss of garden land, to take full account of the contribution of gardens to achievement of London Plan policies on:

- * local context and character including the historic and built environment;
- * safe, secure and sustainable environments;
- * bio diversity;
- * trees;
- * green corridors and networks;
- * flood risk;
- * climate change including the heat island effect, and
- * enhancing the distinct character of suburban London,

and carefully balance these policy objectives against the generally limited contribution such developments can make toward achieving housing targets."

Following on from this, Policy 7.4 emphasises the importance of local distinctiveness, and ensuring proposed developments preserve or enhance local social, physical, cultural, historical, environmental and economic characteristics.

Notably, revised Planning Policy Statement 3: Housing, was published in April 2010 and, as advised in the Letter to Chief Planning Officers, discussed above, clearly clarifies that not all developed land is necessarily suitable for housing, nor that all of the curtilage should be developed. It also makes it clear that well thought out design and layout which integrates with and complements existing buildings and the surrounding local context is a key consideration which needs to be taken into account when assessing proposals for residential development.

Whilst there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of a substantial proportion of the sizable rear garden in this location, with the resulting built development and the necessary creation of additional areas of hardstanding with associated pedestrian and vehicular access to the site, would result in a cramped and out of character development which would be detrimental to the local and historical context of the area, which is characterised by detached properties with large rear gardens. Furthermore, the site is located on high ground, in a prominent position and the setting and spacing of the buildings in relation to the road and around the central landscaped island opposite the site are important to the character of the area. The adjoining grassed roundabout/island and layout and undeveloped gaps between the houses gives the area an open and spacious character. The undeveloped gaps allow long distance views through to outlying areas, allowing trees and shrubs to be glimpsed in the rear gardens of surrounding properties. The new house and its associated parking provision, together with future requirements for parking provision for the donor house, would add to the built up appearance of this part of Windmill Hill. The new building would result in a built form in an existing gap and would affect views across the site, which would be detrimental to the open character of this part of Windmill Hill.

The new house would also be likely to threaten a protected Ash tree (as identified by the Council's Trees Officer above). It is therefore considered that the scheme would be detrimental to the contribution that the rear garden and the adjoining trees make in terms of the local context and character of the area.

When balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development would be contrary to Policies BE13, BE19, BE38 and H12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policies 3.4, 7.1 and 7.4 of the London Plan (2011), Planning Policy Statement 3: Housing (June 2010), guidance within The London Plan: Interim Housing Supplementary Planning Guidance (April 2010) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

7.02 Density of the proposed development

The replacement dwelling would not substantially alter the density of development in the area, either in terms of dwellings or habitable rooms. However, the density of the site is only one factor in determining an application and whilst the proposed density may well be acceptable, in the context of the density of the adjoining development, the proposal is not

acceptable for a number of other reasons, discussed elsewhere in the report.

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

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Planning Policy Statement (PPS)3: Housing, Paragraph 13, states that design which is inappropriate in its context, or fails to take the opportunity available for improving the character and quality of an area and the way it functions should not be accepted.

Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

Planning Policy Statement 1 (PPS1) and the London Plan states that the appropriate density of development depends on a balance between the full and effective use of available housing land and the following important considerations; the quality of the housing layout and design, its compatibility with the density, form and spacing of surrounding development and the location configuration and characteristics of the site.

The area generally comprises a mix of houses and bungalows.

Notwithstanding the concerns regarding the principle of the development, the one-bedroom property would be very much at odds with the primarily family housing within the area, both in terms of the size of the building and the size of its plot.

The building would be set back from the front building line of the adjoining properties to the north, to provide a staggered relationship with the side elevation of No 26a Windmill Hill.

The Council's SPD: Residential Layouts, Section 5.11 states the form and type of development should be largely determined by its townscape context, and that it should relate to the scale and form of their surroundings. It is considered that the proposal would fill an existing open vista in the otherwise built up area, in a manner that does not relate to the surrounding context characterized by larger well spaced family houses. Consequently, it is considered that the development would have an adverse impact on the local distinctiveness of the area in terms of design, scale, massing and layout. As such, the proposal would be contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

With regard to the impact of the amenities in relation to loss of light, outlook, or over-dominance to the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The

daylight and sunlight available to adjoining properties should be adequately protected. Adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance.

The application would comply with this advice as there would be no properties situated directly to the rear of the proposal, and whilst the development would be situated to the rear of No. 26a, a distance of 15m would be maintained.

It is considered that the proposal would not cause an unacceptable loss of light or outlook to adjoining occupiers, given that the majority of the accommodation is contained at ground floor level only. First floor windows are in the form of dormer windows overlooking the street, or rooflights on the rear roofslope.

Any possible loss of privacy by the ground floor windows could be dealt with by a screen fence condition and therefore, subject to appropriate safeguarding conditions it is considered that no material loss of privacy would arise. Therefore the proposal would in this respect comply with Policy BE24 of the UDP Saved Policies (September 2007).

With regard to any shadow that would be cast by the proposal, whilst some shadow may be cast on the rear gardens of neighbouring properties this would be minimal and not sufficient to warrant the refusal of planning permission on these grounds alone. The proposal therefore would accord with Policies BE20 and BE21 of the UDP Saved Policies (September 2007).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The London Plan, adopted in 2011, overrides the Council's space standards and this is a material consideration in this application.

The London Plan requires that a 1 bed, 2 person flat should have a minimum floor area of 50m². It does not refer to 1 bed houses as is the case in this instance. However, the proposal would provide a floor area of 73m².

In this respect the internal floor space for the new dwelling would be in excess of the minimum requirements and are considered acceptable and in compliance with the SPD: Residential Layouts: Sections, 4.7-4.9 and Table 3.3 of the London Plan (2011).

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that a 1 bed house should have a minimum garden space of 40m². The proposed new dwelling would have 157sqm private amenity space and for a 1 bed house this is considered adequate.

The proposal would also result in the loss of a significant amount of amenity space for the donor property, which with 3 beds would normally be expected to have at least 60sqm of amenity space. Whilst more than 60sq m is indicated as being retained, the proposals would leave the donor property without any parking provision, if this were to be required by the owners of that property then the provision of an access drive and hardstanding and/or garage would compromise the amenity space of that property and affect the setting of that building.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows the provision of 1 off-street parking space and associated hardstanding area for the proposed dwelling. It would appear that no off-street parking

would be provided for the donor property that would lose its garage and off-street parking as a result of the development.

The proposal would therefore fail to provide two parking spaces for the existing dwelling contrary to the Council's approved car parking standards and Policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

This issue is covered in Section 7.07.

7.12 Disabled access

The Design and Access Statement submitted with the application states that the proposal would comply with Part M of the Building Regulations and Lifetime Homes standards. An accessible ground floor WC would be incorporated and level access would be provided to the front and rear of the dwelling. As such, it is considered that the proposal would be capable of satisfying Lifetime Homes Standards, in compliance with the London Plan (2011) and the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There is a large Ash (protected by TPO 678), a small Lawson Cypress and a Horse Chestnut adjacent to the site. The Ash is a high value tree which significantly contributes to the arboreal character of the area and constrains the development of the site.

The tree report states that the crown of the Ash has a high ground clearance and has a less opaque canopy than most. The Ash is relatively young and has the potential to become a much larger tree in the future. There will be inevitable pressure from future occupants to remove or severely reduce the tree, which will be harmful to the long-term amenity of the area. This scheme is therefore not acceptable because it does not make adequate provision for the protection and long-term retention of the protected Ash tree close to the site, and will give rise to pressure to fell or reduce the tree. The loss or heavy pruning of this tree would be harmful to the amenity and arboreal character of the area. As such, the proposal is contrary to Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential Layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The proposal includes provision for a refuse store, and were all other matters satisfactory then an appropriate condition could be imposed.

7.16 Renewable energy / Sustainability

An appropriate condition could be imposed to ensure that the development meets the appropriate standards in this respect.

7.17 Flooding or Drainage Issues

The site is not within a flood zone and no other drainage issues have been raised.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The points raised are addressed in the main report.

7.20 Planning Obligations

Presently S106 contributions for education are sought for developments if the net gain of

habitable rooms exceeds six. The proposal would involve the creation of 4 habitable rooms and as such a contribution towards educational provision is not required. No other planning obligations are considered necessary were this development otherwise acceptable.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal, due to the impact that a residential dwelling of this design, in this location, would have on the established pattern of residential development and historical character of the existing locality, would be out of keeping and therefore would constitute an obtrusive feature in this street scene, to the detriment of the character of the area. Furthermore, it is considered that the long term health and vitality of the protected Ash tree would not be maintained nor that adequate parking provision would be provided for the donor property without adversely affecting further the character of the area. As such, the proposal is considered contrary to policies in the Hillingdon Unitary Development Plan Saved Policies (September 2007), the SPD HDAS: Residential Layouts: and The London

Plan (2011).

11. Reference Documents

London Plan 2011.

Hillingdon Unitary Development Plan (Saved Policies September 2007).

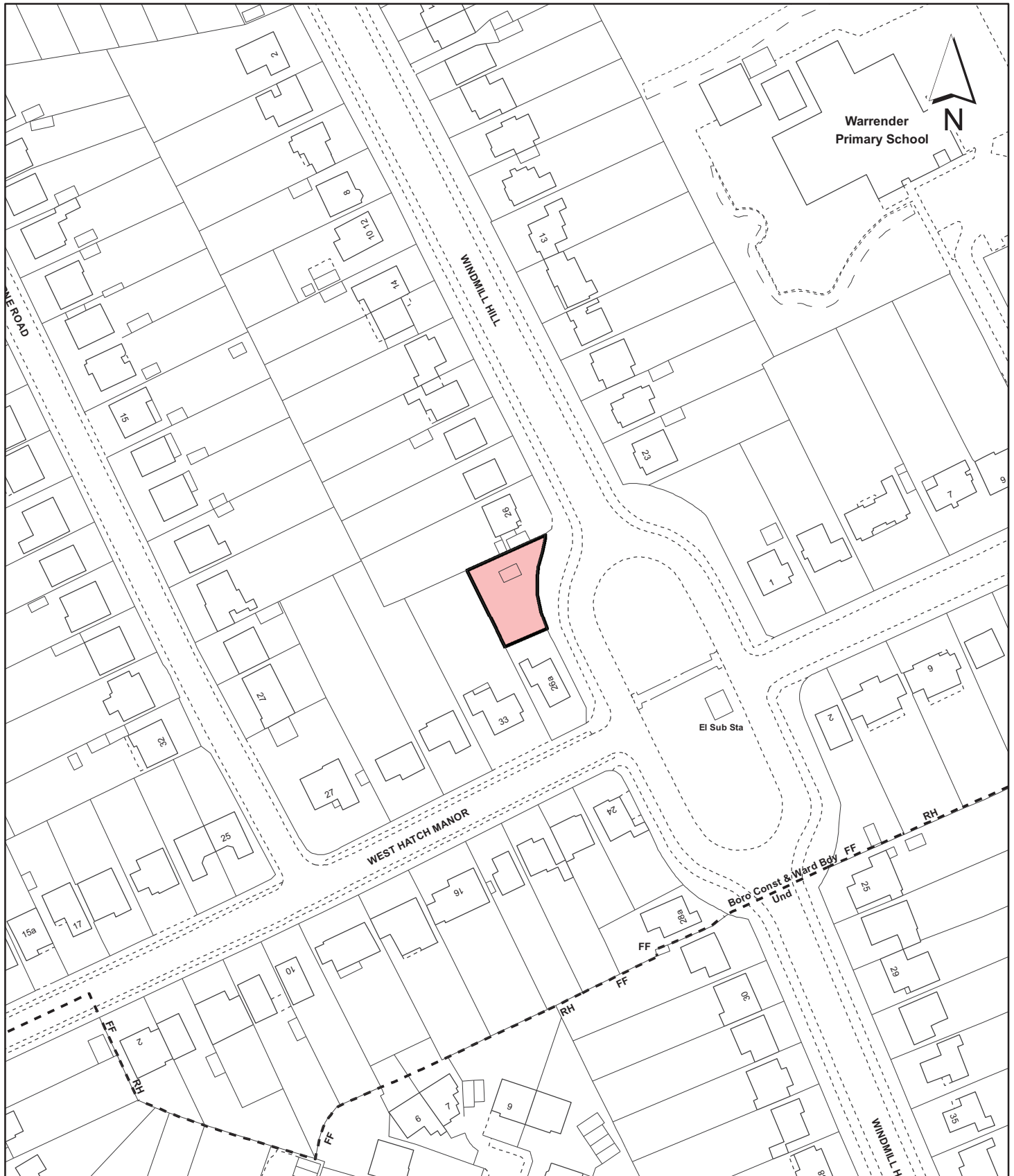
Hillingdon Design and Accessibility Statement: Residential Layouts.

Hillingdon Design and Accessibility Statement: Accessible Hillingdon.

Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Land forming part of
26A Windmill Hill
Ruislip**

Planning Application Ref:
67242/APP/2011/2651

Planning Committee
North Page 137

Scale
1:1,250

Date
**January
2012**

**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 32 HIGH STREET NORTHWOOD

Development: Change of use from Retail (Use Class A1) to Financial and Professional Services (Use Class A2) for use as an Estate Agents

LBH Ref Nos: 19105/APP/2011/1749

Drawing Nos: X (Existing and Proposed Floor Plans)
Location Plan to Scale 1:1250

Date Plans Received: 18/07/2011 **Date(s) of Amendment(s):**

Date Application Valid: 24/08/2011

1. **SUMMARY**

The application relates to a change of use of an existing vacant retail unit (A1) to A2 an estate agents (A2).

The site is within a designated Shopping Parade and an Area of Special Local Character as identified within the Hillingdon UDP (Saved Policies 2007). The unit is currently vacant. It is considered that if the change of use were implemented a sufficient number of essential local shops serving the catchment area would still be available.

Therefore it is considered that the loss of this A1 shop would be acceptable.

An appeal against non determination has been lodged. Therefore the Council would not be able to determine the application. However, had the appeal not been submitted, the officer recommendation would have been one of approval.

2. **RECOMMENDATION**

That had an appeal not been lodged against non-determination within the statutory time period the application would have been recommended for approval subject to the following conditions and informatives:

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 development is satisfactory and complies with Policy S6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 MCD4 Shop Window Display (Service Uses etc)

A window display appropriate to a shopping parade shall be provided prior to the commencement of the use for which permission is hereby granted and shall be permanently retained thereafter.

REASON

To ensure the appearance of the frontage is appropriate to the shopping area and assists in maintaining its vitality in accordance with Policy S6 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 (July 2011) and national guidance.

S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE5	New development within areas of special local character
LPP 2.15	(2011) Town Centres
LPP 5.17	(2011) Waste capacity
LPP 5.3	(2011) Sustainable design and construction
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

3 I1 Building to Approved Drawing

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.

4 125 Consent for the Display of Adverts and Illuminated Signs

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

5 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

6 15 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the eastern side of High Street, Northwood, some 50m north of the junction with Rickmansworth Road.

The site is within a designated Shopping Parade and an Area of Special Local Character as identified in the Hillingdon Unitary Development Plan. The parade is set back from the main highway by a row of parallel parking spaces which provides limited street parking.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from Use Class A1 (Shops) to A2 (Financial and Professional Services) for use as an Estate Agents. There are no proposed material changes to the external appearance of the application property.

3.3 Relevant Planning History

19105/APP/2001/1595 32 High Street Northwood

ERECTION OF A SINGLE STOREY REAR EXTENSION (INVOLVING REMOVAL OF 3 EXISTING SHEDS)

Decision: 11-09-2001 Approved

Comment on Relevant Planning History

Noone

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:

S6	Change of use of shops - safeguarding the amenities of shopping areas
S7	Change of use of shops in Parades
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE5	New development within areas of special local character
LPP 2.15	(2011) Town Centres
LPP 5.17	(2011) Waste capacity
LPP 5.3	(2011) Sustainable design and construction
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The occupiers of 35 neighbouring properties, Northwood Hills Residents' Association and Northwood Residents' Association were consulted by letter on 26th August 2011. No response has been received.

Internal Consultees

Access Officer:

As the proposal relates to a change of use with no apparent material alterations, the council should not require accessibility improvements.

1. However, plans submitted suggest that this building and its facilities would be inaccessible to disabled people using wheelchairs. Whilst it is appreciated that this is an existing building, the Equality Act 2010 seeks to protect people accessing goods, facilities and services from direct discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

2. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: acceptable

It is recommended that points one and two detailed above should be attached as informatives to any grant of planning permission.

Conservation Officer:

This is a shop forming part of a terrace within the Old Northwood Area of Special Local Character probably of turn of the century date.

The scheme proposes minor internal alterations to the floor plan to adapt to the proposed use. This would not have any impact on the character and appearance of the ASLC. It is, therefore, acceptable from a conservation point of view.

Conclusion: Acceptable

Waste

The people running the business would have to establish a commercial waste collection agreement with the Council or a private contractor. Either sacks or bins could be used for waste storage and presenting the waste for collection. If bins are used under BS 5906 a small wheeled bin should not have to be carted more than 15 metres from where it is presented for collection, to the collection vehicle, and a bulk bin (1,100 litre eurobin) should not have to be carted more than 10 metres. This could only be achieved if the collection vehicle could access the service alley. If you require any further information please contact me. Robert Williams Waste Development Manager Planning, Environment, Education and Community Services London Borough of Hillingdon Telephone Number: 01895 556116

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area it serves. Shops grouped together assist the process of search and comparison of goods and hence attract shoppers. As such, the Local Planning Authority will exercise strict control over the loss of shops to other uses.

Policy S7 establishes the criteria where service uses would be permitted in parades and states that changes of use from A1 will only be granted if the parade retains sufficient essential shop uses to provide a range of choice of shops appropriate to the size of the parade and its function in the Borough and that the surrounding residential area is not deficient in essential shop uses. The supporting text to this policy comments that the LPA seeks to protect vulnerable parades which are particularly important for the local community and provide opportunities for the establishment of new essential shop uses in existing A1 premises. Therefore, as many essential shop uses as possible will be protected and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres should be retained.

The High Street is a long parade comprising approximately 41 ground floor commercial units, 16 of which are in A1 (retail) use. As such the proposal would result in 15 of the existing retail units on this frontage still remaining in A1 use. The existing unit is currently vacant and is not contributing to the vitality of the existing shopping parade. It is considered therefore that should the proposal receive consent, that there would still be an appropriate choice of shops within the parade, whilst still maintaining vitality by bringing a currently vacant unit back into commercial use. It is therefore considered that the proposal would comply with the intentions of Policy S7 of the UDP (Saved Policies 20007).

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 application site is situated within the Northwood Area of Special Local Character. The application does not propose any external alterations to the building and as such, it is considered that it would not have any impact upon the street scene or the character of the area in accordance with Policy BE5 of the Hillingdon UDP (saved Policies 2007).

7.04 Airport safeguarding

Not applicable in this application.

7.05 Impact on the green belt

Not applicable in this application.

7.06 Environmental Impact

Not applicable in this application.

7.07 Impact on the character & appearance of the area

The application site is situated within the Northwood Area of Special Local Character. The application does not propose any external alterations to the building and as such, it is considered that it would not have any impact upon the street scene or the character of the area in accordance with Policies BE5, BE13 and BE15 of the Hillingdon UDP (saved Policies 2007).

7.08 Impact on neighbours

There are no changes to the bulk and massing of the building and therefore it is not considered that a material loss of light or outlook would result. As such the application is considered to accord with policies BE20 and BE21 of the adopted UDP (saved Policies 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

There is no off-street car parking for this site. However there is limited on-street parking available. It is considered that the traffic generation between the existing retail use and the proposed financial and professional services use would not result in a material increase in vehicles parking in connection with the use. The proposal would therefore comply with policies AM7 and AM14 of the Hillingdon UDP (Saved Policies).

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The Access Officer considers that as the proposal relates to a change of use with no material alterations, the Council should not require accessibility improvements.

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

The Council's waste manager considers that the business would need to establish a commercial waste collection agreement with the Council or a private contractor and recommends that an informative detailing this is attached. Subject to this the proposal is considered acceptable in regard to this issue.

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

None.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application relates to the change of use of the existing A1 retail unit to an A2 (estate agents). This would not involve any external alterations and only minor internal alterations. Due to the commercial nature and location of this building, it is considered that the change

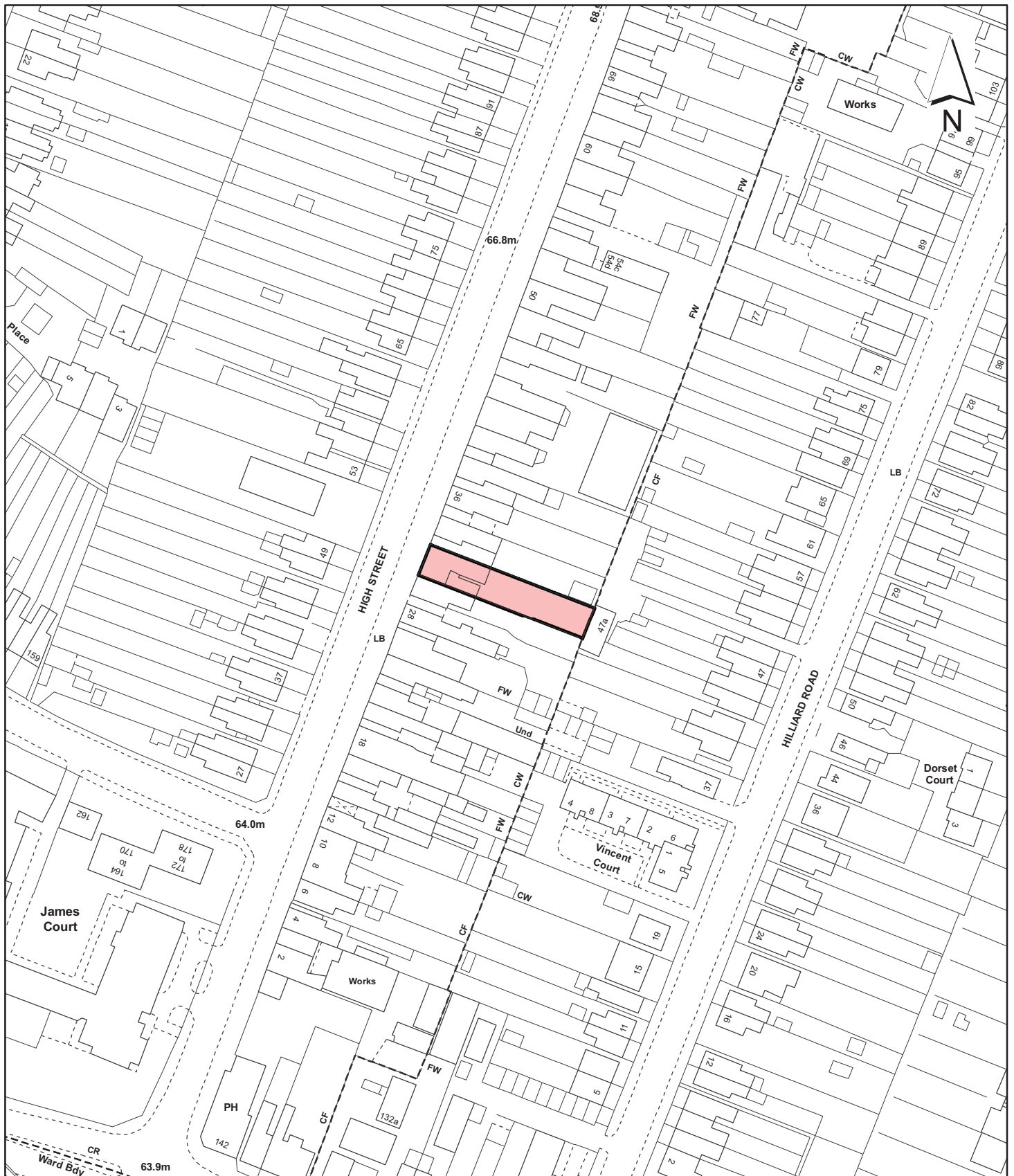
of use would not have a detrimental impact upon the character and appearance of this building which is located within the Old Northwood Area of Special Local Character. The proposed change of use is not considered to result in an adverse impact on highways safety. Furthermore it is noted that there would still be a good choice of A1 retail units within the commercial area and the proposed use would still provide a local service. Therefore subject to appropriate safeguarding conditions, the proposal would not result in any adverse impact. Had the Council been in a position to determine the application, the application would have been recommended for approval.

11. Reference Documents


Adopted Hillingdon UDP (Saved Policies September 2007)
London Plan (2011)
HDAS: Accessible Hillingdon & Shopfronts

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
32 High Street Northwood	
Planning Application Ref:	Scale
19105/APP/2011/1749	1:1,250
Planning Committee	Date
North Page 148	January 2012

**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 ICKENHAM CRICKET CLUB OAK AVENUE ICKENHAM

Development: Single storey extension to clubhouse, alterations to elevations and access to clubhouse.

LBH Ref Nos: 2556/APP/2011/2608

Drawing Nos: Design and Access Statement
Un-numbered Existing Floor Plan Rev. B
Location Plan to Scale 1:1250
Block Plan to Scale 1:500
Un-numbered Existing Elevations Rev. B
Photographs
Un-numbered Proposed Floor Plan Rev. B
Un-numbered Proposed Elevations Rev. B
Tree Survey and Arboricultural Implications Assessment

Date Plans Received: 25/10/2011 **Date(s) of Amendment(s):**
Date Application Valid: 23/11/2011

1. SUMMARY

The application seeks permission for a single storey extension to the existing cricket pavilion building. The application is a revision to a previously approved scheme (2556/APP/2010/2421).

The revised scheme has been reduced in size and includes a slight alteration to the general internal layout.

The proposed extension is considered to be in-keeping with the architectural style of this building and would result in a well integrated addition to the site, thereby not resulting in visual harm.

It is considered that the proposal would not result in a material increase to the existing mass of the building or lead to an intensification of activities. Given the siting of the extension and its relatively modest scale, combined with the identified need to extend the building, the proposal is considered to be acceptable development in the Green Belt and in accordance with Policy OL4 of the UDP Saved Policies September 2007.

With regard to noise and disturbance, due to the internal reconfiguration, it is expected that this development would reduce noise break-out to surrounding properties thereby resulting in an improvement. As such, the application is not considered to have a detrimental impact on the amenities of neighbouring properties. Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

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 BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD2 Obscured Glazing and Non-Opening Windows (a)

The window(s) facing 62 Parkfield Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level and shall be maintained as such for so long as the development remains in existence.

REASON

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

5 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary with 62 Parkfield Road for the full depth of the development hereby approved, and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 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.

7 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).

8 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance

with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

9 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 walls or roof slopes of the development hereby approved facing 62 Parkfield Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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 (July 2011) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of 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.
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.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.19	(2011) Sports Facilities
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision (2011) Green Belt

LPP 7.16	
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.17	(2011) Waste capacity

3 11 Building to Approved Drawing

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 12 Encroachment

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 13 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 15 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

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.

8 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

11

There is a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

12

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Induction loops should be specified to comply with BS7594 and BSEN 60118-4, and a term contract planned for their maintenance.

Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located at the north-western end of Oak Avenue and is occupied by Ickenham Cricket Club. The site contains an existing pavilion, which abuts 62 Parkfield Avenue. The land to the rear and side of the pavilion is densely vegetated. The balance of the site is maintained as a sports fields. The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for a single storey rear extension to the existing pavilion. The application is a revised scheme on a recent approval reference 2556/APP/2010/2421. The revised scheme would remain the same subject to a minor alteration to the footprint.

The previously approved scheme measured 3.25m deep x 32.7m long and included a 0.75m projection on the east facing elevation. The extension would no longer project out beyond the east elevation and the footprints length would be reduced by 0.75m. The proposal would continue to be finished with a flat roof at a height of 3m.

The extension would partly consist of additional changing facilities to provide improved facilities to local clubs. This is part of a grant scheme with the ECB (English Cricket Board) funding. The facilities would be used by boys, girls, ladies and senior cricket teams and are being upgraded so that they are fully accessible. The existing pavillion elevation would remain the same with the exception of a new set of windows measuring 4.2m wide by 1.2 high that would replace a door and window and projecting onto the cricket ground.

3.3 Relevant Planning History

2556/APP/2004/1392 Ickenham Cricket Club Oak Avenue Ickenham
ERECTION OF A SINGLE STOREY REAR EXTENSION TO PAVILION

Decision: 14-10-2004 Approved

2556/APP/2010/2421 Ickenham Cricket Club Oak Avenue Ickenham
Single storey rear extension to existing pavilion with alterations to existing elevations.

Decision: 19-01-2011 Approved

2556/D/80/0635 Ickenham Cricket Club Oak Avenue Ickenham
Extension/Alterations to Leisure premises (P) of 36 sq.m.

Decision: 17-07-1980 ALT

2556/E/80/1337 Ickenham Cricket Club Oak Avenue Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 01-09-1980 Approved

2556/F/82/0447 Ickenham Cricket Club Oak Avenue Ickenham
Extension/Alterations to Leisure premises (P) of 150 sq.m.

Decision: 21-12-1982 Approved

2556/H/83/0356 Ickenham Cricket Club Oak Avenue Ickenham
Details in compliance with 02556/820447(P)

Decision: 05-07-1983 Approved

2556/L/95/0215 Ickenham Cricket Club Oak Avenue Ickenham
Erection of a single storey rear extension

Decision: 11-03-1996 NFA

Comment on Relevant Planning History

None

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:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of 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.
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.
R6	Ancillary recreational facilities
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.16	(2011) Protection and enhancement of social infrastructure
LPP 3.19	(2011) Sports Facilities
LPP 3.6	(2011) Children and young people's play and informal recreation (strategies) facilities
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 7.16	(2011) Green Belt
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
LPP 5.17	(2011) Waste capacity

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

13 neighbours as well as Ickenham Residents Association were consulted on this application. No neighbour representations were received.

Ickenham Residents Association have responded raising concerns over the loss of an Oak tree.

Officers Comments: Under the initial approved application, the tree officer had no objection to the removal of the Oak tree due to its poor condition.

Thames Water

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole

nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Internal Consultees

Landscape and Tree Officer:

There is a mature Oak to the side of the clubhouse, which contributes to the arboreal character of the area. It appears that the building materials are being taken into the working area on the other side of the club house, therefore the tree is unlikely to be affected.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): N/A

Scope for new planting (yes/no): N/A

Does scheme conform to HDAS (yes/no): N/A

Does scheme conform to SUDS (yes/no): N/A

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable

Access Officer

It would appear that the opportunity to improve accessibility would be maximised, should the development proposal receive planning approval. I therefore have no observations to make, other than reference to the informatives detailed below:

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a "protected characteristic", which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

2. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

4. Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

5. Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Environment Protection Unit

No objection Should planning permission be granted, please ensure the construction informative is added in respect of the construction phase.

Land Contamination Officer

No objection subject to the following informative:

The development is on a former infilled pond based on Ordnance Survey data. There is, therefore, a small possibility there may be some contaminating substances present in the ground at depth. We have no information on the ground conditions. We would advise persons working on site to take basic precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R6 of the UPD (Saved Policies September 2007) states that the Local Planning Authority will encourage the provision of ancillary recreational facilities such as changing rooms, car parking and facilities to improve public transport access, provided they are accessible to all of the community and consistent with other policies in the plan. The proposal is considered to comply with this policy as the development relates to the improvement of the existing changing rooms and facilities to support the cricket club, the existing building will be upgraded to make it accessible to all and the Cricket Club is a local facility providing opportunities for cricket to people of all levels and abilities. It should also be noted that the principle of such a development has been accepted in relation to the approval granted in January 2011.

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

Policy OL1 defines the types of developments that are considered acceptable within the Green Belt. The proposal at this site relates to an open air recreational activity and therefore conforms to one of the accepted uses. This policy goes onto say the number and scale of buildings will be kept to a minimum in order to protect the visual amenity of the Green Belt.

National policy guidance in relation to development within Green Belts is set out in PPG2: Green Belts. Advice contained in that document states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is to be achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The revised scheme involves a reduction in size from approved scheme, resulting in an increase in the size of the building from 372m² to 475m², an increase of approximately 28%. This increase in footprint would be 1% smaller than previously approved. As such,

the scale of increase, within the Green Belt, is considered to be acceptable especially in this situation given the position, siting and existing boundary screening, which means that only limited views of it would be available, thereby limiting its impact on the openness of the Green Belt.

The proposal would not result in a disproportionate change to the built development at this site and would not result in visual harm to the same.

The materials and design are considered to be in-keeping with the site and to the type of building to which it would relate. Furthermore, due to the existing authorised planning use of the site, it is considered that the proposal would not result in a material increase in activities on the site.

Therefore the proposal is considered to comply with policies OL1 and OL4 of the UDP (Saved Policies September 2007) and advice set out in PPG2: Green Belts.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposal relates to the erection of a single storey rear extension and it is considered that the design and position of the development is such that it would not result in any adverse impact on visual amenity. The dimensions and design of the extension is compatible with the existing pavilion building. As such the proposal is considered not to have significant affect upon the visual amenity of the locality. Therefore the proposal would comply with Policy BE13 and BE19 of the UDP (Saved Policies September 2007).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, it is considered that the main property that could be affected would be No. 62 Parkfield Road. However, the proposed extension would be adjacent to the rearmost section of their garden and when combined with the existing fencing and vegetation on this boundary and the proposed height, the extension would be largely screened from this neighbouring property and would therefore, have a very limited impact, such that the proposal is considered to accord with Policies BE20 and BE21 of the UDP (Saved Policies September 2007).

With regard to any loss of privacy that would result, there are no windows shown in the proposed rear elevation, whilst the windows in the south east facing elevation would serve a toilet/store room accommodation. It is recommended that the window be conditioned as obscure glazed and non-opening to avoid any future overlooking concerns. It is therefore considered that the proposal would not result in a material loss of privacy to surrounding properties and as such, would comply with Policy BE24 of the adopted UDP (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 proposal is for improvements to the cricket club pavilion and is considered not to be of such a scale that it would result in a significant increase to the pavilion's capacity. The proposed extension would not affect any parking and/or access for the site and therefore the proposal is considered to comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

As above.

7.12 Disabled access

The Design and Access statement submitted with the application states, that the resulting building would all be on one level, disabled toilet facilities would be provided and therefore the opportunity to improve accessibility would be maximised. The Access Officer has been consulted on the application and has raised no objections to the scheme. The proposal is thus considered to comply with the Council's SPD HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are two Oak trees close to the proposed extension, one to the rear (on site and shown to be removed) and one to the side (off site and shown to be retained). There is no objection to the removal of the Oak to the rear because it has a sparse, uneven crown and is of a low amenity value. The submitted tree report outlines an adequate level of tree protection for the Oak to be retained. There is no requirement to replace the Oak tree to be lost due to the high density of trees at the rear of the site. Therefore, subject to conditions the application is considered to comply with Policy BE38 of the UDP (Saved Policies September 2007).

7.15 Sustainable waste management

The Design and Access statement comments that currently the bin store is adjacent to the main entrance and this would not be altered by the proposal. As such, the proposal is considered to comply with Policy 5.17 (Waste Capacity) of the London Plan.

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

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The existing building currently comprises a cricket club pavilion. The Environmental Protection Unit consider that the proposal would result in a new internal layout, together with a number of the existing windows being lost. As such, due to these revisions and the internal reconfiguration, it is considered that the development would reduce noise break out to the rear of the premises. Therefore the proposal is considered not to result in any additional noise and disturbance, over and above the current site circumstances, thereby complying with policies OE1 and OE3 of the UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

The comments have been addressed in the body of 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

None.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning

legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The revised application reduces the size of the extension initially granted and is therefore considered acceptable. It would not result in a disproportionate change in the bulk and character of the original building on the site or to an intensification of activities. Nor would it harm the openness of the Green Belt.

With regard to noise and disturbance, due to the internal reconfiguration and the alterations to the fenestration details, it is expected that this development would reduce noise break-out to surrounding properties thereby resulting in an improvement.

As such, the application is considered not to have a detrimental impact on the amenities of neighbouring properties.

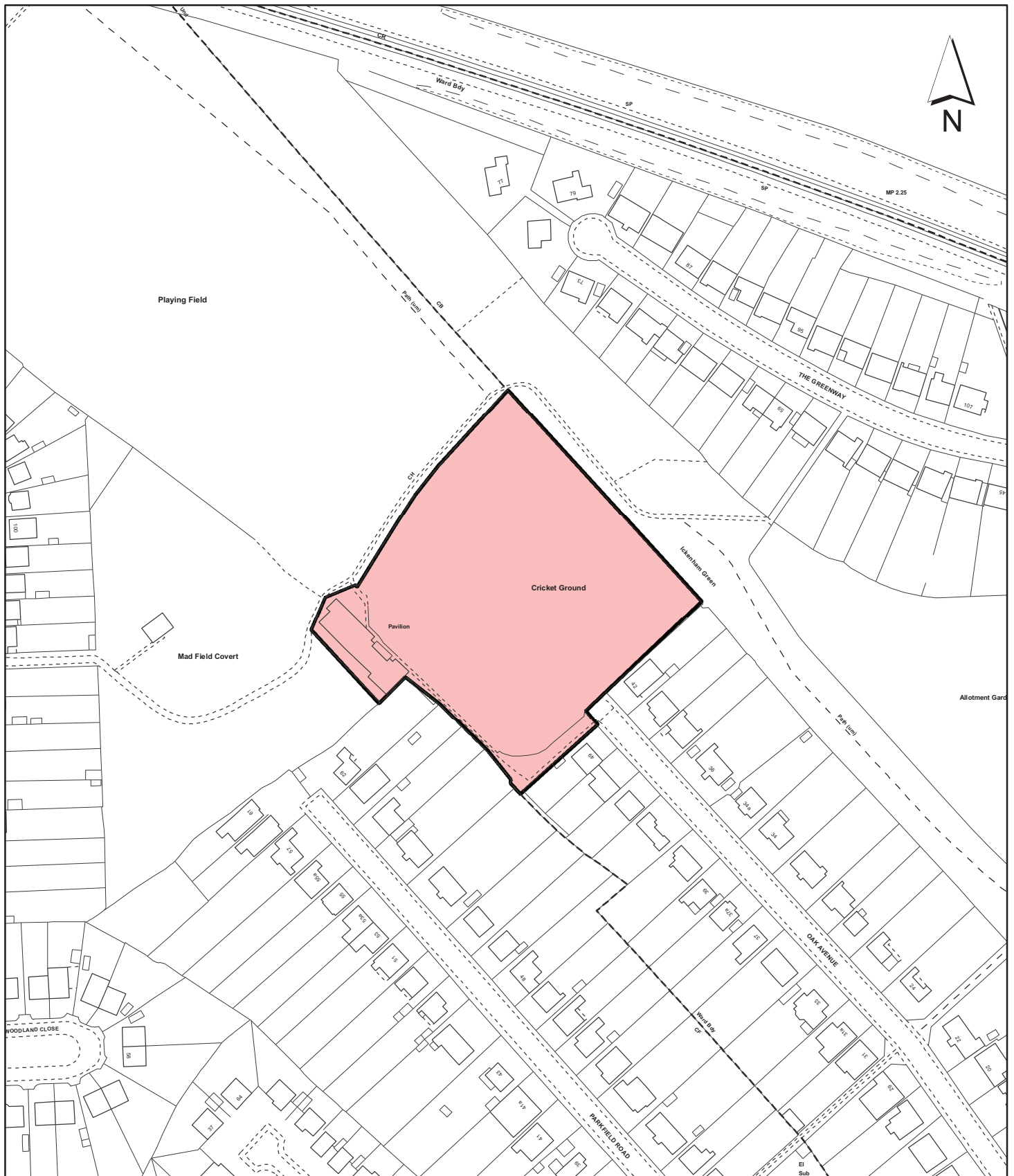
Saved Policies R6 supports such uses/developments provided they are accessible to all of the community and consistent with other policies in the plan and the proposal is considered to comply with this policy. As such, the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Ickenham Cricket Club
Oak Avenue
Ickenham**

Planning Application Ref:

2556/APP/2011/2608

Planning Committee

North Page 165

Scale

1:2,000

Date

**January
2012**

**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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Plans for North Planning Committee

2nd February 2012



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 167

Report of the Head of Planning & Enforcement Services

Address KINGS COLLEGE PLAYING FIELDS KINGS COLLEGE ROAD RUISLIP

Development: Construction of an all-weather, sand dressed multi purpose sports playing pitch, with associated floodlighting and fencing.

LBH Ref Nos: 2414/APP/2011/2661

Date Plans Received: 01/11/2011

Date(s) of Amendment(s):

Date Application Valid: 07/11/2011

NOTES:

LONDON BOROUGH OF
KINGSLAND
RECREATION
- 1 NOV 2011
PLANNING & COMMUNITY
SERVICES

EASTCOTE HOCKEY CLUB

DRAWING: EXISTING SITE PLAN
DATE: 02.08.11
DRAWING NO: EHC-ESP-01
SCALE: 1:500

STATUS:
REV:

devilfish design limited

Canada House, 277 Pinfold Road
Middlesbrough, Cumbria, UK
office fax no. 0208 438 2278
mobile no. 07971 719487
paw@devilfishdesign.co.uk
krys@devilfishdesign.co.uk



DRAWING - EHC-ESP-02

EXISTING SITE PLAN AT 1:500

NOTES:

EASTCOTE HOCKEY CLUB

DRAWING:	PROPOSED SITE PLAN
DATE:	02.08.11
DRAWING No:	EHC-PPS-01
SCALE:	1:500
STATUS:	LONDON (ENGLISH) OF PLANNING
REV:	- 1 NOV 2011
	PLANNING & COMMUNITY SERVICES

devilfish design limited

Craven House, 272 Finch End Road
 Millers Hill, Reading, RG2 9NA
 office no. 0344 435 2278
 mobile no. 07911 751627
pdf@devilfishdesign.co.uk
www.devilfishdesign.co.uk



PROPOSED SITE PLAN AT 1:500





NOTES:

EASTCOTE HOCKEY CLUB

DRAWING: EXISTING SITE PLAN

DATE: 02.08.11

DRAWING No: EHC-ESP-02

SCALE: 1:200

STATUS: RECEIVED

REV: -

DATE: 11.01.2011

BY: PLANNING & COMMUNITY SERVICES

LONDON BOROUGH OF
MIDDLESEX
PLANNING & COMMUNITY
SERVICES

devilfish design limited

Charles House, 272 Field End Road
Middlesex HA14 6NA
Telephone no. 0181 614 2171
mobile no. 07717 71447
info@devilfishdesign.co.uk
info@devilfishdesign.co.uk



EXISTING SITE PLAN AT - 1:200

KINGS COLLEGE ROAD

NOTES:

PROPOSED ARTIFICIAL SPORTS SURFACE

EASTCOTE HOCKEY CLUB

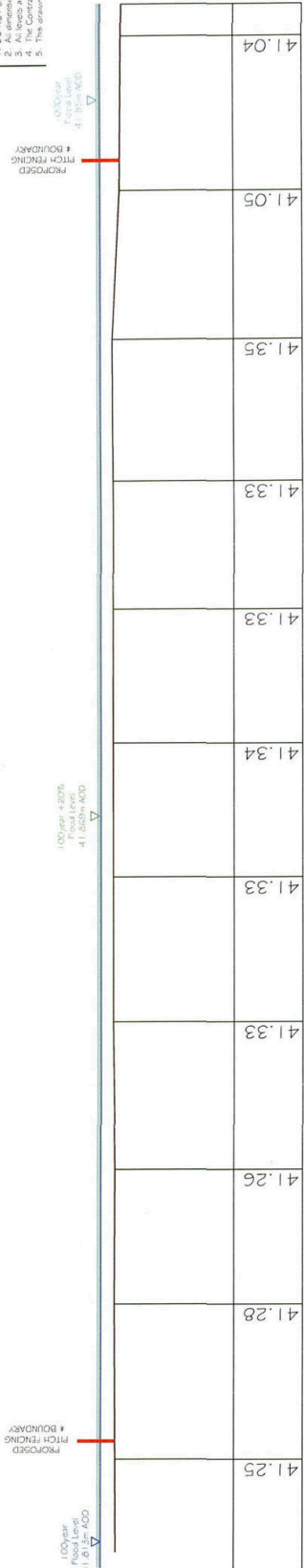
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DATE: 02.08.11
DRAWING NO: EHC-PSP-02
SCALE: 1:200
STATUS: - 1 NOV 2011
REV: B PLANNING & COMMUNITY SERVICES

devilfish design limited
Creative House, 272 Mid End Road
Middlesbrough, Cumbria
offices no. 01945 428 272
mobile no. 0771 719147
peter@devilfishdesign.co.uk
www.devilfishdesign.co.uk

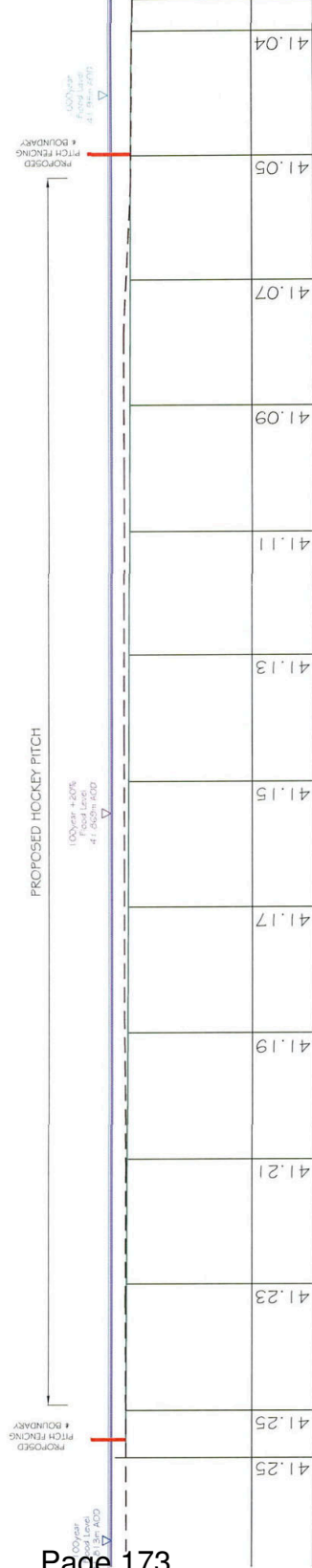
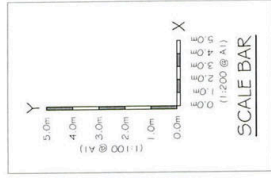


NOTES

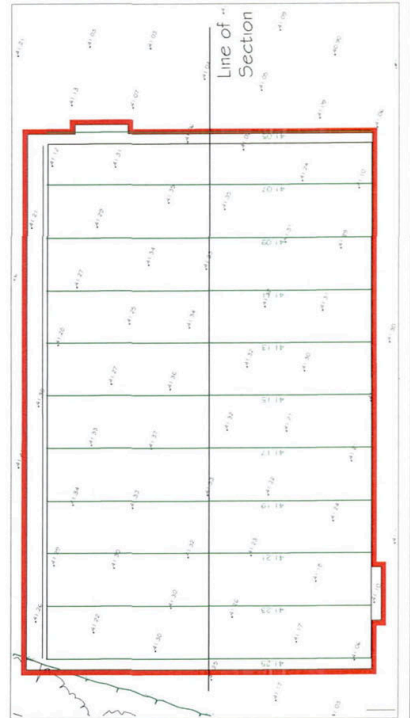
1. DO NOT SCALE - Use figured dimensions only.
2. All levels are in metres above Ordnance Datum unless otherwise stated.
3. All levels and in metres above Ordnance Datum unless otherwise stated.
4. The Contractor is to verify all dimensions on site before commencing work or preparing shop drawings.
5. This drawing is to be read in conjunction with all Engineers and Architects drawings.



SECTION 01 A-A THROUGH EXISTING SITE



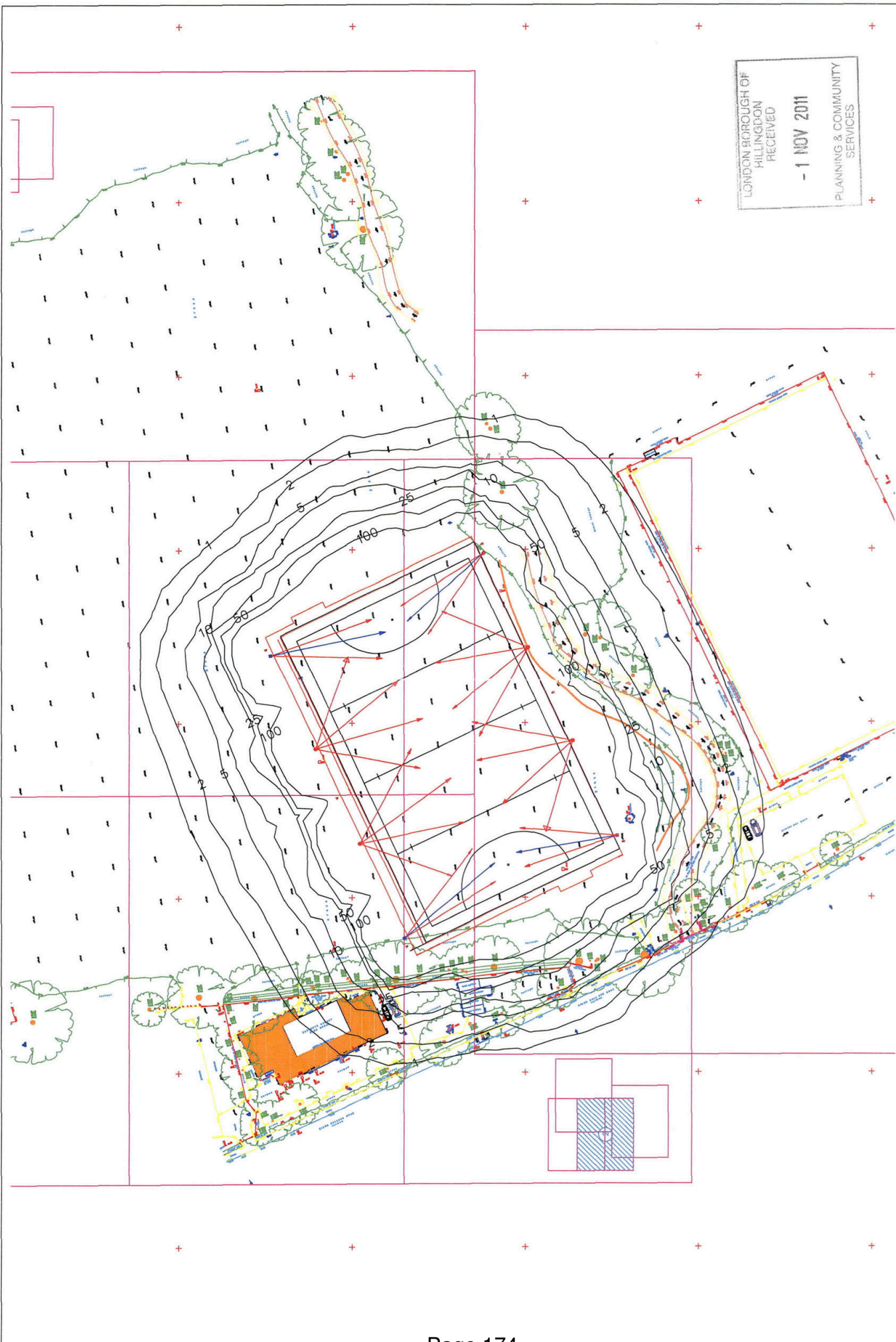
SECTION 01 A-A THROUGH PROPOSED HOCKEY PITCH



AMENDED PLAN

LONDON BOROUGH OF HILLINGDON RECEIVED
04 JAN 2012
PLANNING & COMMUNITY SERVICES

Project	EASTCOTE HOCKEY CLUB													
Title	EASTCOTE HOCKEY CLUB - NEW PITCH													
EXISTING & PROPOSED SECTIONS														
Client	EASTCOTE HOCKEY CLUB													
Rev.	Description	Date												
B	Revised Lower Proposed Ground Levels	15.12.11												
C	Revised Lower Proposed Ground Levels	15.12.11												
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Scale	SEE SCALE BAR													
Sheet Size	A3													
Drawing Number	DMP													
Drawn	Hannah - Reed													
Checked	DMP													
Approved														
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Checked	DMP	Drawing Number	X210387A-04											
Approved		Revision	C											



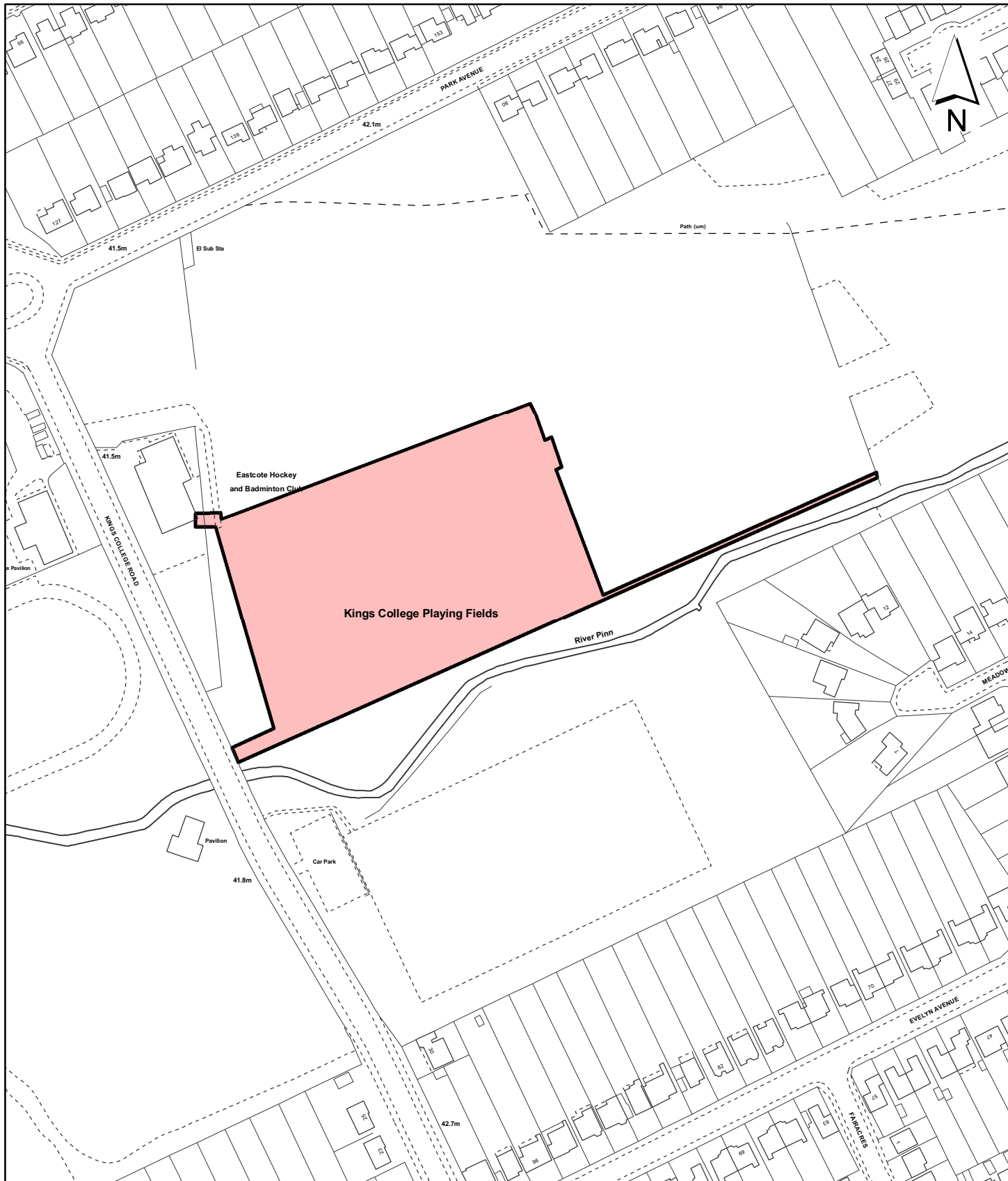
LONDON BOROUGH OF
HILLINGDON
RECEIVED
- 1 NOV 2011
PLANNING & COMMUNITY
SERVICES

Design by:	Date:	Revision:
MPM	03-11-10	0
Drawing No:	Scale:	
EHC/1	1:1000	


Project Name: Eastcote Hockey Club - Proposed Floodlighting Spillage

Tel: 01582 730729
Fax: 01582 726658
Email: mail@highlights.co.uk

Highlights Floodlighting Ltd
Newbury House
1 London Road
Luton, LU1 3UE



Notes

 Site boundary

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Site Address

**Kings College Playing Fields
 Kings College Road
 Ruislip**

Planning Application Ref:
2414/APP/2011/2661

Planning Committee
North Page 175

Scale
1:2,000

Date
January 2012

**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

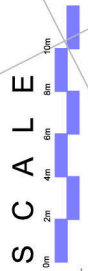
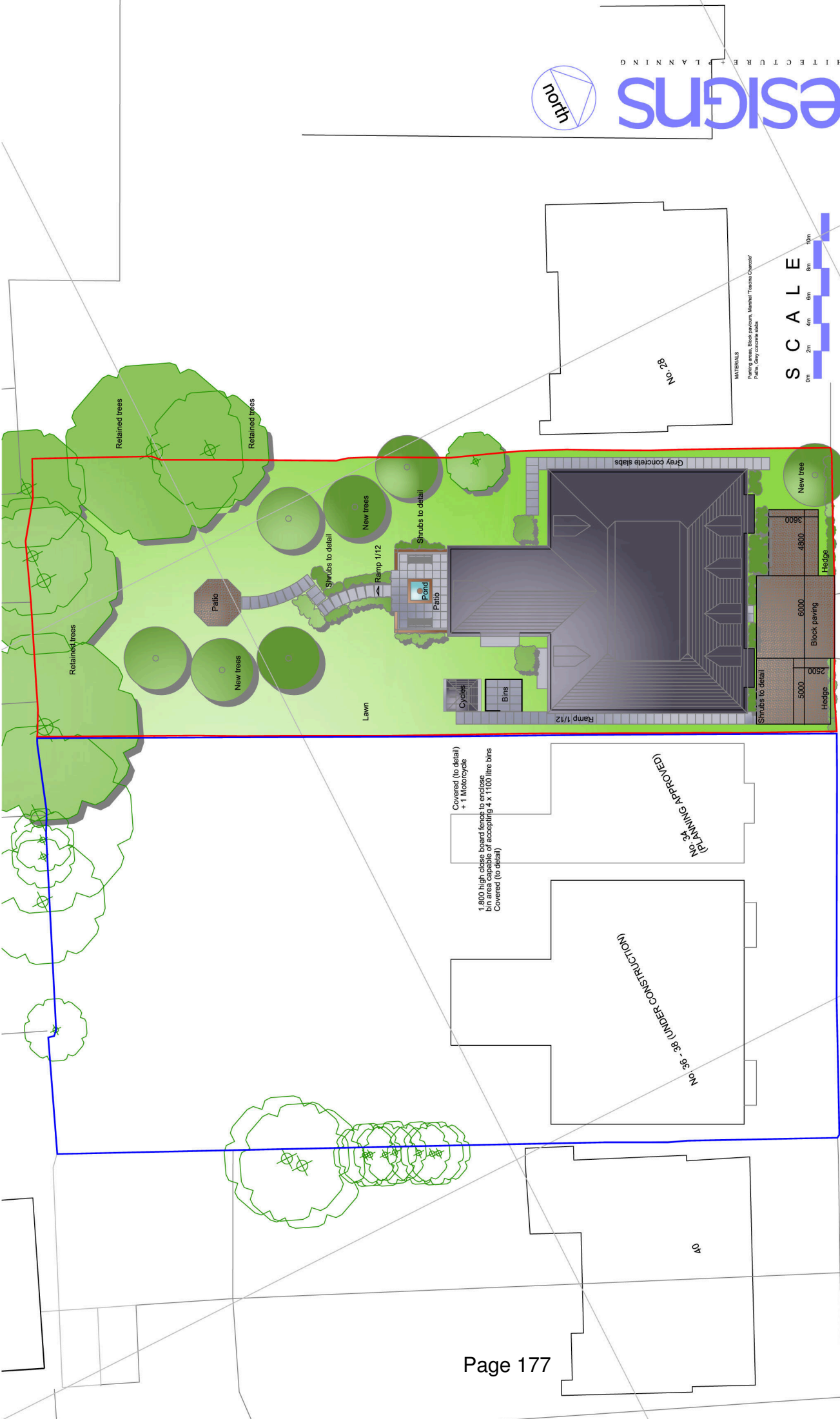
Address LAND AT 30 - 32 CHESTER ROAD NORTHWOOD

Development: Demolition of 30-32 Chester Road and development of Residential Care Home, alterations to access and associated landscaping

LBH Ref Nos: 13800/APP/2011/1140

Date Plans Received: 11/05/2011 **Date(s) of Amendment(s):**

Date Application Valid: 01/06/2011



1/250 A3
SITE LAYOUT PLAN

MATERIALS
New: Grey Block paving, Manhole/Terrace Cover
Patio, Grey Concrete Slabs

PROJECT	Proposed development, 30 - 32 Chester Road, Northwood, London.
TITLE	SITE LAYOUT PLAN
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/250
DATE	MARCH 2011
DRAWING	04/10/2011
REVISION	A. revised to planners req.

Covered (to detail)
+ 1 Motorcycle
bin area capable of accepting 4 x 1100 litre bins
Covered (to detail)

No 24 (PLANNING APPROVED)

No 36 - 38 (UNDER CONSTRUCTION)

04

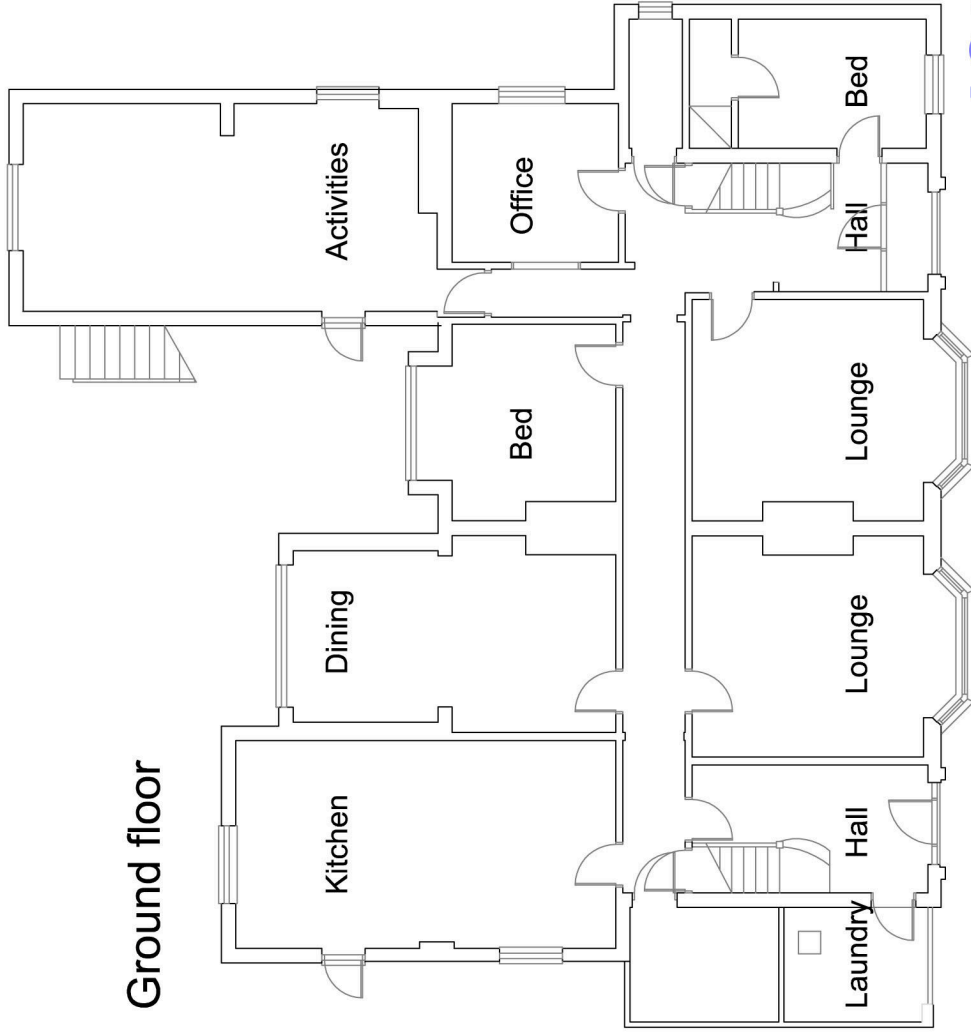
Revise existing access
Provide 2,000 x 2,000 vision splays each side of bays

CHESTER ROAD

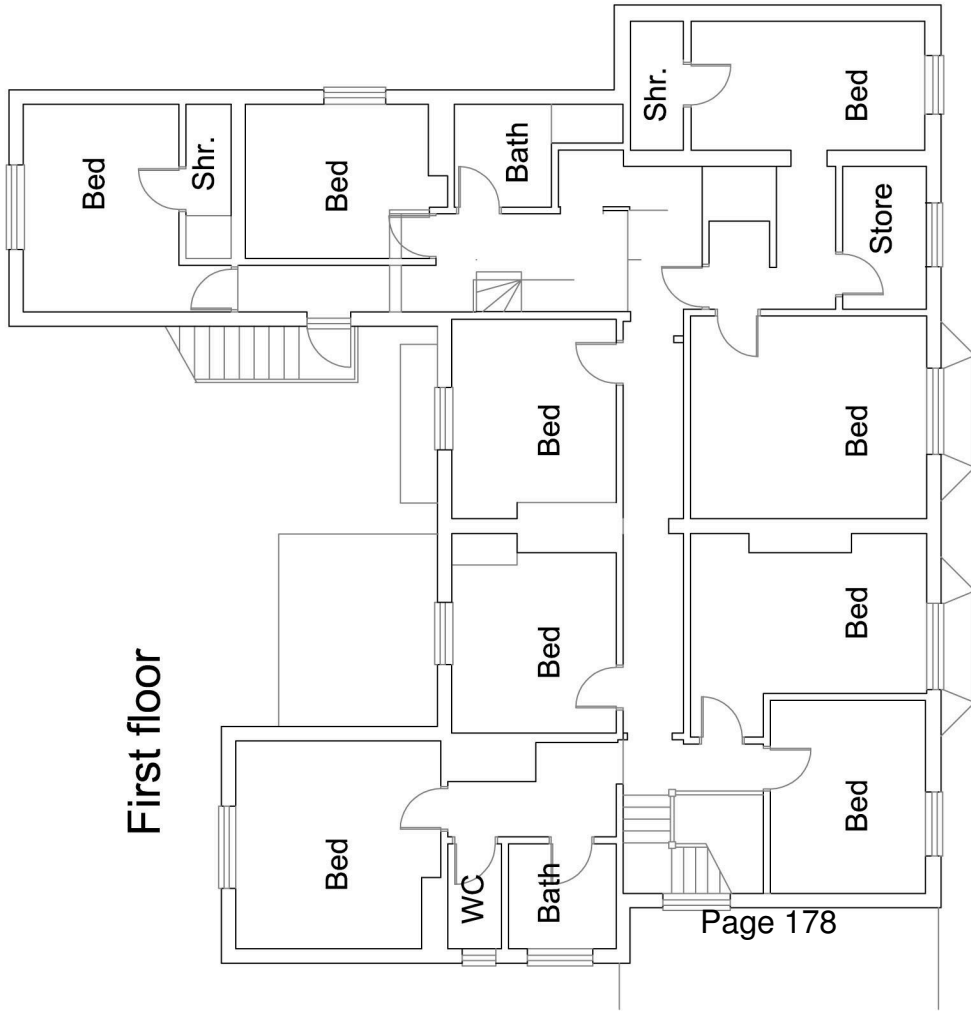
49.24

49.22

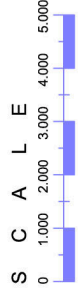
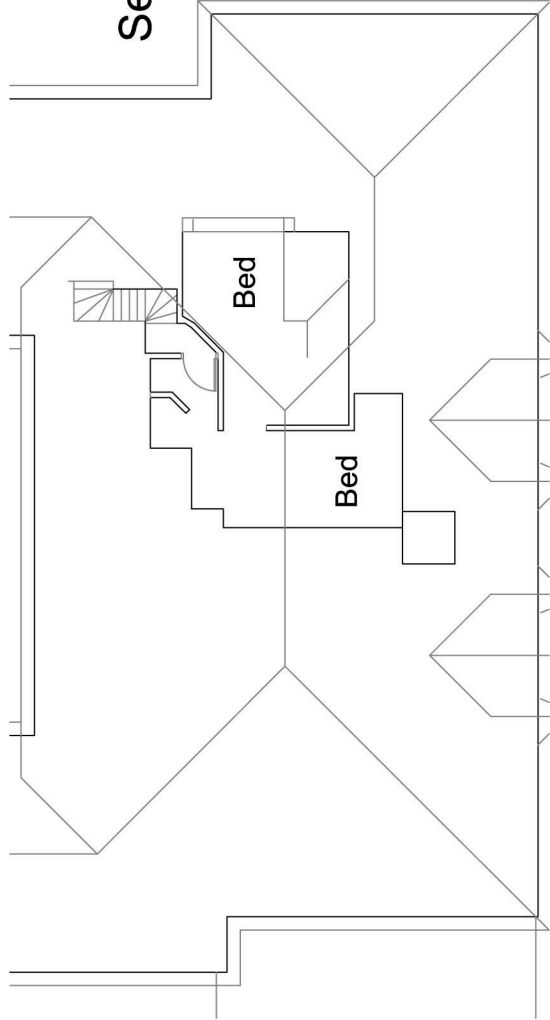
Ground floor



First floor

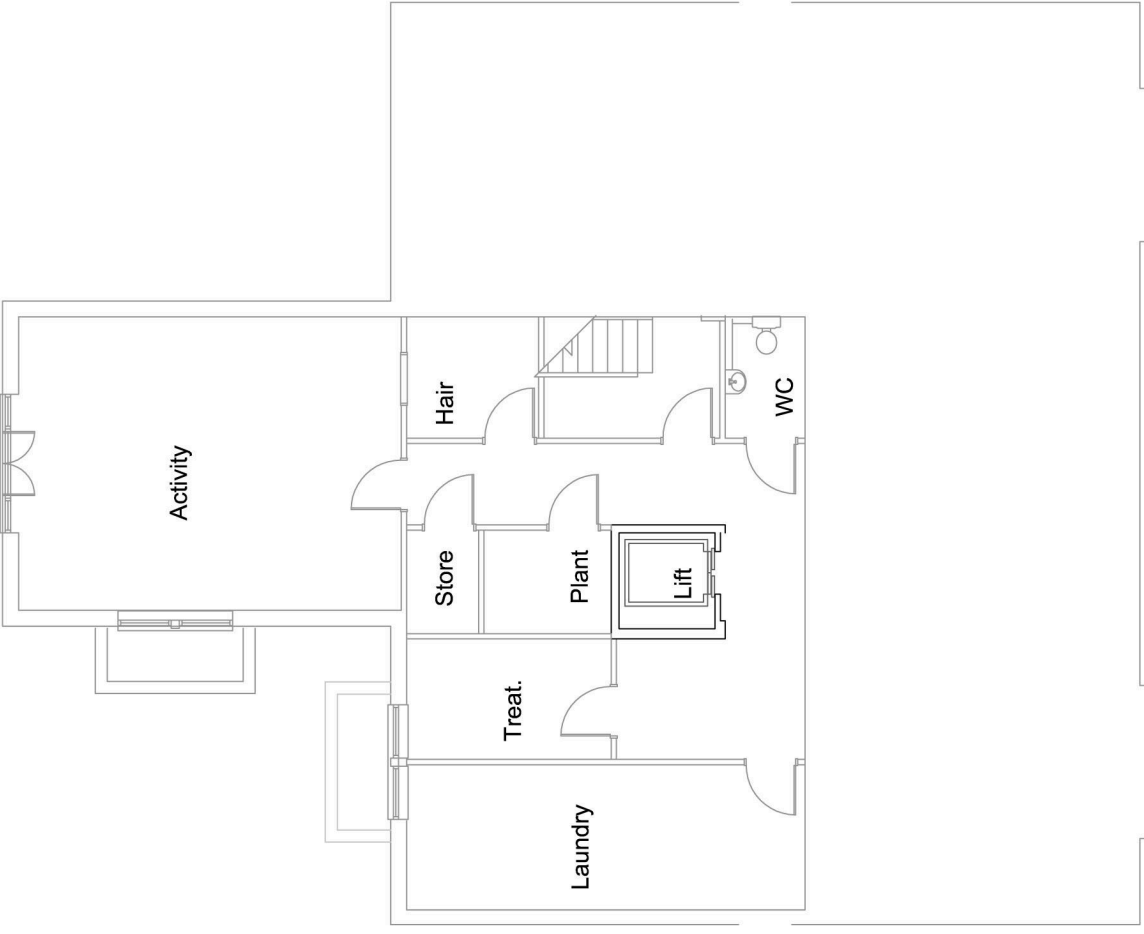


Second floor



EXISTING FLOOR PLANS 1/100. A3

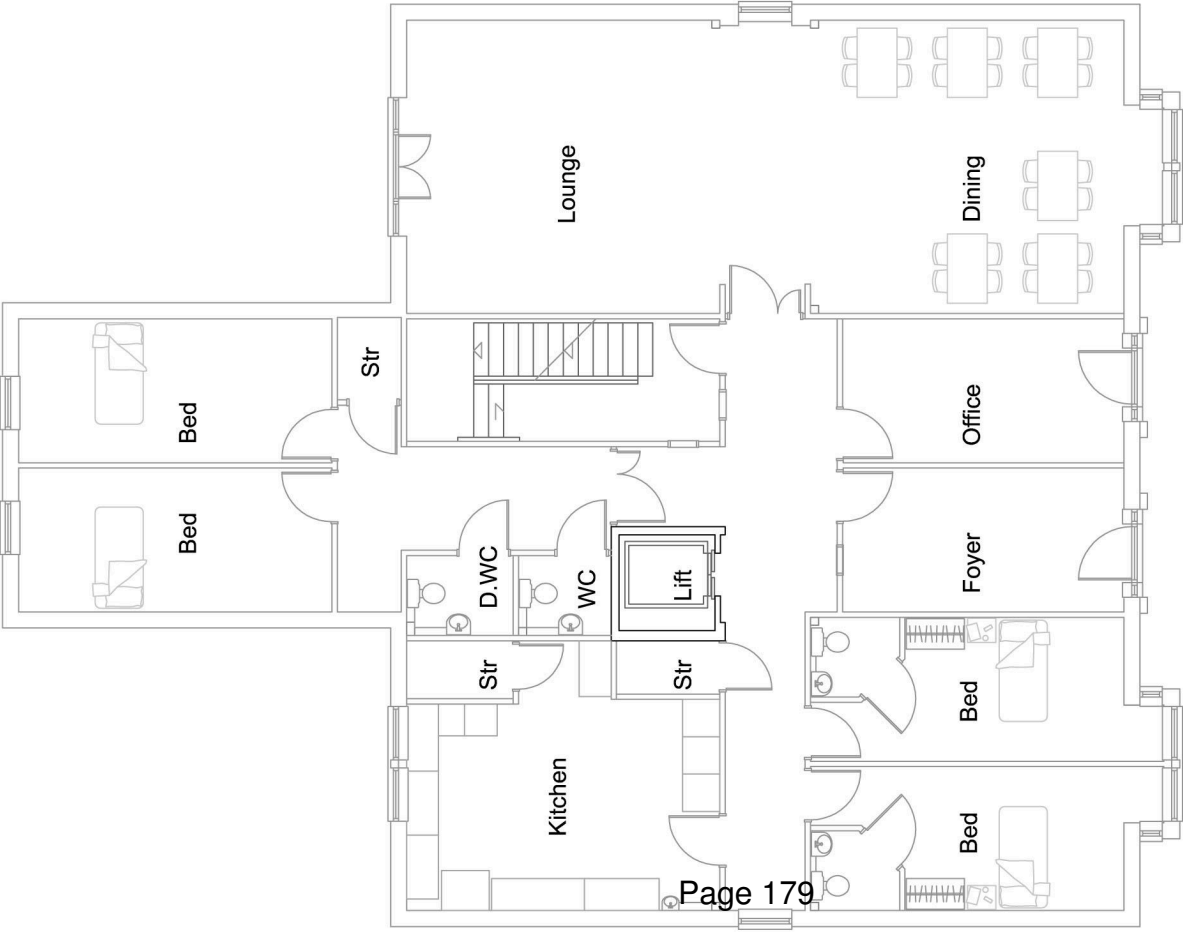
PROJECT	Proposed development, 30 - 32 Chester Road, London, E 16 4NR
TITLE	EXISTING FLOOR PLANS
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	03/12/2011
DRAWING	03/12/2011
REVISION	N/A



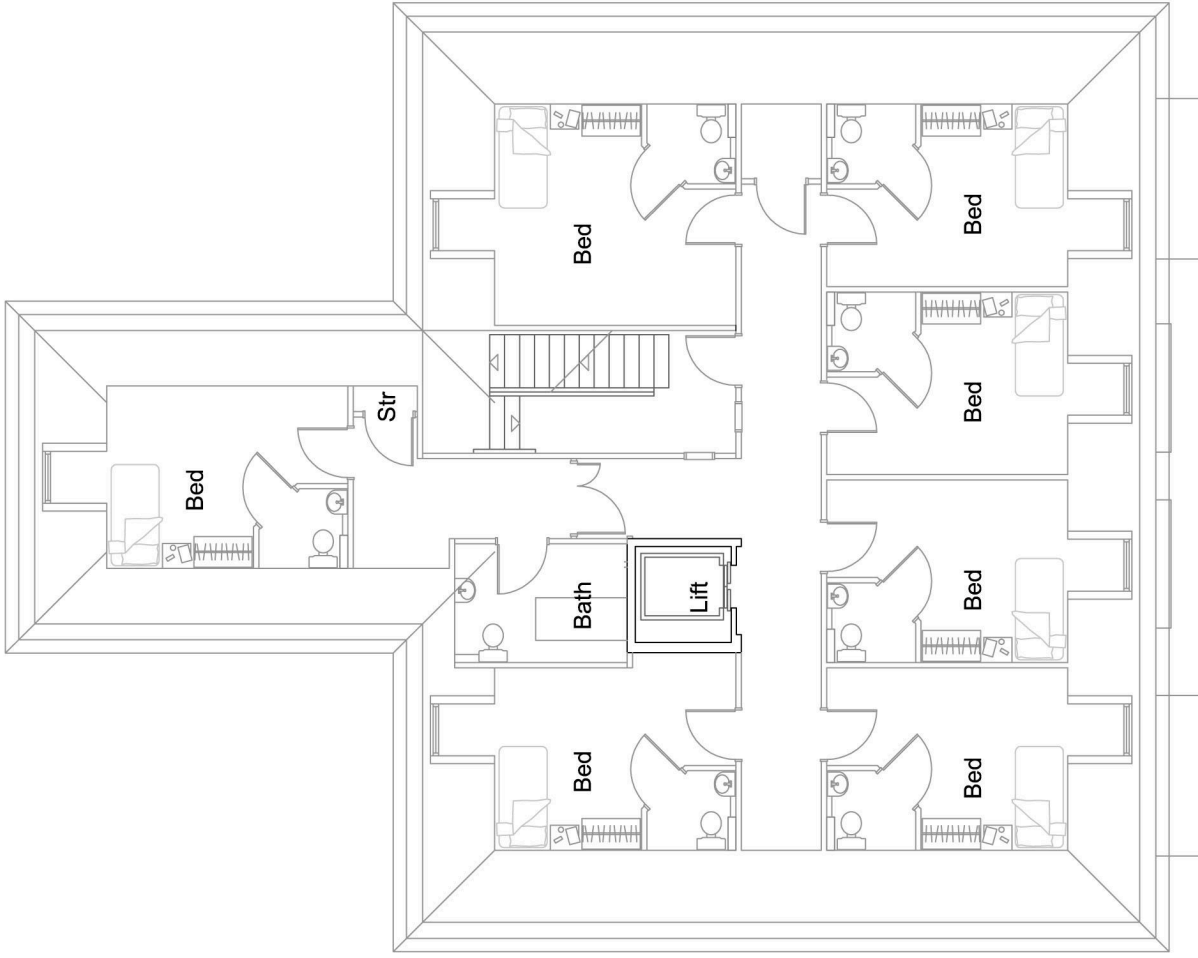
**GROUND & LOWER GROUND
 PROPOSED PLANS
 1/100. A3**

SCHEDULE

Accommodation 22 bedrooms
 Dayspace 114m (5.1m/person) + quiet room
 3 Bathrooms



PROJECT	Prepared development: The Old School, School Road, Northwood, London.
TITLE	GROUND AND LOWER GROUND
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	MARCH, 2011
DRAWING	08/10/2011
REVISION	A



SCALE
1.000 2.000 3.000 4.000 5.000

SECOND FLOOR
FIRST & SECOND FLOOR
PROPOSED PLANS
1/100. A3

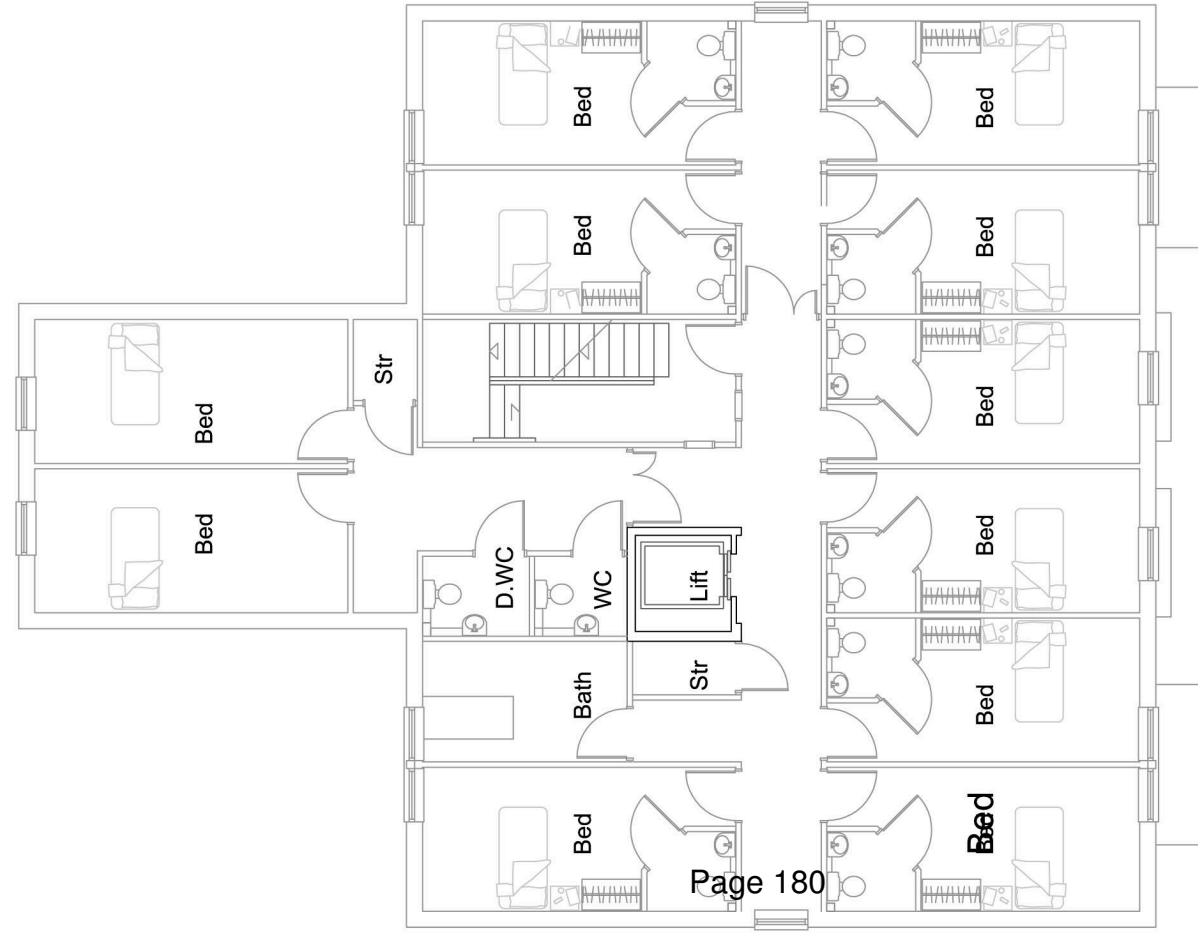
Second Floor

SCHEDULE

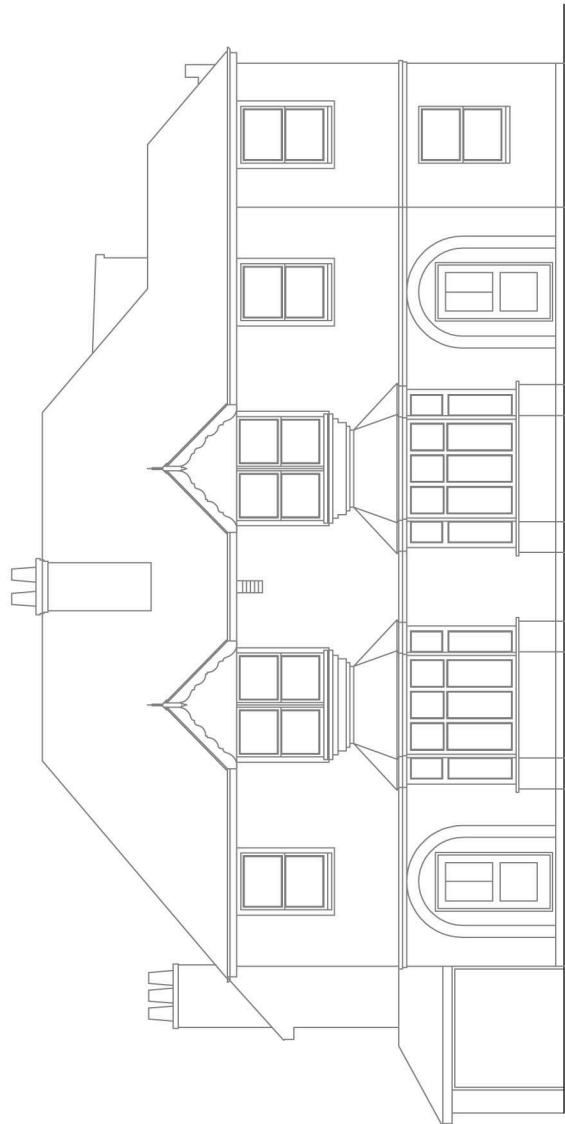
Accommodation 22 bedrooms
Dayspace 114m (5.1m/person) + quiet room
3 Bathrooms

PROJECT Proposed development,
30-32 Chester Road,
Northwood,
London.

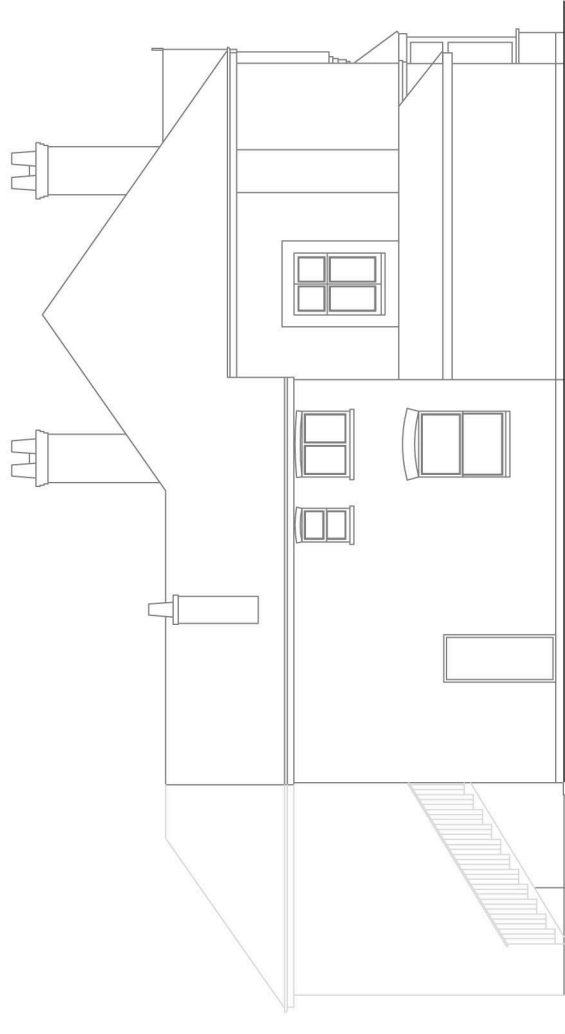
TITLE FIRST & SECOND FLOOR PLANS
CLIENT Seymour House Residential Care Homes Ltd.
SCALE 1/100
DATE MARCH, 2011
DRAWING 07/10/2011
REV 08/08/01



First Floor



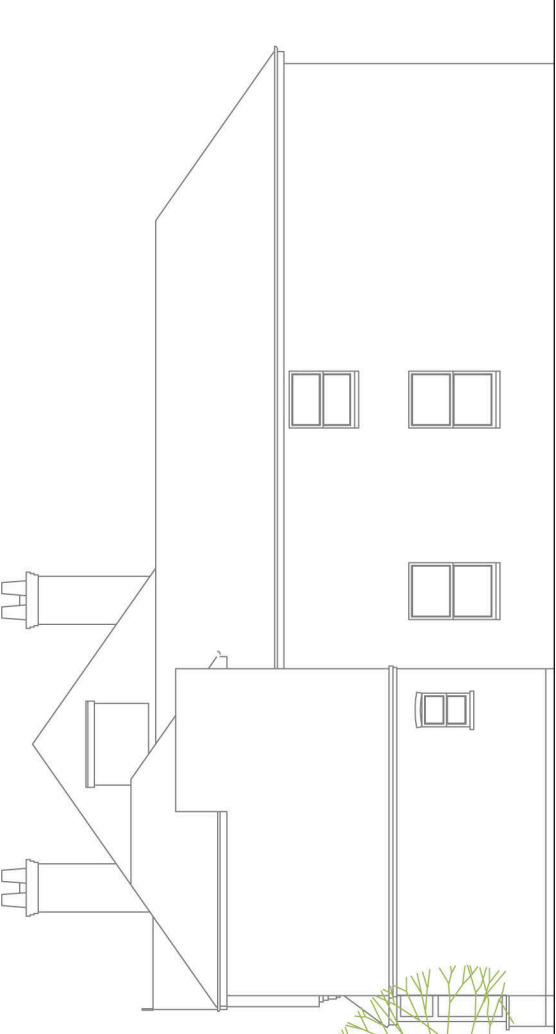
Existing front elevation



Existing east elevation



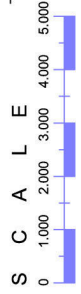
Existing rear elevation



Existing west elevation

EXISTING ELEVATIONS
1/100. A3

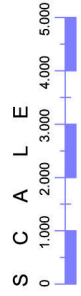
DESIGNS
ARCHITECTURE + PLANNING



PROJECT	Proposed development, 30-32 Chester Road, London, E 16 4JG
TITLE	EXISTING ELEVATIONS
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DRAWING	13/10/2011
REVISION	N/A

Tel 01304 619333
Fax 01304 611539
E mail designs@designs.co.uk

The Old School, Church Road, Hammersmith, West CT14 6LE



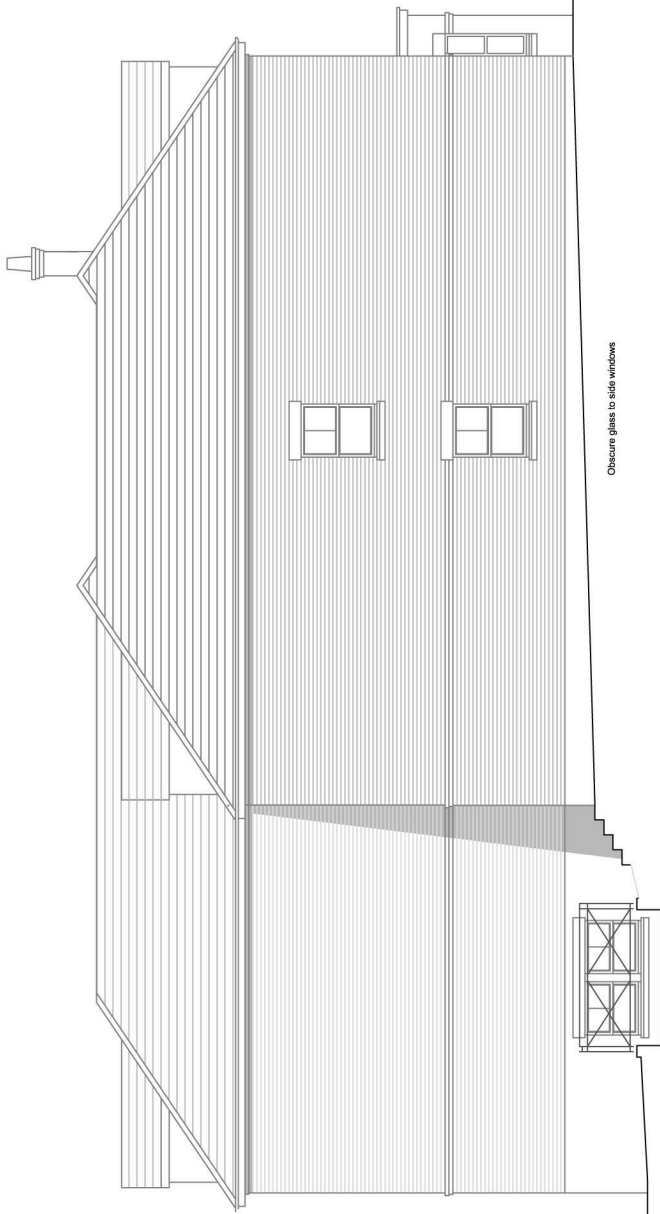
- MATERIALS**
- Roof: Smooth Elmia Slates
 - Walls: Multi Red stock facing bricks to approval
 - Painted: White, Grey etc
 - Windows: UPVC
 - Windows: White UPVC
 - Gutters: Black UPVC

PROPOSED ELEVATIONS 2
1/100. A3

PROJECT	Proposed development, 30-32 Chester Road, Northwood, London.
TITLE	PROPOSED ELEVATIONS 2
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/100
DATE	MARCH 2011
DRAWING	06/10/2011
REVISION	N/A



Rear elevation



South East elevation



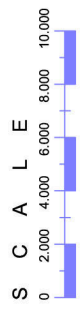
No 40 36-38 New Care Home (Near Complete) 34 (Approved Building) 30-32 Existing Building (to be demolished) 26-28

STREET ELEVATION EXISTING



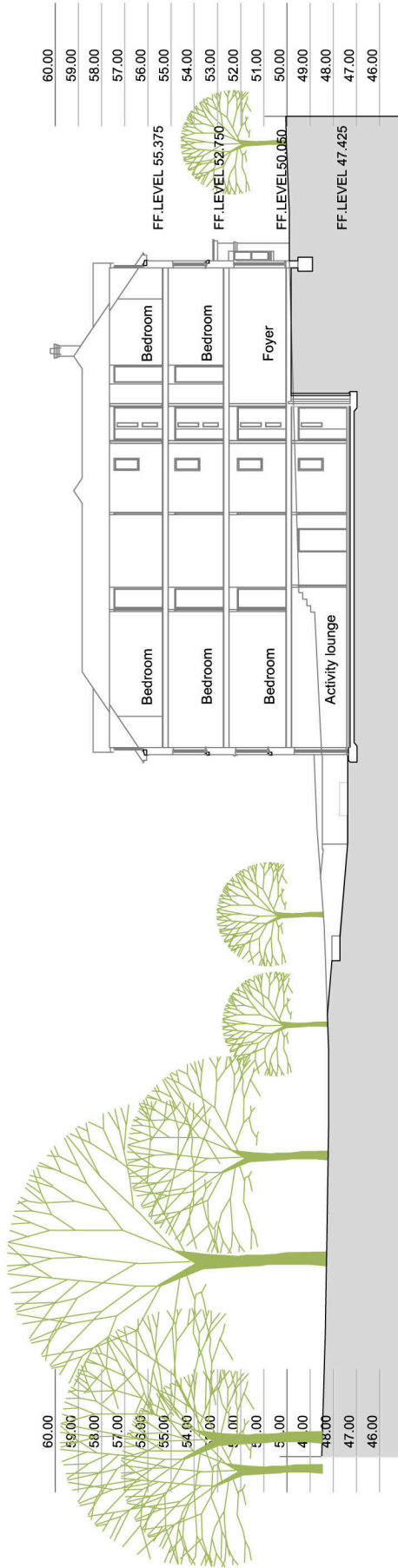
No 40 36-38 New Care Home (Near Complete) 34 (Approved Building) 30-32 Proposed Building 26-28

STREET ELEVATION PROPOSED



**STREET ELEVATIONS
1/200. A3**

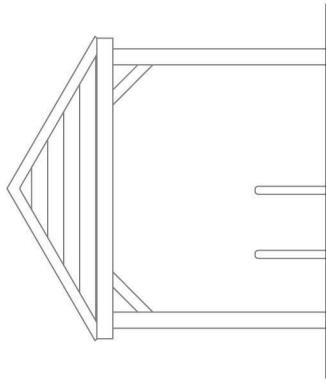
PROJECT	Proposed development, No. 30-32, Cedar Road, Northwood, London.	14/01/2014 0119383 14/01/2014 0119339 14/01/2014 0119339
TITLE	STREET ELEVATIONS	The Old School, School Road, Tottenham, East Croydon.
CLIENT	Seymour House Residential Care Homes Ltd.	
SCALE	1/200	
DATE	MARCH 2011	
DRAWING		9/10/2011
REVISION		B



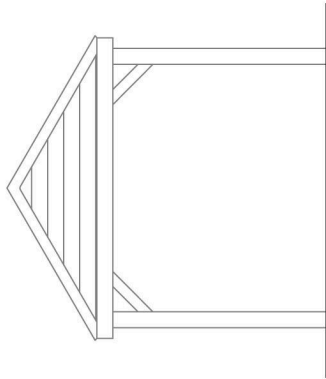
SECTION AND FINISHED FLOOR LEVELS

SECTION & FLOOR LEVELS
 1/200. A3

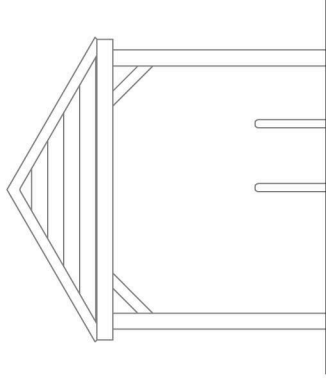
PROJECT	Proposed development, 30 - 32, Chester Road, London, London.
TITLE	SECTION & FLOOR LEVELS
CLIENT	Seymour House Residential Care Homes Ltd.
SCALE	1/200
DATE	10/02/2011
DRAWING	101/02/011
REVISION	N/A



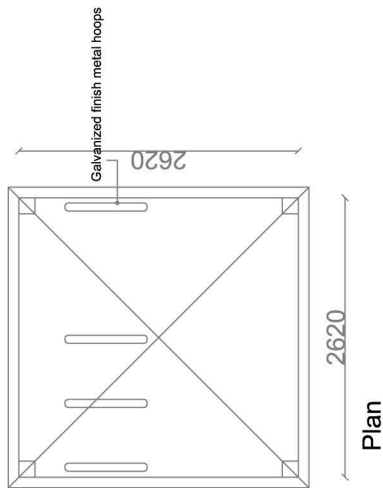
Front elevation



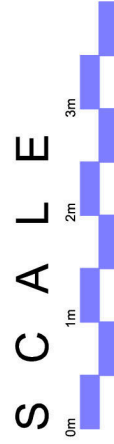
Side elevation (typical)



Rear elevation



MATERIALS
 Roof: Smooth synthetic grey slates
 Frame: Timber posts stained dark brown
 Facia/soffit: White UPVC



1/50 A3
CYCLE/MOTORCYCLE STORE

PROJECT Proposed development,
 30-32 Chester Road,
 Northwood,

Tel 01304 619333
 Fax 01304 611539
 E - mail designs_arc_plan@rhd.co.uk

ARCHITECTURE - PLANNING - SURVEYING - CONTRACT MANAGEMENT
 The Old School, School Road, Tilmanstone, Kent CT14 0JL

TITLE CYCLE/MOTORCYCLE STORE

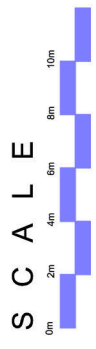
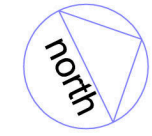
CLIENT Seymour House Residential Care Homes Ltd.

SCALE 1/50

DATE MARCH 2011

DRAWING 23/10/2011

REVISION 0/0



1/200 A3 PARKING/CROSSOVER PLAN

PROJECT Proposed development,
30-32 Chester Road,
Northwood,
London.

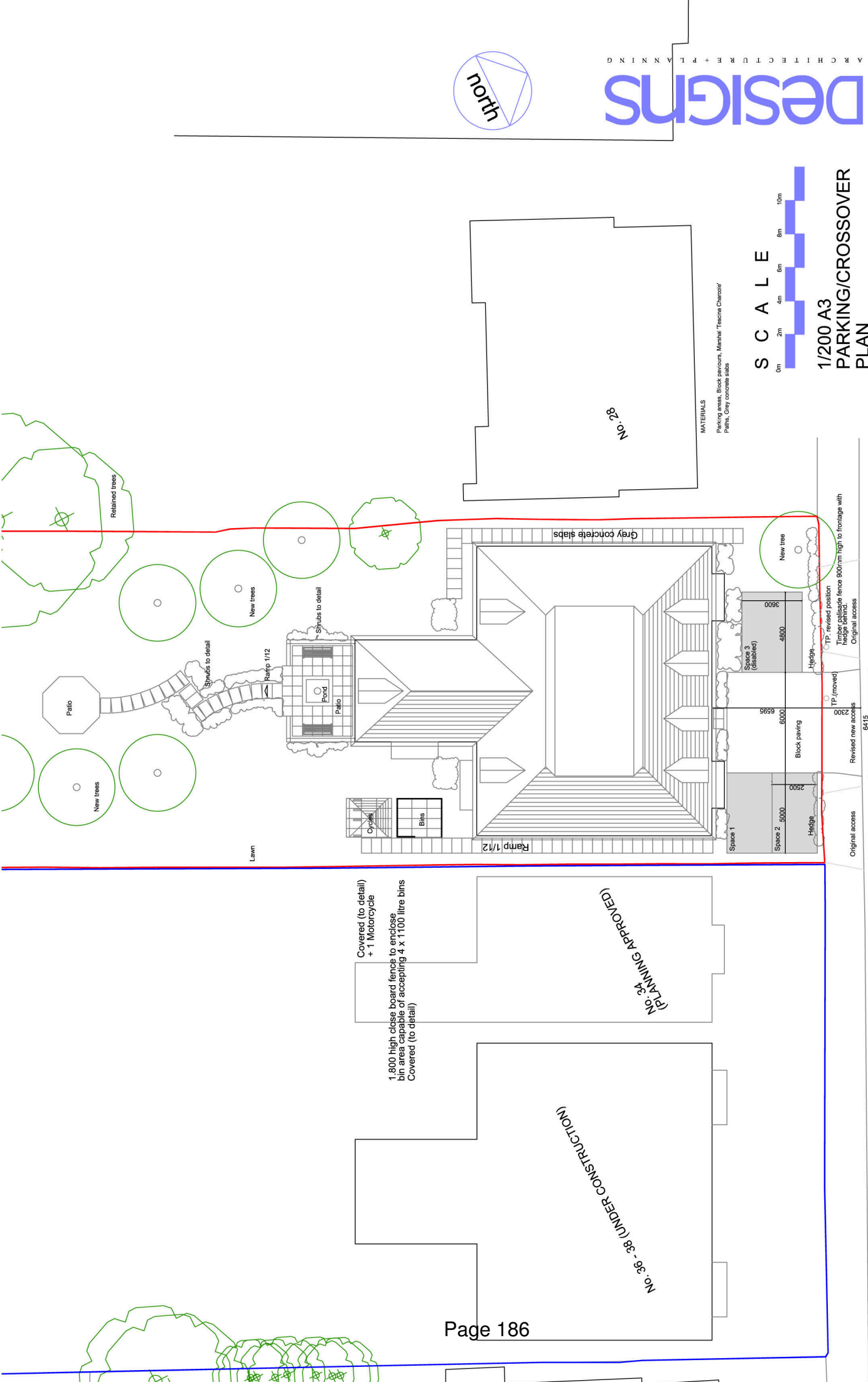
TITLE SITE LAYOUT PLAN

CLIENT Snymour House Residential Care Homes Ltd.

SCALE 1/200

DATE 04/10/2011

DRAWING N/A



MATERIALS
Paving, pavers, Block pavers, Marble Tescota Character
Paths, Grey concrete slabs

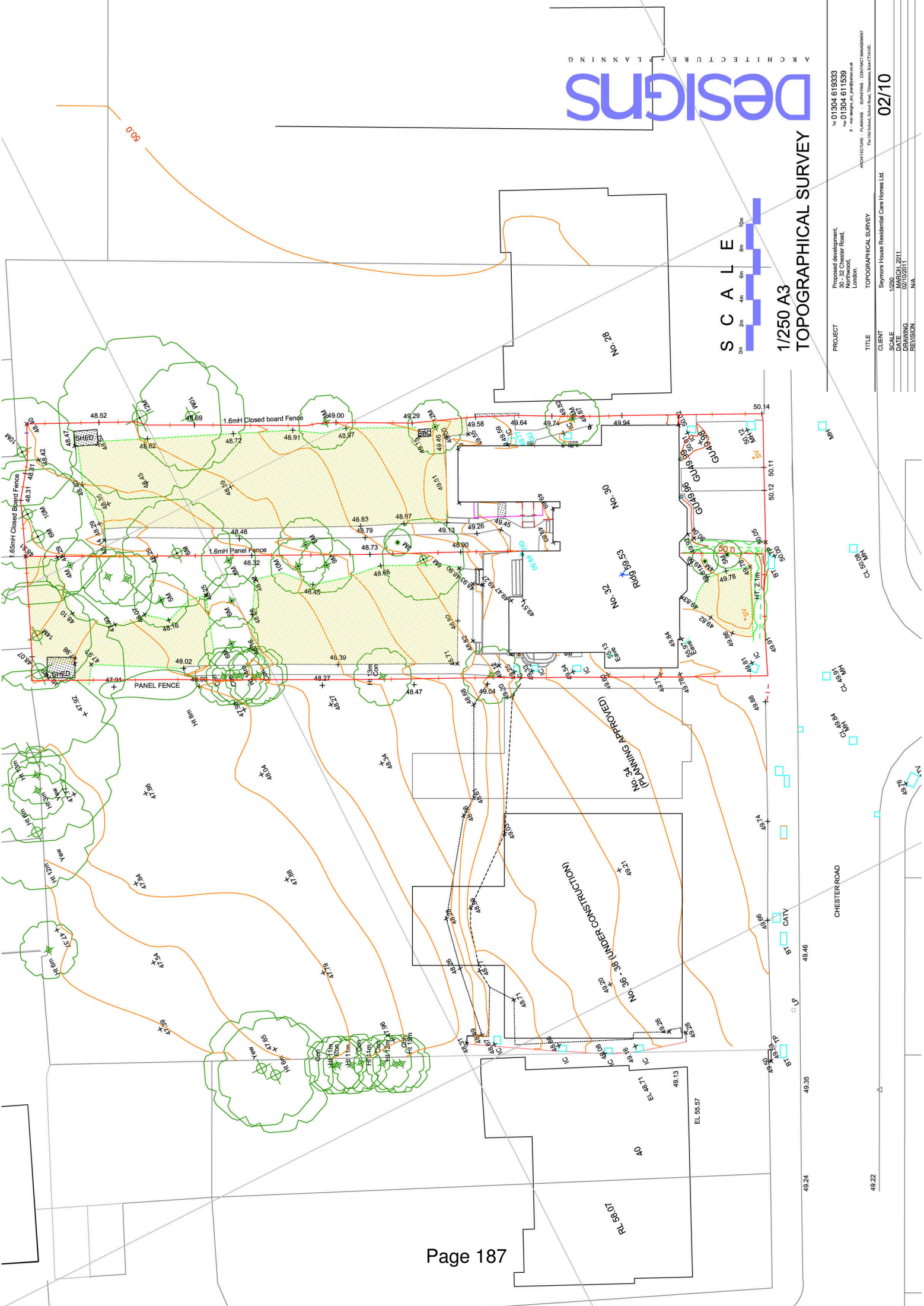
Provide 2,000 x 2,000 vision splays each side of bays

CHESTER ROAD

SCALE
 0m 2m 4m 6m 8m 10m

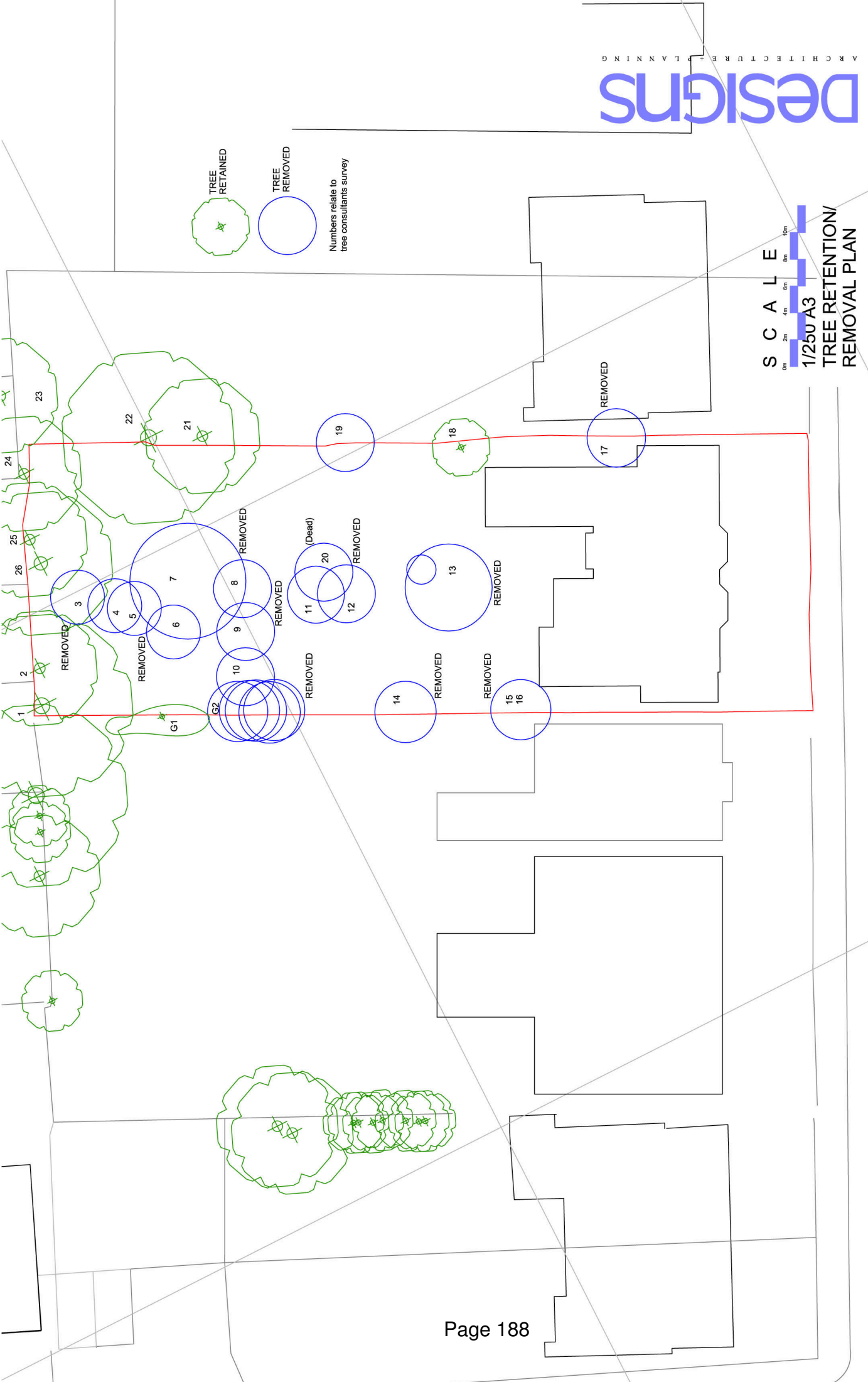
**1/250 A3
 TOPOGRAPHICAL SURVEY**

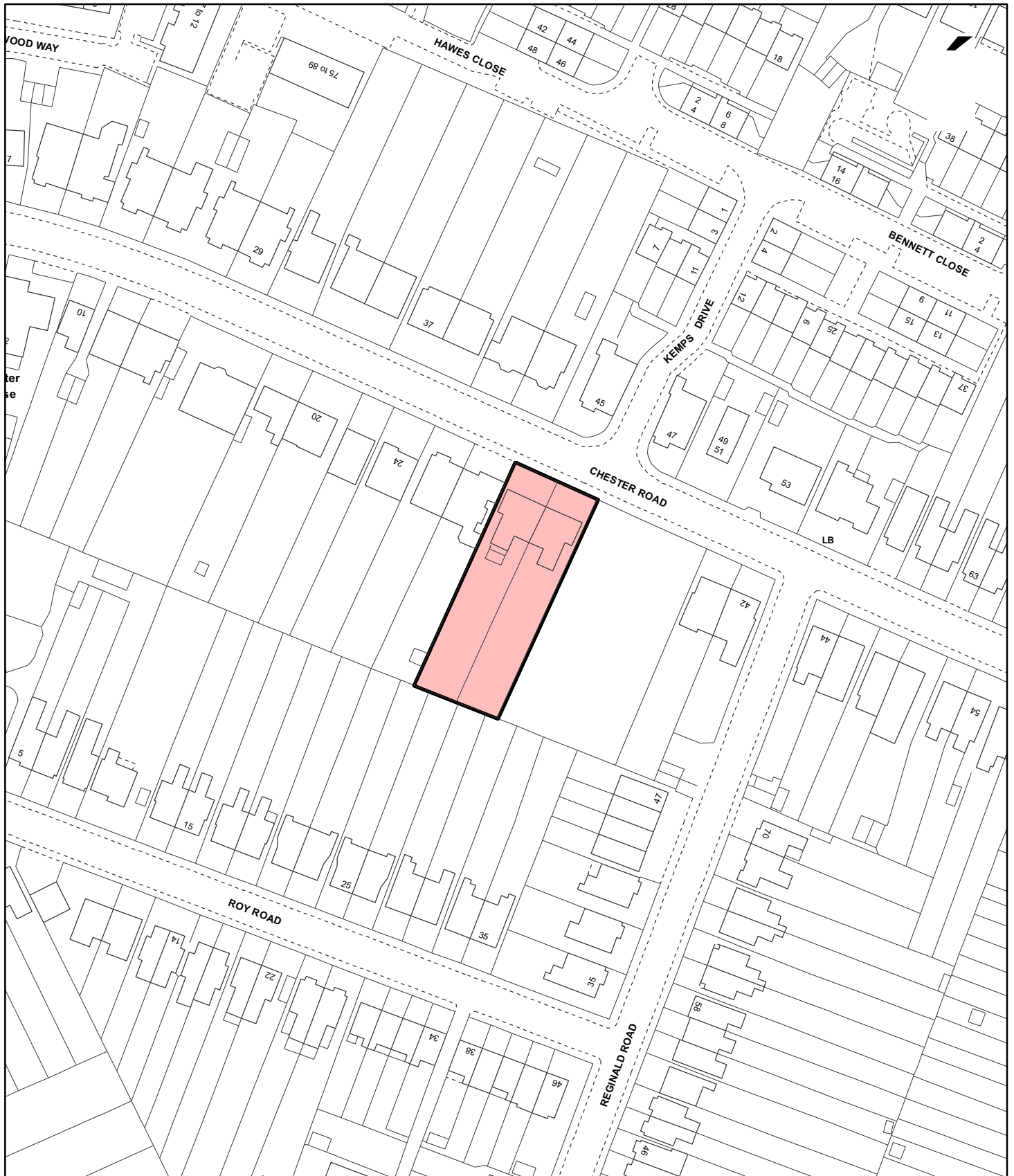
PROJECT	Proposed development, 30 - 32 Chester Road, Tottenham, London.
TITLE	TOPOGRAPHICAL SURVEY
CLIENT	Seymore House Residential Care Homes Ltd.
SCALE	1/250
DATE	MARCH 2011
DRAWING	PL02B11
REVISION	NA




SCALE
 1/250 A3
**TREE RETENTION/
 REMOVAL PLAN**

PROJECT Proposed development,
 30 - 32 Chester Road,
 Tisbury, Wiltshire,
 London.
 CLIENT Swayne House Residential Care Homes Ltd
 SCALE 1/250
 DATE MARCH, 2011
 DRAWING NO. 12/2011
 REVISION N/A





Notes

 Site boundary

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Site Address

**Land at 30 - 32 Chester Road,
Northwood**

Planning Application Ref:

13800/APP/2011/1140

Planning Committee

North Page 189

Scale

1:1,250

Date

**September
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 41 JOEL STREET NORTHWOOD

Development: Change of use of ground floor unit from Class A2 (Financial and Professional Services) to a mixed use of Class A1 (Shops) and 'Sui Generis', for use for Hypnotherapy, Dietician, IPL Laser, Beauty Therapy and Hairdressing.

LBH Ref Nos: 22761/APP/2011/2735

Date Plans Received: 07/11/2011

Date(s) of Amendment(s):

Date Application Valid: 07/12/2011

NOTES:
ALL DIMENSIONS MUST BE CHECKED ON SITE AND
NOT SCALED FROM THIS DRAWING

A	DATE	REVISION

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R.P. ARCHITECTURAL SERVICES
39A NORWICH ROAD
NORTHWOOD
MIDDLESEX
HA6 1ND
Tel: 07753 659794
Fax: 01923 827407
Email: rparchitects@hotmail.co.uk

CLIENT:

JOB TITLE:

41 JOEL STREET
THE BOWWAY
NORTHWOOD
HA6 1NZ

DRAWING TITLE:

PROPOSED GROUND FLOOR

SCALE 1:100

DATE NOV/2011

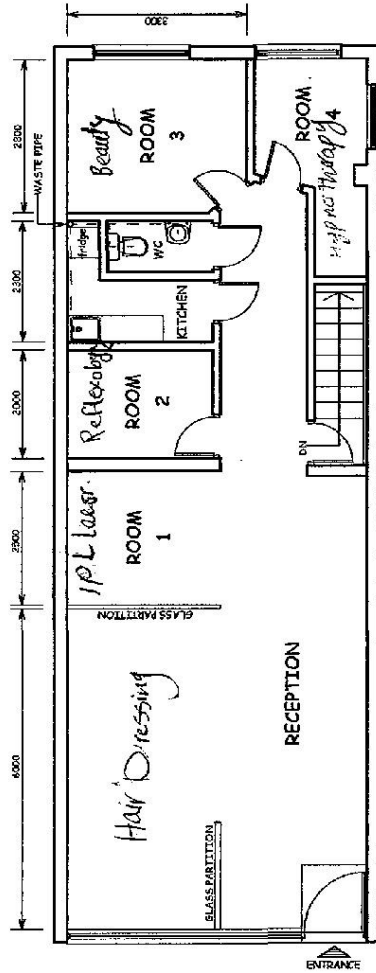
DRAWN: RPA

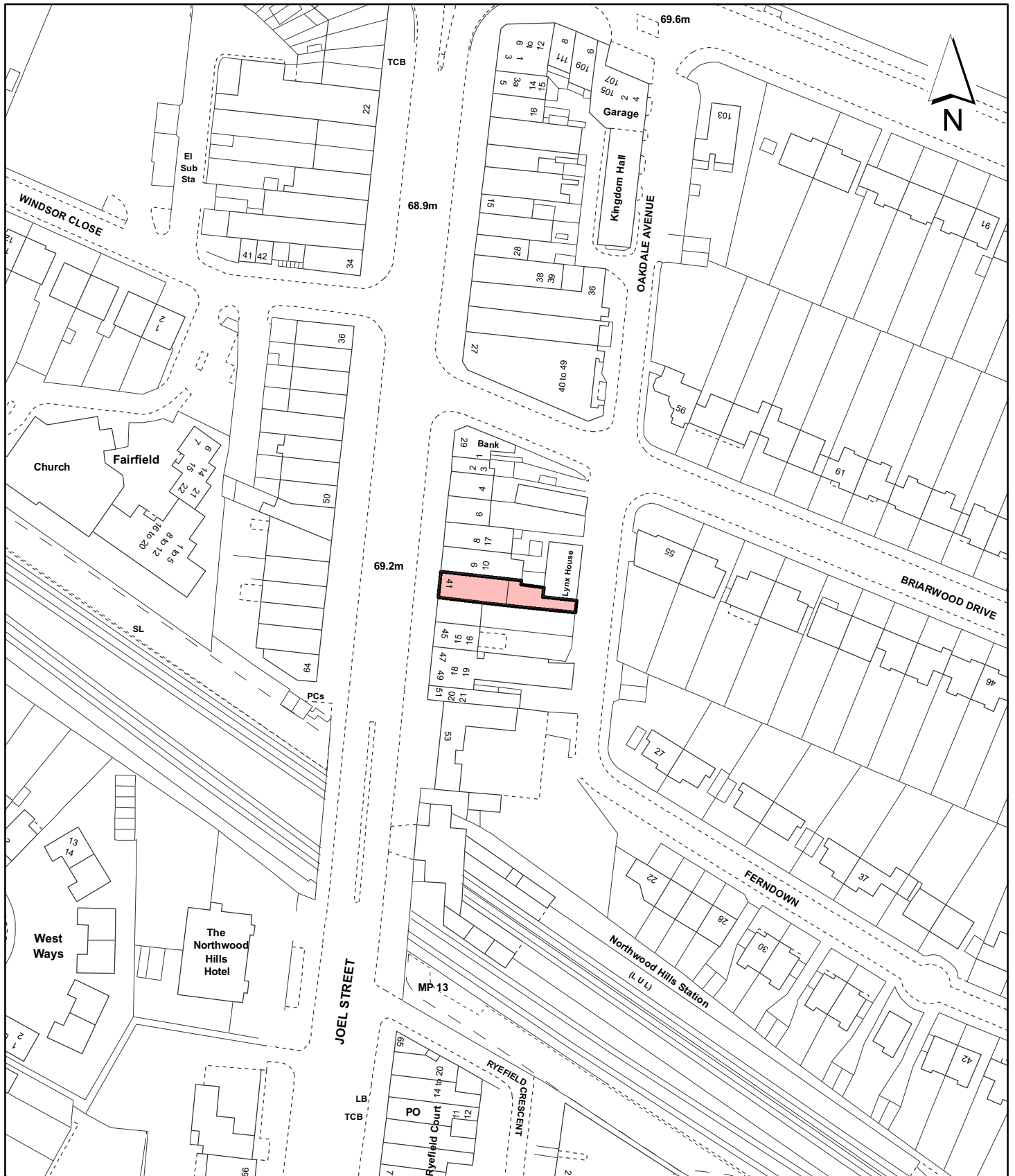
DRG. NO.

REV.


RPA/41/JS/101

REVISIONS
-11 DEC 2011





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Site Address

**41 Joel Street
 Northwood**

Planning Application Ref:
22761/APP/2011/2735

Planning Committee
North Page 192

Scale
1:1,250

Date
**January
 2012**

**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 97 FIELD END ROAD EASTCOTE PINNER

Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway).

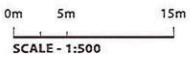
LBH Ref Nos: 15559/APP/2011/2885

Date Plans Received: 28/11/2011 **Date(s) of Amendment(s):**

Date Application Valid: 06/12/2011

Site Plan - Ground Floor

Scale 1:500




Printed plans at A3 with page scaling set to none will be to scale (1:500).

HPI
Tel: 07814 00 77 21
matt@hollandphotomaging.com

Clients:	London & Cambridge Properties	
Project:	83-115 Field End Road	
Title:	Site Plan - Ground	
Drawn:	SC1191	Scale 1/500
Date:	Dec:2008	
Drawing Number:	FERLCP2212081	



Notes

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Site Address

**97 Field End Road
Eastcote**

Planning Application Ref:

15559/APP/2011/2885

Planning Committee

North Page 195

Scale

1:1,250

Date

**January
2012**

**LONDON BOROUGH
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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

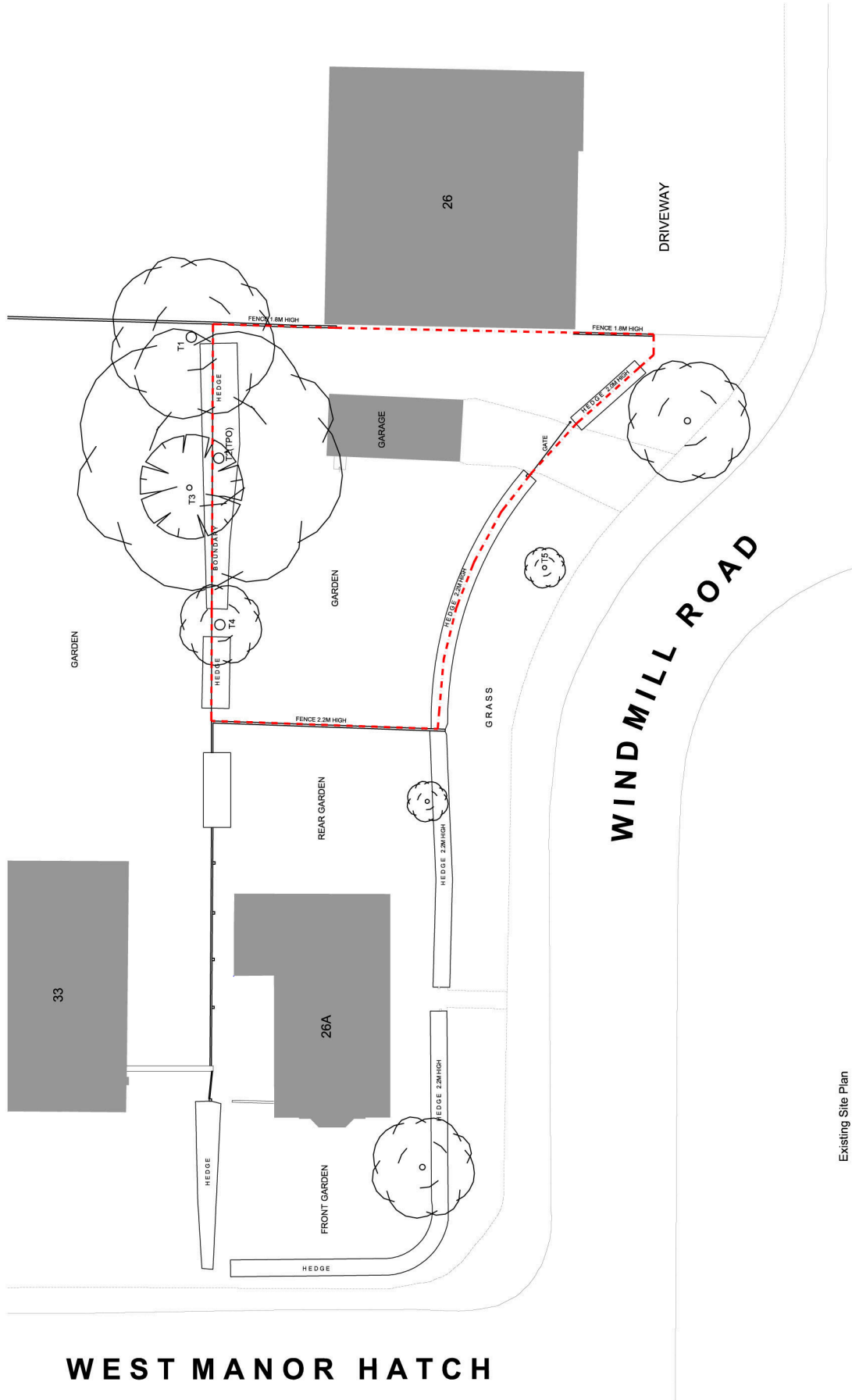
Address LAND FORMING PART OF 26A WINDMILL HILL RUISLIP

Development: One storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage

LBH Ref Nos: 67242/APP/2011/2651

Date Plans Received: 31/10/2011 **Date(s) of Amendment(s):**

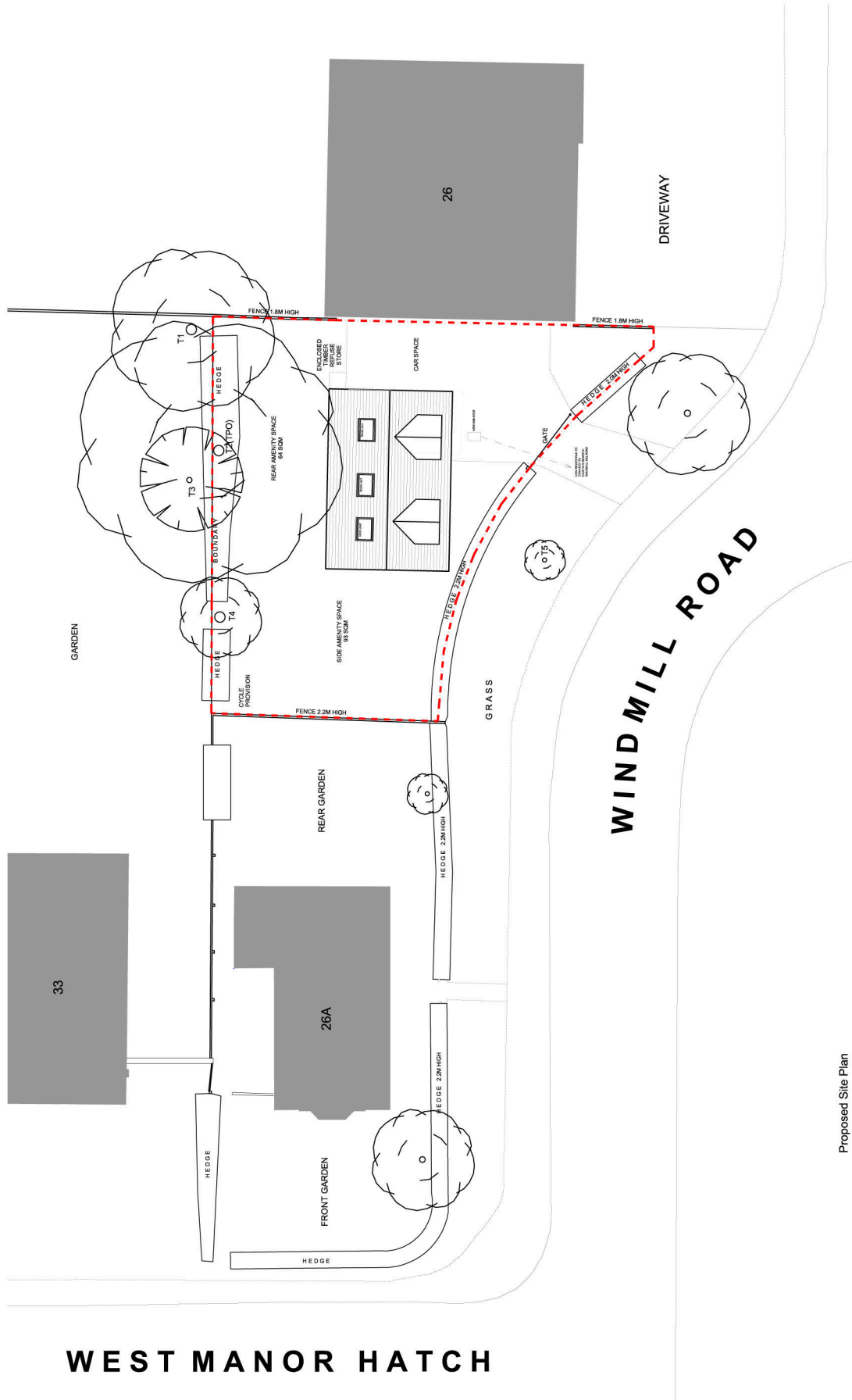
Date Application Valid: 08/11/2011



WEST MANOR HATCH

Existing Site Plan

<p>Notes This drawing to be read in conjunction with all relevant Architects and Engineers drawings and specifications. All levels are finished unless otherwise stated. All levels are finished unless otherwise stated. Any discrepancies between drawings, schedules or specifications are to be reported to the Contract Administrator or Architect at once. Do not scale - all dimensions to be checked on site.</p>	<p>Revisions</p> <p>0</p> <p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p> <p>51</p> <p>52</p> <p>53</p> <p>54</p> <p>55</p> <p>56</p> <p>57</p> <p>58</p> <p>59</p> <p>60</p> <p>61</p> <p>62</p> <p>63</p> <p>64</p> <p>65</p> <p>66</p> <p>67</p> <p>68</p> <p>69</p> <p>70</p> <p>71</p> <p>72</p> <p>73</p> <p>74</p> <p>75</p> <p>76</p> <p>77</p> <p>78</p> <p>79</p> <p>80</p> <p>81</p> <p>82</p> <p>83</p> <p>84</p> <p>85</p> <p>86</p> <p>87</p> <p>88</p> <p>89</p> <p>90</p> <p>91</p> <p>92</p> <p>93</p> <p>94</p> <p>95</p> <p>96</p> <p>97</p> <p>98</p> <p>99</p> <p>100</p>	<p>Client Mr. Teevan</p> <p>Copyright ©redwhite design Ltd</p>	<p>Date Jun 11</p> <p>Revision -</p>	<p>Project 26A Windmill Hill Road, Ruslip, Middlesex, HA4 9QE</p> <p>Drawing No Existing Site Plan</p>	<p>Scale 1:200@A3</p> <p>Drawing No 11-013-010</p>	<p>redandwhite design Unit 40, 15 Hoxton Square, London, N1 6NT studio@redandwhitedesign.co.uk www.redandwhitedesign.co.uk +44 (0)7769 507331</p>
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WEST MANOR HATCH

Proposed Site Plan

redandwhite design
 UNIT 40, 15 HOXTON SQUARE, LONDON, N1 6NT
 studio@redandwhitedesign.co.uk
 www.redandwhitedesign.co.uk
 +44 (0)7769 507331

Scale
 1:200@A3

Drawing No
 11-013-060

Project
 26A Windmill Hill Road, Ruslip, Middlesex, HA4 8QE

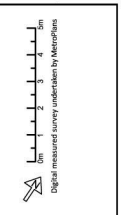
Drawing
 Proposed Site Plan

Date
 Jun 11

Revision
 A

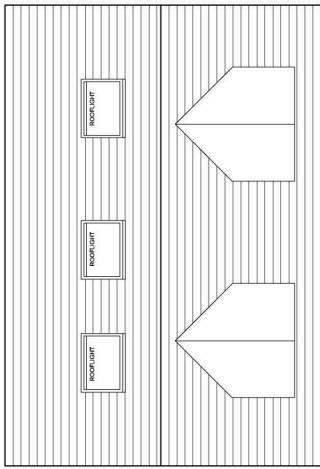
Client
 Mr. Teevan

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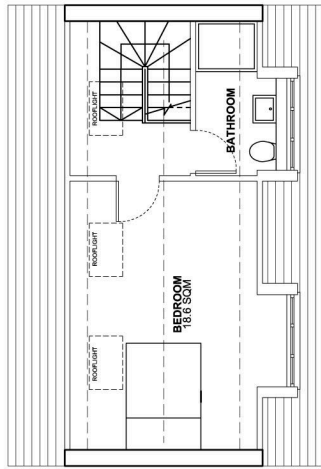


Revisions

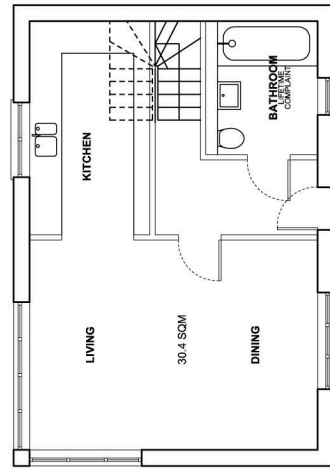
Notes
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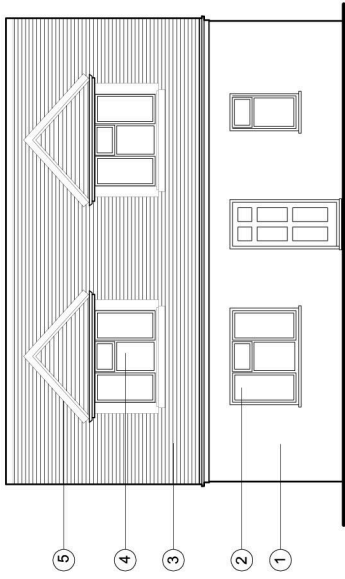
Proposed Roof Plan



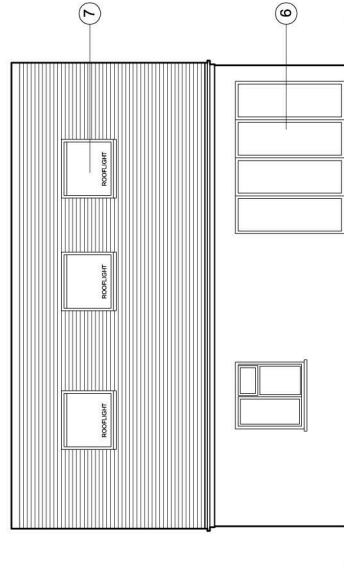
Proposed Roof Floor Plan



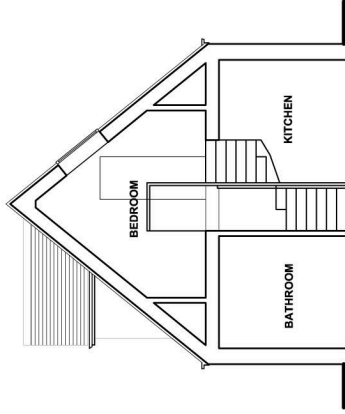
Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed Section

- 1 WHITE PAINTED RENDER
- 2 NEW TIMBER WINDOWS
- 3 NEW RED TILES TO MATCH EXISTING CONTEXT
- 4 NEW DORMER WINDOWS
- 5 NEW RED TILES TO DORMER & CHEEKS
- 6 NEW FOLDING/SLIDING DOOR
- 7 NEW VELUX STYLE ROOF LIGHT

Notes
 To be used in conjunction with all relevant Architects and Engineers drawings and specifications.
 All dimensions are in mm unless otherwise stated. All levels are finished unless otherwise stated.
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Revisions

Client
Mr. Teevan

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Date
Jun 11

Revision
A

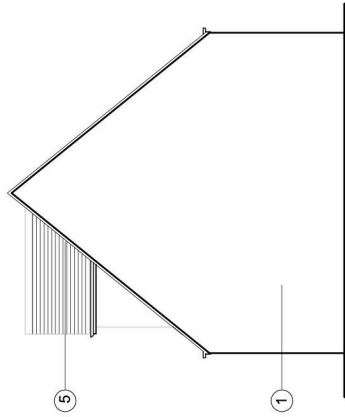
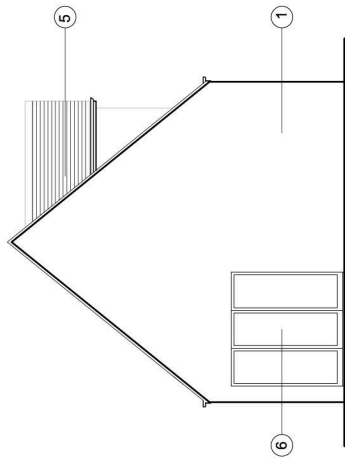
Project
26A Windmill Hill Road, Ruslip, Middlesex, HA4 8QE

Drawing
Proposed Plans, Elevations & Sections

Scale
1:100@A3

Drawing No
11-013-001

redandwhite design
 Unit 40, 15 Hoxton Square, London, N1 6NT
 studio@redandwhitedesign.co.uk
 www.redandwhitedesign.co.uk
 +44 (0)7769 907331



- 1 WHITE PAINTED RENDER
- 2 NEW TIMBER WINDOWS
- 3 NEW RED TILES TO MATCH EXISTING CONTEXT
- 4 NEW DORMER WINDOWS
- 5 NEW RED TILES TO DORMER & CHEEKS
- 6 NEW FOLDING/SLIDING DOOR
- 7 NEW VELUX STYLE ROOF LIGHT

Notes
 Drawing to be read in conjunction with all relevant Architects and Engineers drawings and specifications.
 All dimensions are in mm unless otherwise stated. All levels are finished unless otherwise stated.
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Revisions



Client
Mr. Teevan

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Date
Jun 11

Revision
-

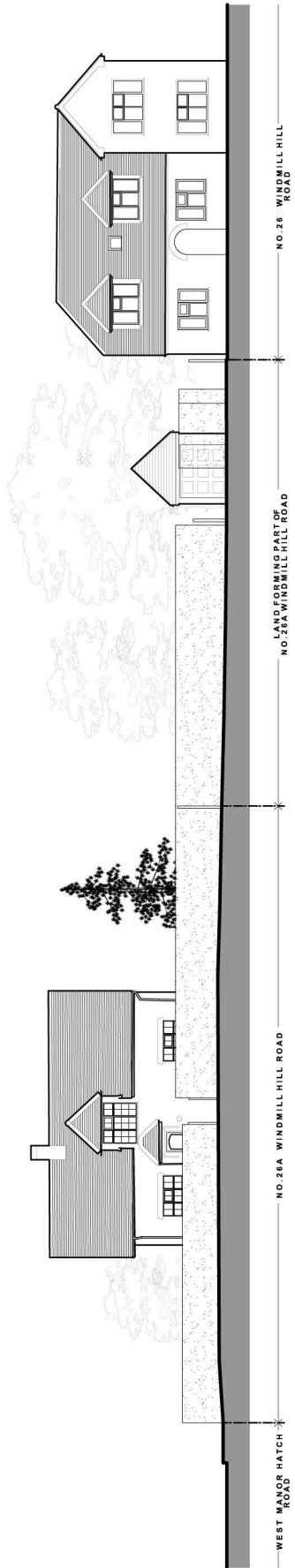
Project
26A Windmill Hill Road, Ruislip, Middlesex, HA4 9QE

Drawing
Proposed Side Elevations

Scale
1:100@A3

Drawing No
11-013-002

redandwhite design
 Unit 40, 15 Hoxton Square, London, N1 6NT
 studio@redandwhitedesign.co.uk
 www.redandwhitedesign.co.uk
 +44 (0)7769 907311



Existing Street / Front Elevation

Notes
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 Do not scale - all dimensions to be checked on site.

Revisions
 - - -



Client
 Mr. Teevan

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Date
 Jun 11

Revision
 -

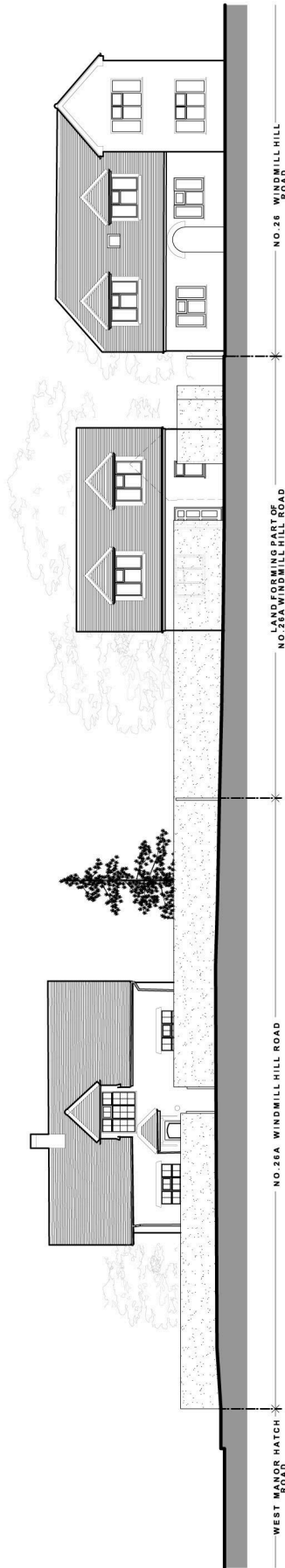
Project
 26A Windmill Hill Road, Ruslip, Middlesex, HA4 8QE

Drawing No
 Existing Street Elevation

Scale
 1:200@A3

Drawing No
 11-013-020

redandwhite design
 Unit 40, 15 Hoxton Square, London, N1 6NT
 studio@redandwhitedesign.co.uk
 www.redandwhitedesign.co.uk
 +44 (0)7769 907331



Proposed Street / Front Elevation

Notes
 To be used in conjunction with all relevant Architects and Engineers drawings and specifications.
 All dimensions are in mm unless otherwise stated. All levels are finished unless otherwise stated.
 Any discrepancies between drawings, schedules or specifications are to be reported to the Contract Administrator or Architect at once.
 Do not scale - all dimensions to be checked on site.

Revisions
 - -



Digital measured survey undertaken by MetroPlan

Client
 Mr. Teevan

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Date
 Jun 11

Revision
 -

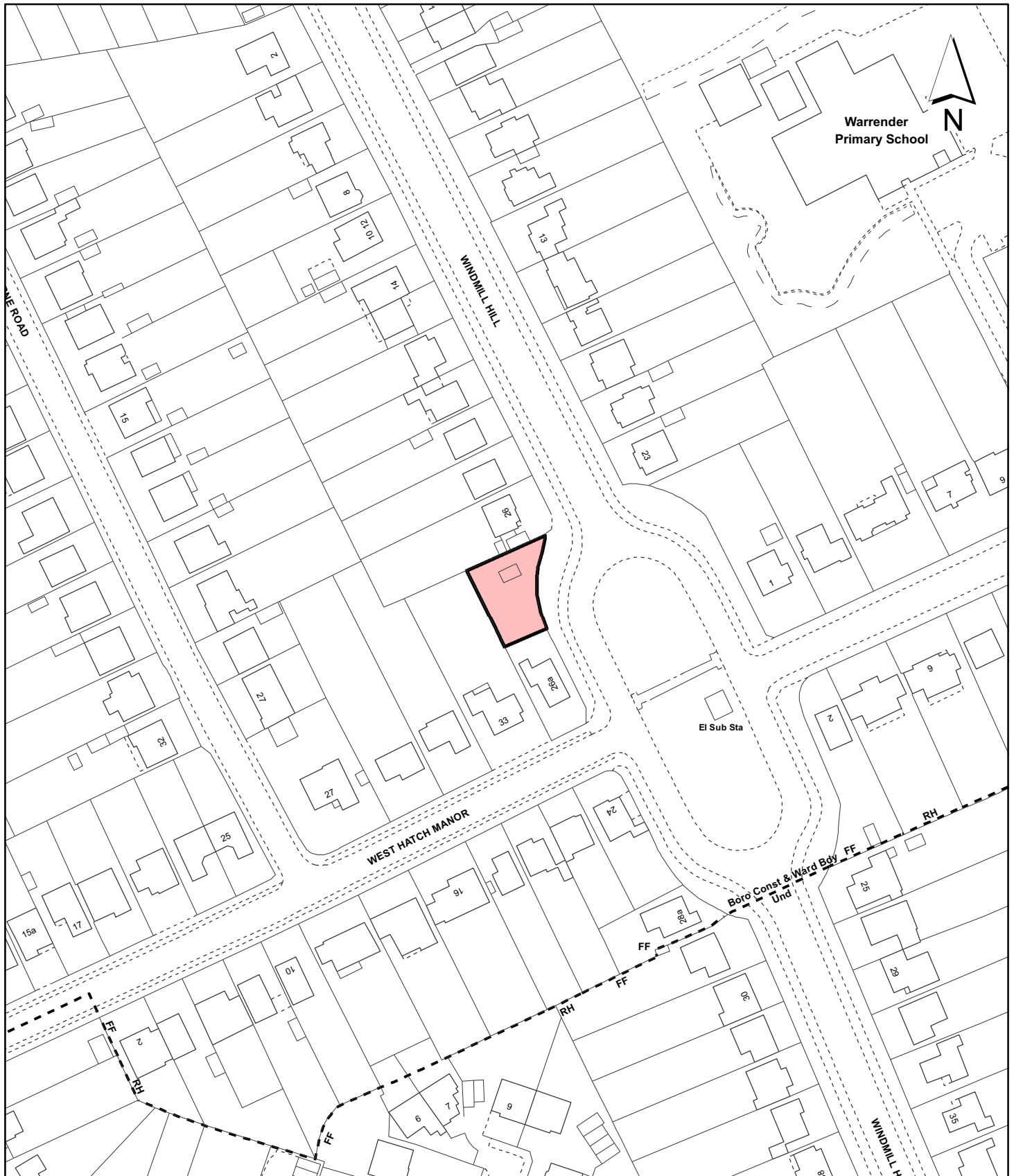
Project
 26A Windmill Hill Road, Ruslip, Middlesex, HA4 8QE

Drawing
 Proposed Street Elevation


Scale
 1:200@A3

Drawing No
 11-013-040

redandwhite design
 Unit 40, 15 Hoxton Square, London, N1 6NT
 studio@redandwhitedesign.co.uk
 www.redandwhitedesign.co.uk
 +44 (0)7769 907331



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Site Address

**Land forming part of
26A Windmill Hill
Ruislip**

Planning Application Ref:
67242/APP/2011/2651

Planning Committee
North Page 203

Scale
1:1,250

Date
**January
2012**

**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 32 HIGH STREET NORTHWOOD

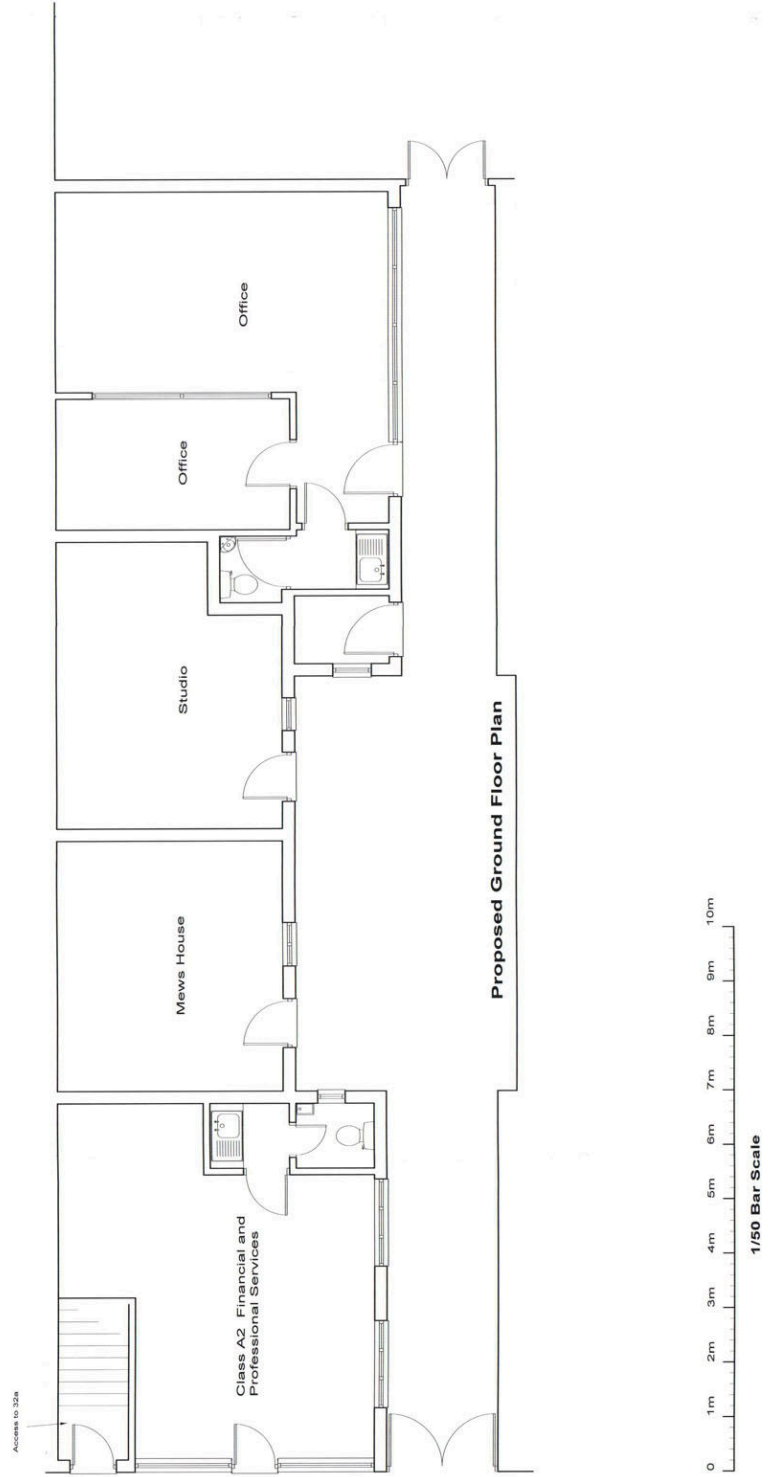
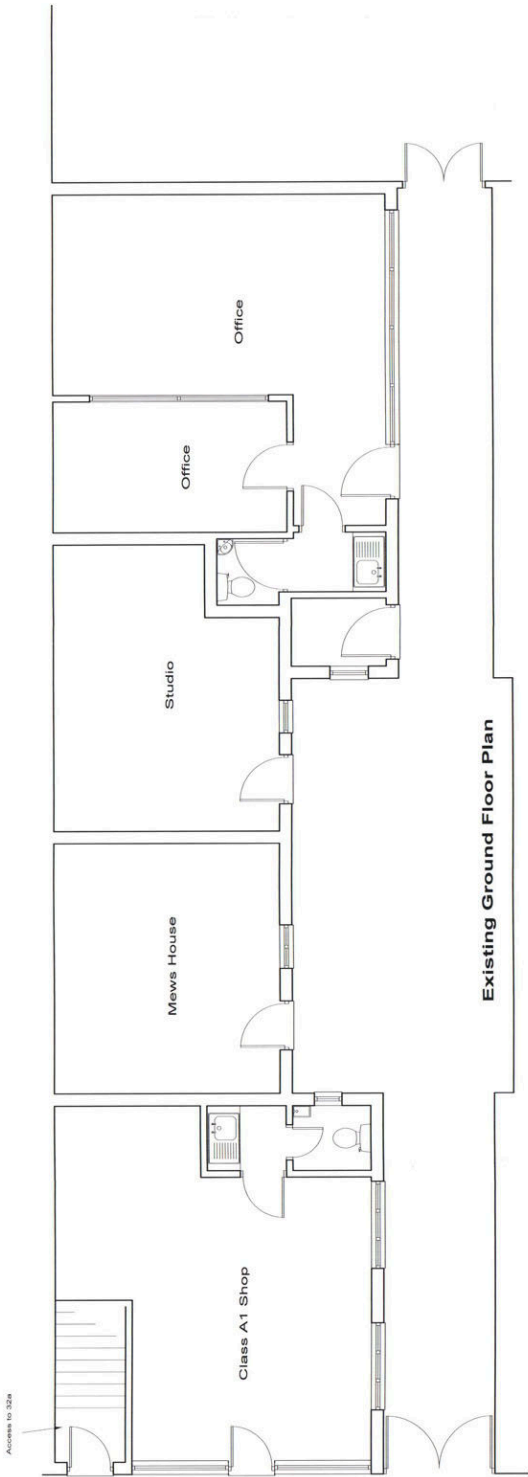
Development: Change of use from Retail (Use Class A1) to Financial and Professional Services (Use Class A2) for use as an Estate Agents


LBH Ref Nos: 19105/APP/2011/1749

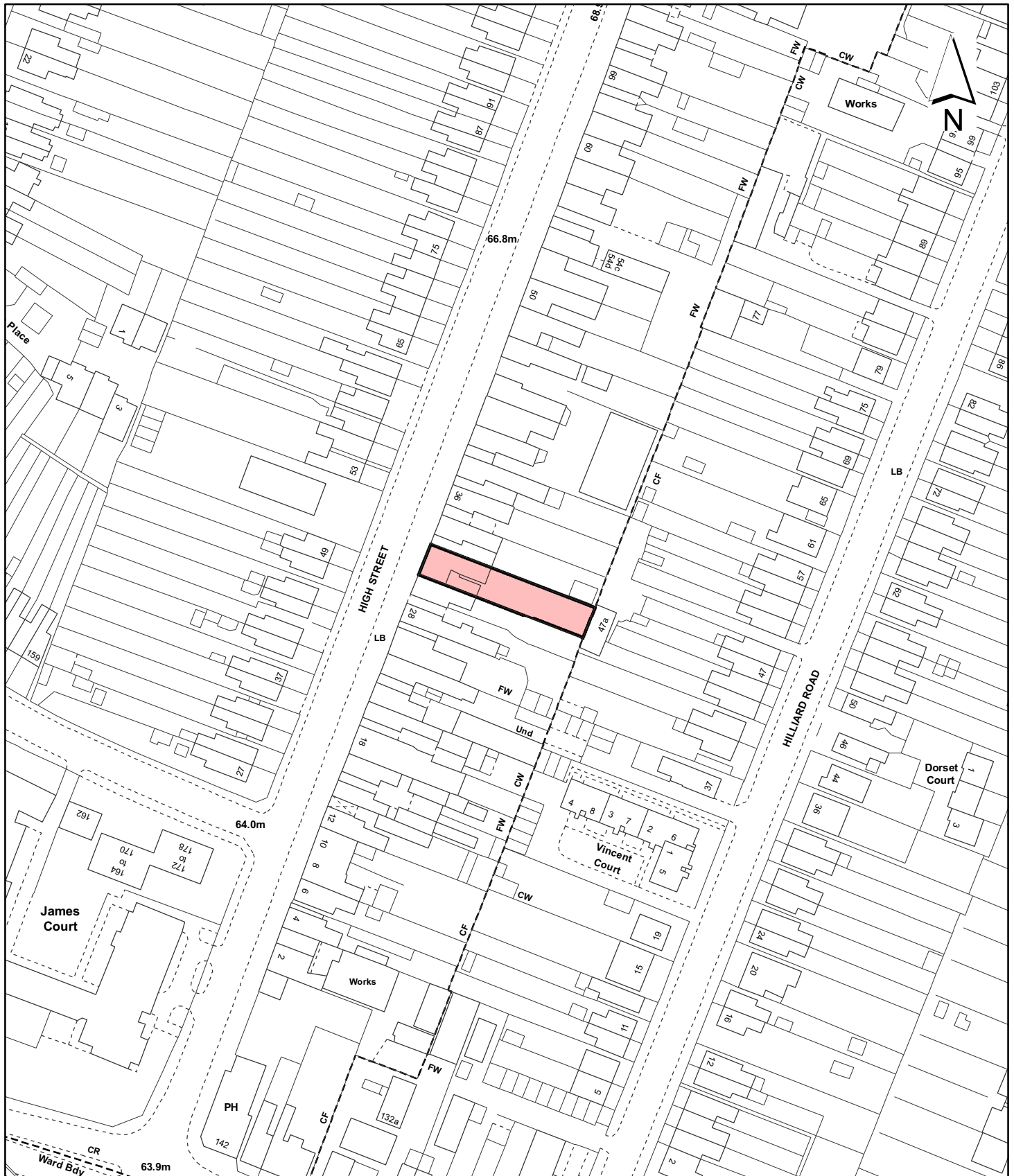
Date Plans Received: 18/07/2011

Date(s) of Amendment(s):


Date Application Valid: 24/08/2011



Revisions:	
Site	32 High Street, Northwood, HA6 1BN.
Client	X
Detail	Ex & Pro Plans
Scale	1/50
Drawing Number	X
Date	09/08/11
Drawn by	JAS A1
F. J. Thompson & Co 30 Church Street Rickmansworth Herts. SG8 6JH Tel: 01837 750277 Fax: 01837 750278 email: survey@fjthompson.co.uk	
	



Notes

 Site boundary

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Site Address	
32 High Street Northwood	
Planning Application Ref:	Scale
19105/APP/2011/1749	1:1,250
Planning Committee	Date
North Page 206	January 2012

**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 ICKENHAM CRICKET CLUB OAK AVENUE ICKENHAM

Development: Single storey extension to clubhouse, alterations to elevations and access to clubhouse.

LBH Ref Nos: 2556/APP/2011/2608

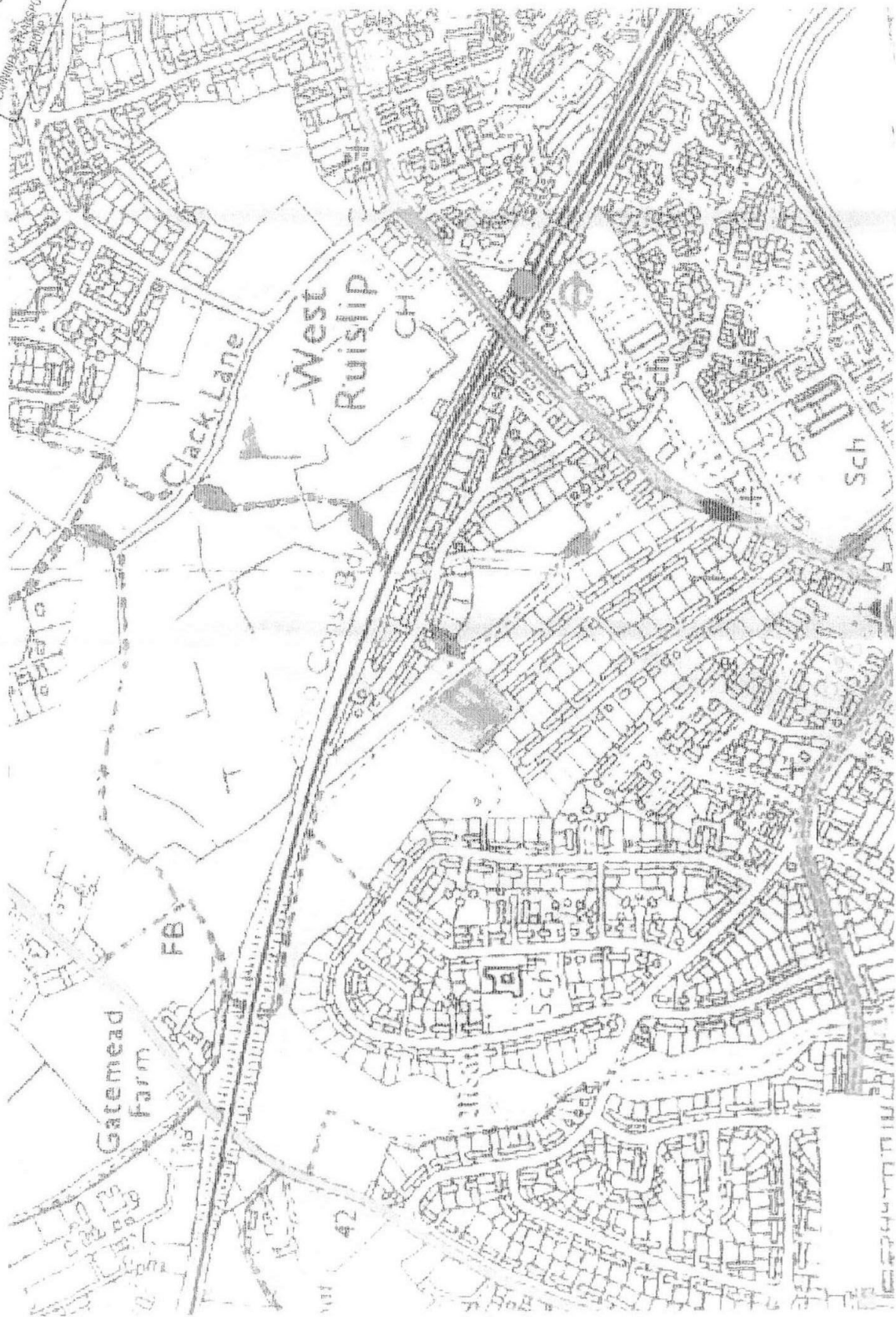
Date Plans Received: 25/10/2011

Date(s) of Amendment(s):

Date Application Valid: 23/11/2011

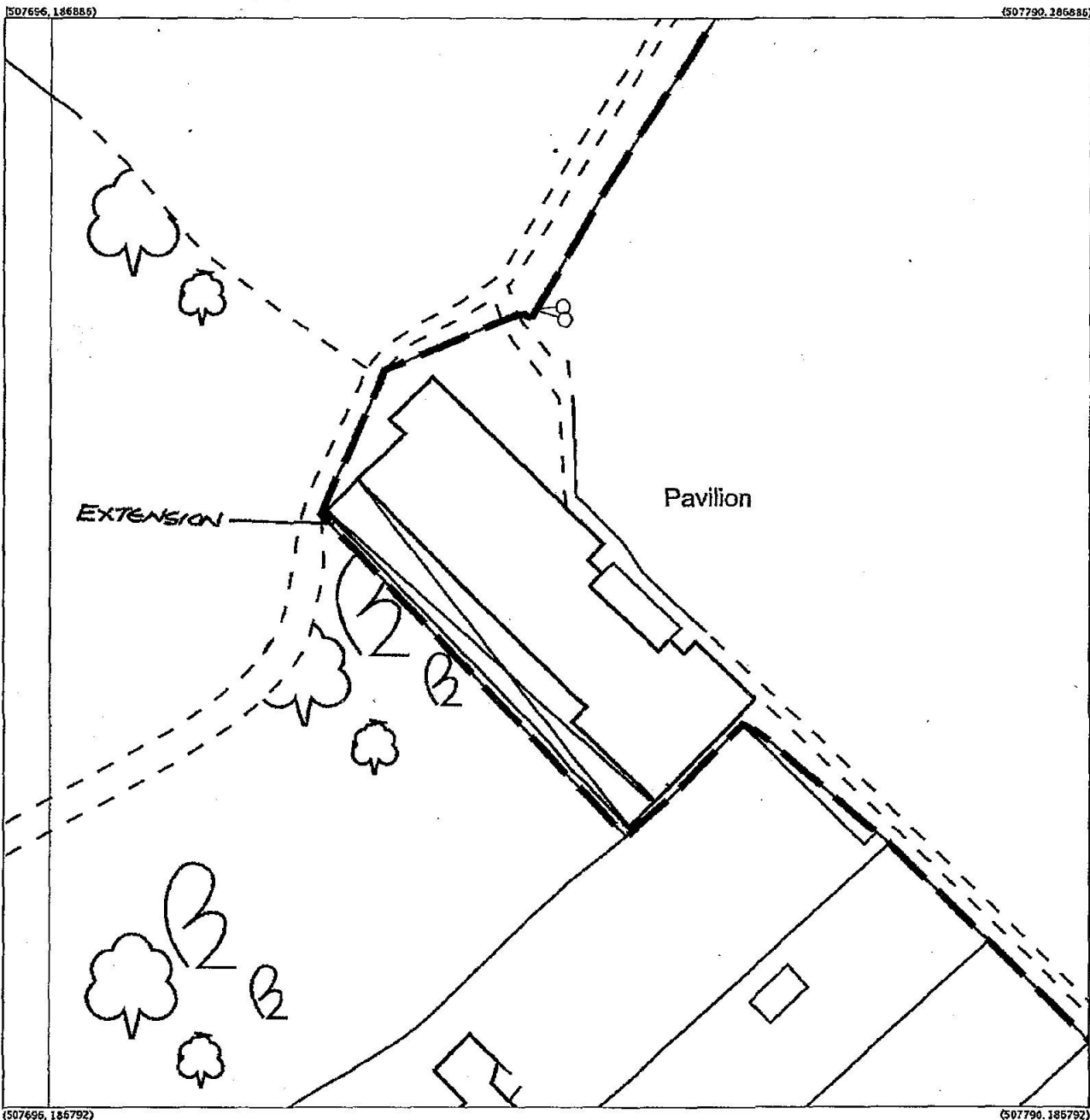
Map of Ickenham, Uxbridge, Middlesex, England, UB10 8

LOW BOARD OF HILLINGDON
RECEIVED
19 OCT 2010
PLANNING AND REGISTRATION
GROUP

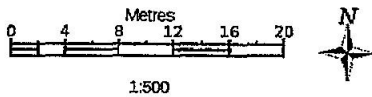


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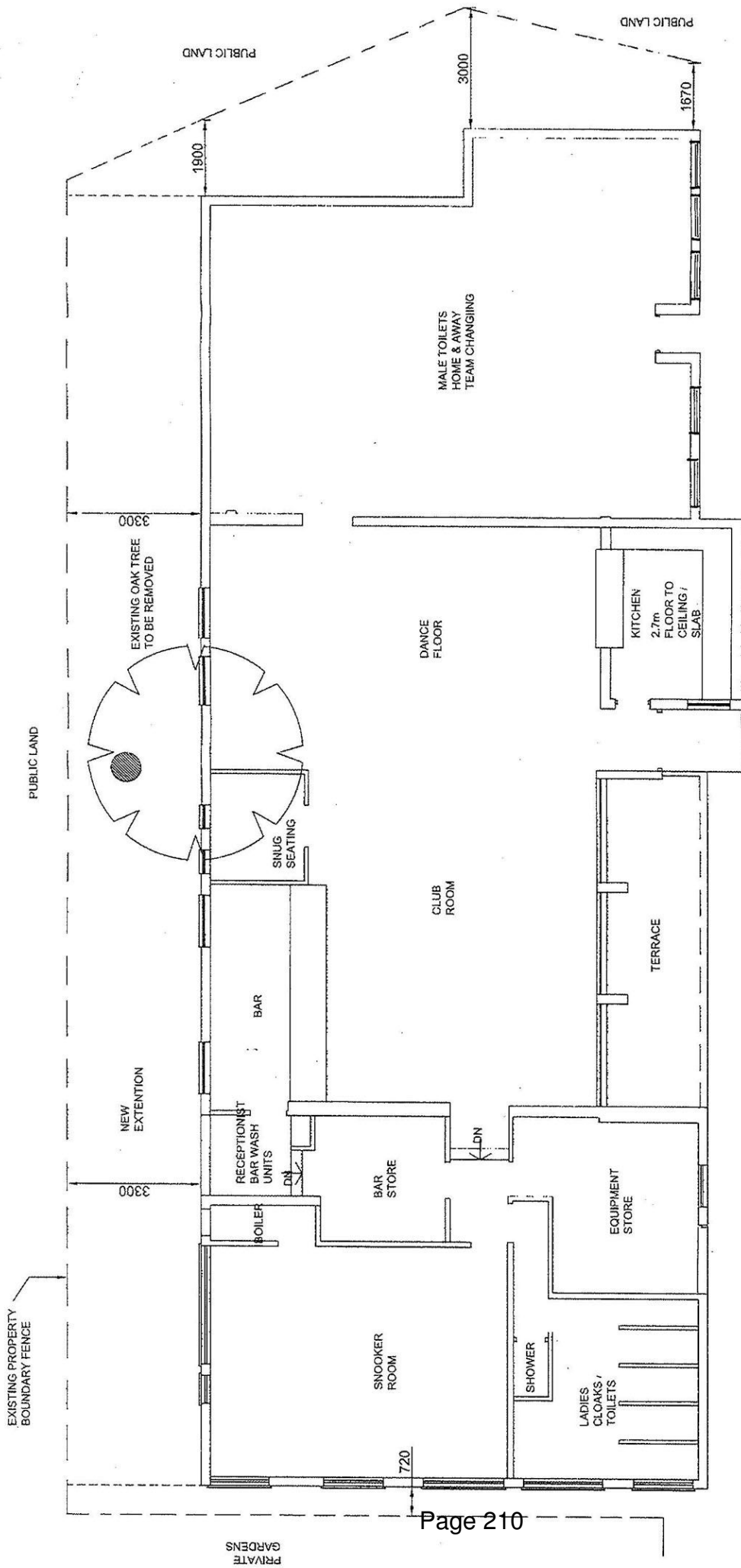
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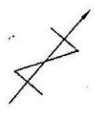
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Supplied by: Stanfords
 Reference: OI214115
 Centre coordinates: 507743 186839

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Cricket Pavilion
 Existing fence / Boundary line
 1:100 @ A3 (Approx)
 REV B



EXISTING PROPERTY BOUNDARY FENCE

PUBLIC LAND

PUBLIC LAND

PUBLIC LAND

EXISTING OAK TREE TO BE REMOVED

NEW EXTENSION

3300

1900

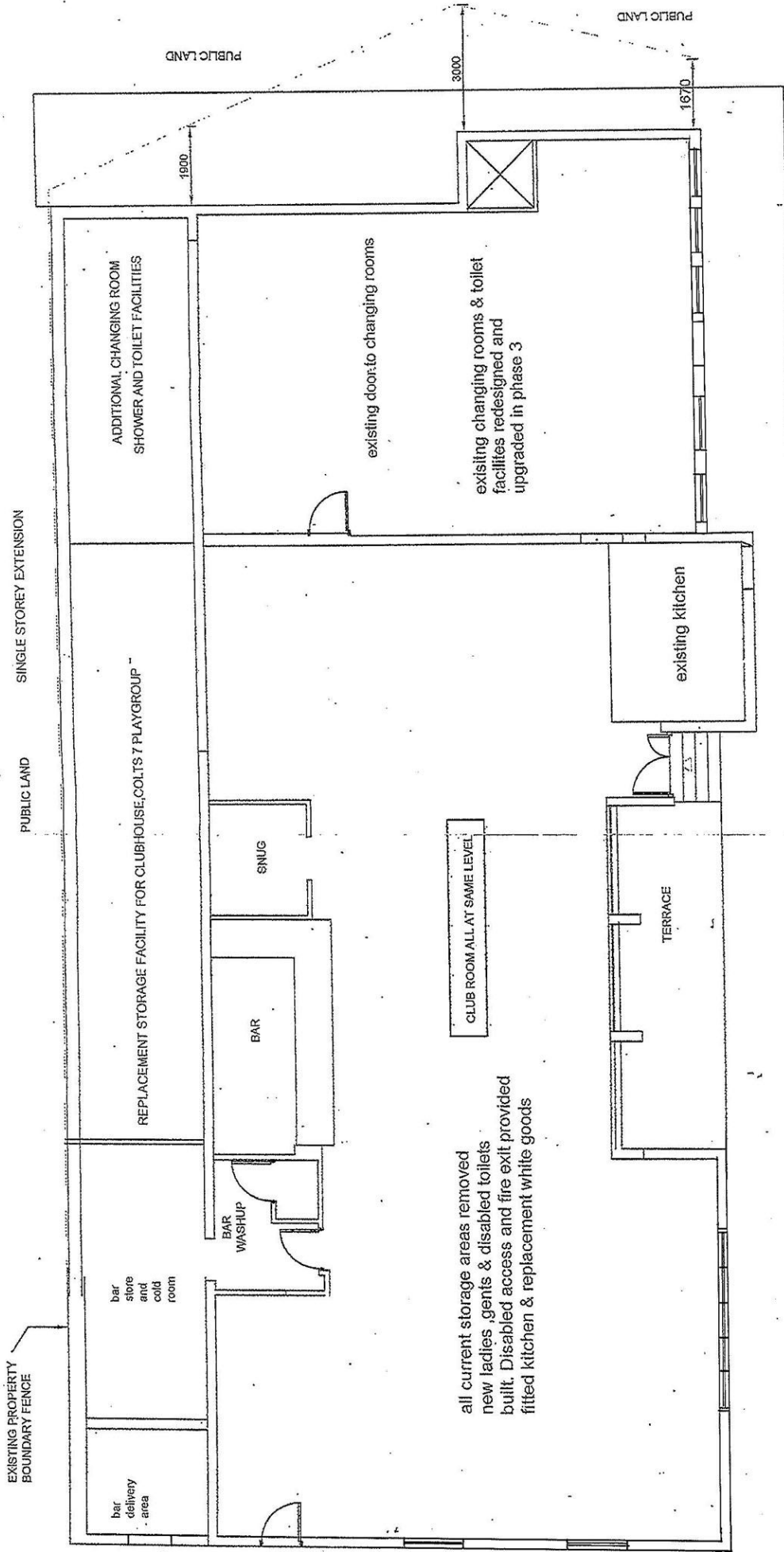
3000

1670

720

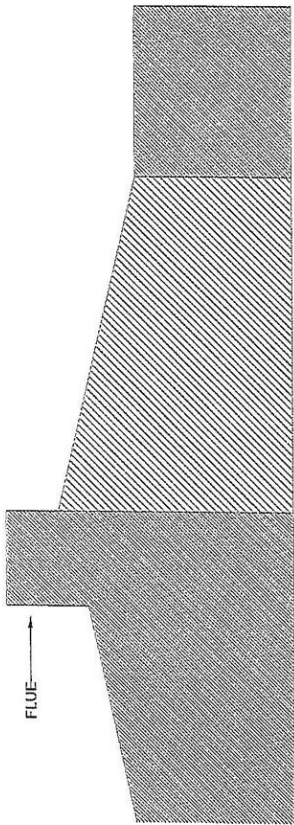
PRIVATE GARDENS

CRICKET GROUND OPEN GRASS

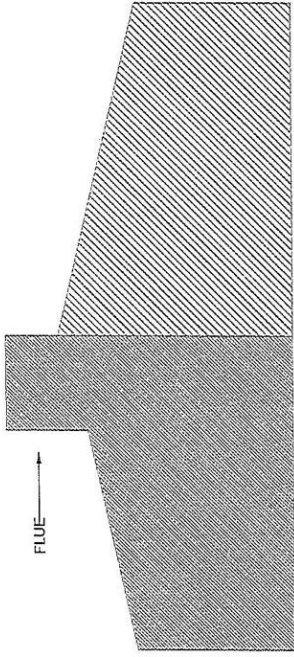


ICC Pavilion Refurbishment
 Proposed - Single storey rear extension,
 Resited Kitchen & post ECB changing
 room layout
 1:100 @ A3 (Approx)
 REVISION B 22.11.11

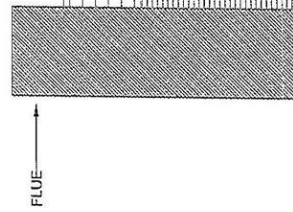




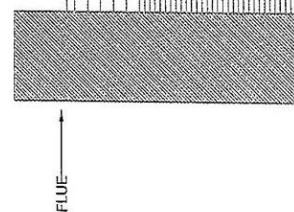
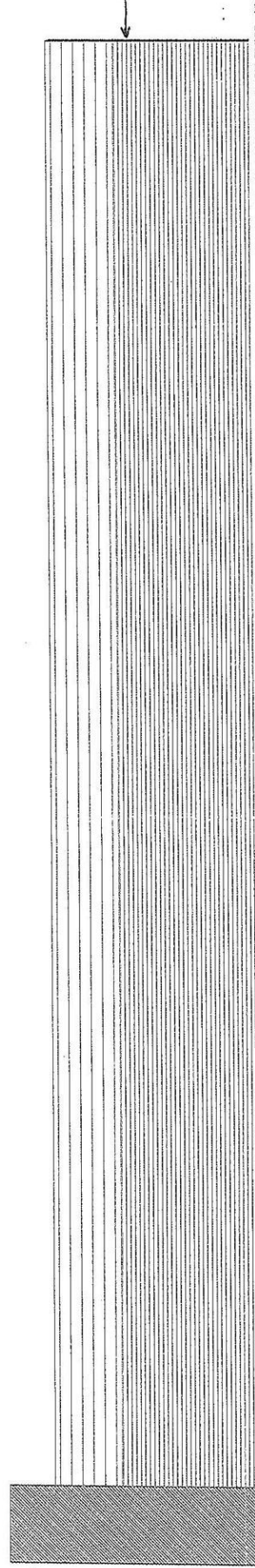
PROPOSED WEST ELEVATION



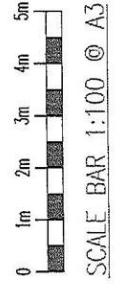
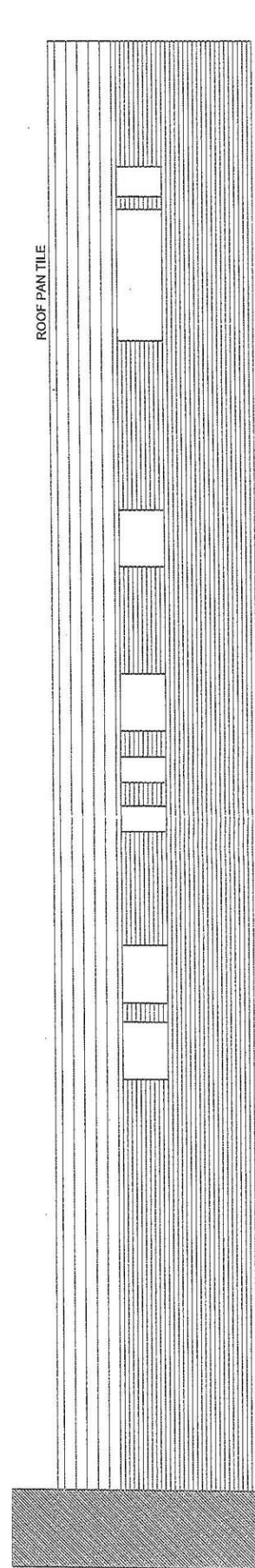
EXISTING WEST ELEVATION



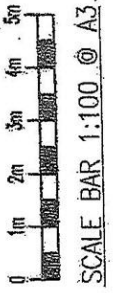
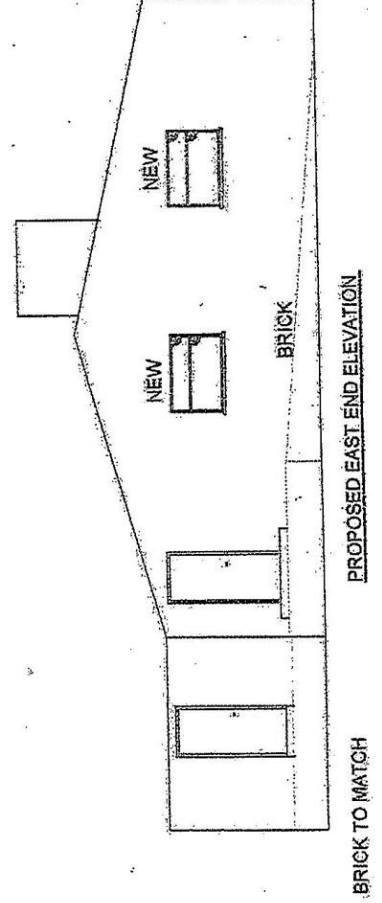
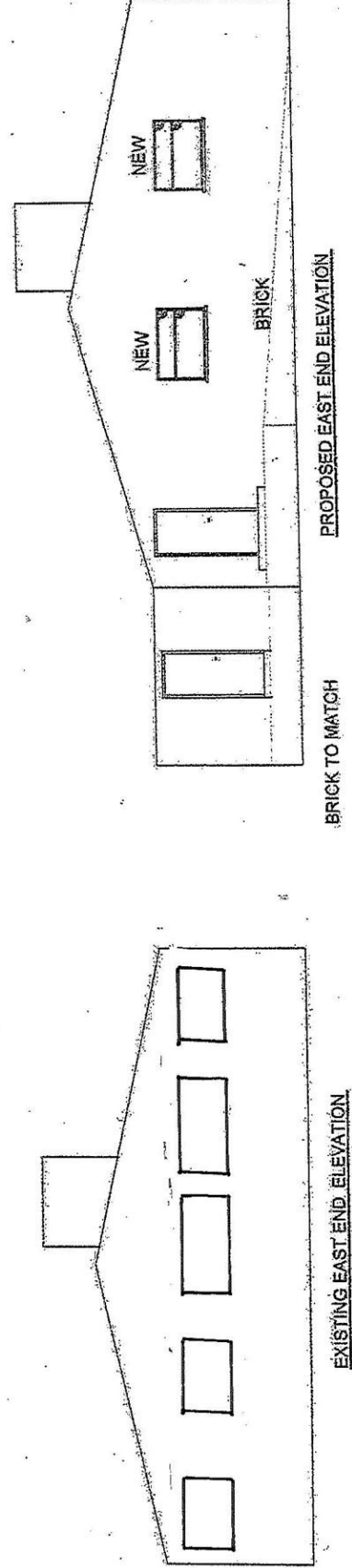
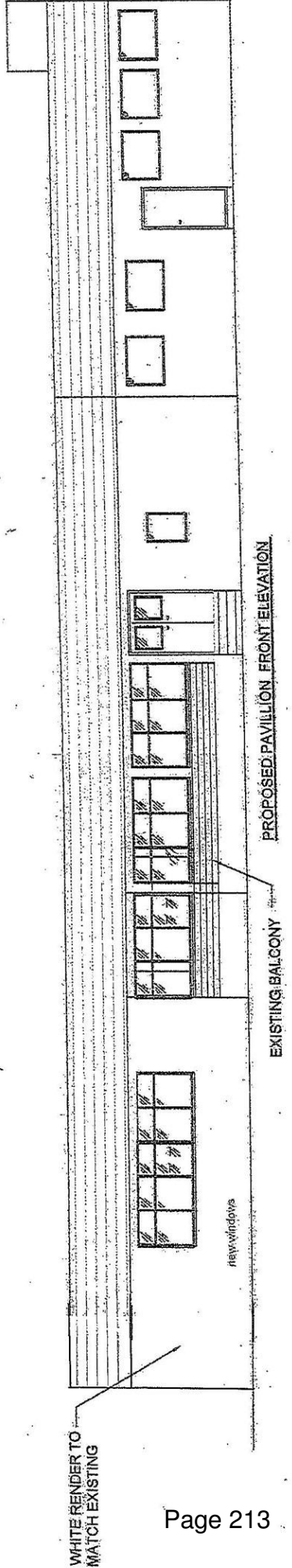
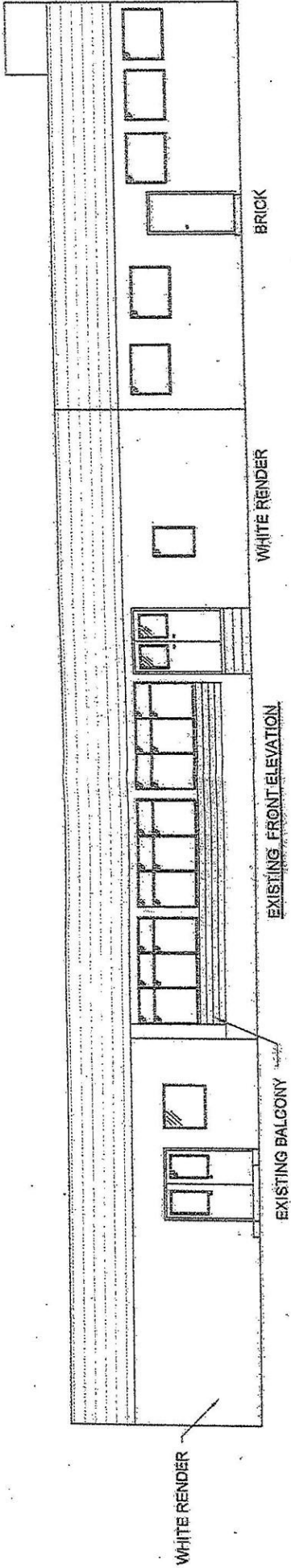
PROPOSING REAR ELEVATION



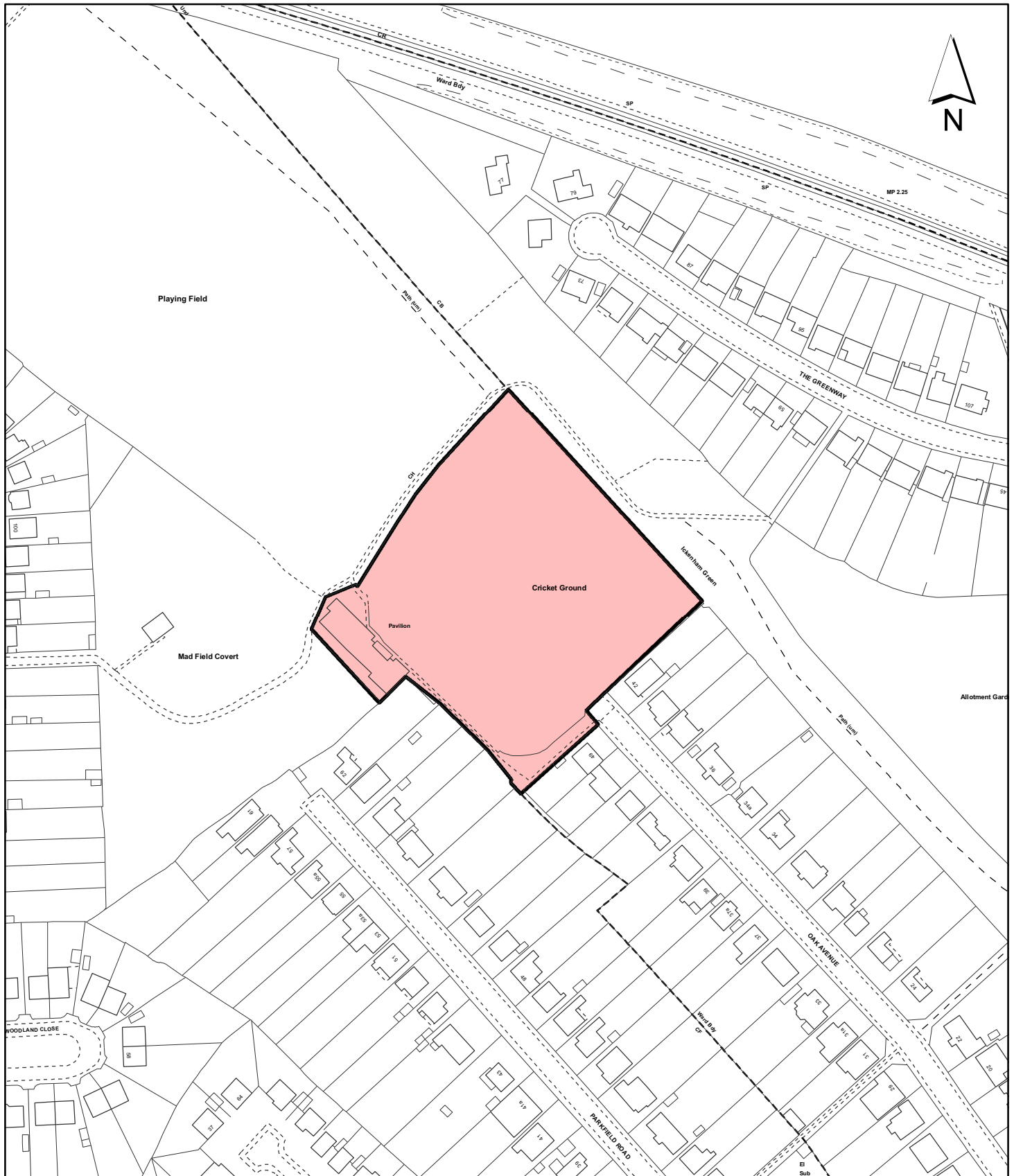
EXISTING REAR ELEVATION




ICC Pavilion Refurbishment
 Existing/ Proposed Elevations
 Single storey rear extension.
 1:100 @ A3 (Approx)
 Issue- Rev B



ICC Pavilion Refurbishment
 Existing/ Proposed Elevations
 Single storey rear extension.
 1:100 @ A3 (Approx)
 REVISION B 22.11.11



Notes

 Site boundary

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Site Address

**Ickenham Cricket Club
Oak Avenue
Ickenham**

Planning Application Ref:

2556/APP/2011/2608

Planning Committee

North Page 214

Scale

1:2,000

Date

**January
2012**

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

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



HILLINGDON
LONDON



HILLINGDON LONDON

Meeting:	North Planning Committee		
Date:	Thursday 2nd February 2012	Time:	7.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 6	Page: 19	Location: Kings College Playing Fields, Kings College Road, Ruislip	
Amendments/Additional Information:		Officer Comments	
This application has been withdrawn by the applicants.			

Item: 7	Page: 71	Location: Land at 30-32 Chester Road, Northwood	
Amendments/Additional Information:		Officer Comments	
<p>Conditions 8 and 25 should read as follows:</p> <p>8. The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.</p> <p>REASON To ensure that the external appearance of the development is satisfactory and complies with Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p> <p>25. The window(s) facing 28 and 34 Chester Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.</p> <p>REASON To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan</p>			

<p>Saved Policies (September 2007).</p> <p>The following additional condition is recommended:</p> <p>28. No air extraction system, chimney or extraction vent, in particular from the proposed kitchen, shall be used or installed on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.</p> <p>REASON To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15.</p> <p>Section 7.09 third paragraph should be amended to read:</p> <p>Revised drawings have been submitted which show the provision of a separate kitchen within the ground floor of the proposed building. This building could therefore operate independently of those approved on the adjoining sites.</p>	
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Item: 8	Page: 101	Location: 41 Joel Street, Northwood
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
<p>The following additional condition is recommended:</p> <p>4. The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays and Bank and Public Holidays.</p> <p>REASON To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).</p>		

Item: 9	Page:	Location: 97 Field End Road, Eastcote
<i>Amendments/Additional Information:</i>		<i>Officer Comments</i>
<p>Comments from the Eastcote Village Conservation Area Advisory Panel have been received as follows:</p> <p>Although this application was submitted without any details of internal layout, ducting, waste disposal, disabled access, opening hours, etc these have been sought by way of conditions, 7 altogether.</p> <p>The requirement of details of any change of shop front has not been conditioned, the report states at 7.07 No alterations are proposed for the shop front and therefore does not harm the street scene. Just because no alterations are proposed it does not mean that these will not take place. Currently, mention of shopfront changes and signage is within Compulsory Information number 6, can this be changed to Condition 8 that details of any changes to the shop front and signage, whether illuminated or not, should be approved by the Local Authority before work commences.</p> <p>It is also noted that in the Eastcote Secondary shopping area, change of use has reached the 50% maximum.</p>		<p>Any changes or alterations to the appearance of the shopfront or signs would require planning permission or advertisement consent. Thus, the addition of a condition controlling these matters is not necessary.</p>

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