



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 31
OCTOBER 2012

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1385&Ver=4>

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INVESTOR IN PEOPLE

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Petitions - When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

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.

If an application with a petition is deferred and a petitioner has addressed the meeting a new valid petition will be required to enable a representative to speak at a subsequent meeting on this item.

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 18 September 2012
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	16 and 18 Kingsend, Ruislip - 63221/APP/2012/878	West Ruislip	Conversion of 2 x existing dwellings to create 6 x 2-bed and 2 x 1-bed self contained flats with associated parking and amenity space involving part two storey, part single storey rear extensions, single storey side extensions, single storey infill extension to make central link, conversion of roof space to habitable use to include a rear dormer, 2 rear rooflights and 4 side rooflights, installation of photovoltaic panels to side, alterations to roof and installation of vehicular crossover. Recommendation: Refusal	7 - 52

Other

	Address	Ward	Description & Recommendation	Page
7	S106 Quarterly Monitoring Report - up to 30TH June 2012		Recommendation: That Members note the contents of the report	53 - 64

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

8 Enforcement Report

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Minutes

NORTH PLANNING COMMITTEE

18 September 2012

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



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin John Morgan David Payne Raymond Graham Brian Stead</p> <p>LBH Officers Present: Matthew Duigan – Planning Services Manager Meghji Hirani – Planning Contracts and Planning Information Rory Stracey – Legal Advisor Charles Francis – Democratic Services Officer</p> <p>Also Present: Councillor Philip Corthorne</p>	
90.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Allan Kauffman. Councillor Brian Stead attended as a substitute.</p>	Action by
91.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	Action by
92.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>The Chairman notified the meeting that Item 10, 52 the Drive, Ickenham in Agenda B was an urgent item.</p>	Action by
93.	<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 4</i>)</p> <p>All items were considered in Part 1.</p>	Action by
94.	<p>LAND ADJACENT TO AND FORMING PART OF 30 HARVEY ROAD, NORTHOLT - 67335/APP/2011/1968 (<i>Agenda Item 5</i>)</p>	Action by

	<p>2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space</p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In discussing the report, the Committee asked Officers to clarify the access arrangements to the rear garden. Officers confirmed that residents would need to walk around the site as there was no direct thoroughfare.</p> <p>Officers confirmed that the proposal was deemed acceptable the character and appearance of the local area and the scheme provided the education contributions and details of the off-site highways works which were required.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved subject to a Section 106 agreement, as per the agenda and addendum.</p>	
95.	<p>56 - 58 HIGH STREET, RUISLIP - 17961/APP/2012/1008 (<i>Agenda Item 6</i>)</p> <p>Part first floor and part two storey extension to existing rear element to create a studio flat</p> <p>Deferred from North Committee 08/08/2012</p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in support of the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The petitioner was pleased that a site visit had taken place and that the access reason for refusal had been withdrawn from the officer report. • The petitioner was disappointed that the officer recommendation of refusal remained unchanged. • The proposal would enhance the appearance of the area. • The petitioner was surprised that additional reasons for refusal had been added. • There were inaccuracies in the officer report and three windows did not overlook the garden. • The garden was currently over looked. • The proposal would provide a good quality unit and high 	Action by

	<p>standard of accommodation.</p> <p>A ward Councillor attended the meeting and made the following points:</p> <ul style="list-style-type: none"> • The ward Councillor supported the officer recommendation for refusal and supported the petitioner whom spoke in objection to the development at 8th August 2012 meeting. • There already were high levels of parking stress locally and further development would exacerbate this. • The proposed development lacked amenity space. <p>In response to Member's questions about overlooking, officers confirmed that the only windows which overlooked the garden space were from the kitchen window. In discussing the application, the Committee agreed that the proposal was not in keeping with the character of the area and looked as though it was 'bolted on' to the existing building.</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 and addendum.</p>	
96.	<p>CAR PARK FOR VIRGIN ACTIVE AT 18 DUCKS HILL ROAD, NORTHWOOD - 272/APP/2012/975 (<i>Agenda Item 7</i>)</p> <p>Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings</p> <p>Officers introduced the report which concerned the installation of light columns and the removal of existing bollard fittings at a Health Club. In discussing the application, the Committee agreed that the installation of light columns would enhance pedestrian safety and the enclosed nature of the site and existing screening meant that the proposal would not adversely impact on the character of the area.</p> <p>It was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report.</p>	Action by
97.	<p>19 GATEHILL ROAD, NORTHWOOD - 68454/APP/2012/1686 (<i>Agenda Item 8</i>)</p> <p>Part two storey, part single storey rear extension, two storey side extension, first floor side extension, and single storey front extension involving demolition of garage to side</p> <p>Officers introduced the report and drew the Committee's attention to the changes set out in the Addendum.</p>	Action by

	<p>In discussing the report, the Committee noted that the property which was the subject of the application was smaller in size than the vast majority of homes in the area and agreed that the application would be in keeping with the street scene of the local area.</p> <p>The recommendation was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report and Addendum.</p>	
98.	<p>3 LONG LANE, ICKENHAM - TPO 689 (<i>Agenda Item 9</i>)</p> <p>MAGNOLIA AT 3 LONG LANE, ICKENHAM</p> <p>Officers introduced the item and drew the Committee’s attention to objections as set out in the report. Members asked for further clarification to be provided regarding the quality and value of the flowering magnolia. In response, officers confirmed that the tree was in early maturity and in good condition which contributed to the arboreal character and amenity of the Ickenham Conservation Area. Based on the report and further clarification provided by officers, the Committee agreed that the TPO should be confirmed.</p> <p>The Recommendation was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>1. That TPO 682 (2010) be confirmed without modification.</p>	Action by
99.	<p>52, THE DRIVE, ICKENHAM - TPO 697 (<i>Agenda Item 10</i>)</p> <p>MONTEREY CPRESS AT 52 THE DRIVE, ICKENHAM</p> <p>Officers introduced the item and drew the Committee’s attention to objections as set out in the report. The Committee discussed the topic of nuisance and impact the tree roots had had on to the neighbouring driveway of Number 54. In response to Members questions about possible remedial action, officers advised the Committee that the offending tree roots could be removed to a depth of up to 200mm prior to the installation of suitable root barrier which would probably address the nuisance.</p> <p>Further discussions focused on the height of the tree and its prominence in the local area. On the basis of the officer report and further clarification provided at the meeting the Committee agreed the TPO should be confirmed.</p> <p>The Recommendation was moved, seconded and on being put to the vote was unanimously agreed.</p>	Action by

	Resolved – 2. That TPO 697 be confirmed without modification.	
	The meeting, which commenced at 7.00 pm, closed at 7.40 pm.	

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.

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Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address 16 AND 18 KINGSEND RUISLIP

Development: Conversion of 2 x existing dwellings to create 6 x 2-bed and 2 x 1-bed self contained flats with associated parking and amenity space involving part two storey, part single storey rear extensions, single storey side extensions, single storey infill extension to make central link, conversion of roof space to habitable use to include a rear dormer, 2 rear rooflights and 4 side rooflights, installation of photovoltaic panels to side, alterations to roof and installation of vehicular crossover

LBH Ref Nos: 63221/APP/2012/878

Drawing Nos: 11031-108A
11031-109A
11031-110A
11031-113A
11031-114A
11031-125A
Planning Statement
Design and Access Statement
RUIS0711
11031-100
11031-101
11031-102
11031-104
11031-105
11031-111
11031-112
11031-118
11031-119
11031-120 Rev. A
11031-121
11031-122
11031-116
11031-117
11031-115A
11031-123B
11301-124B
Viridian Solar - Manufacturers Specification Including details of panels
11031-106A
11031-107A

Date Plans Received: 12/04/2012

Date(s) of Amendment(s):

Date Application Valid: 07/09/2012

1. SUMMARY

Planning permission is sought for the conversion of two existing detached dwellings to create 6 x 2-bed and 2 x 1-bed self contained flats with associated parking and amenity space. This would also involve the erection of part two storey, part single storey rear extensions, single storey side extensions, a single storey infill extension to make a

central link between the two properties and the alteration and conversion of the roof space to habitable use. A new vehicular crossover is also proposed leading to eight parking bays in the garden of the site. This application is a revision and resubmission of three previously refused applications.

Whilst this submission has addressed issues relating to the amenity of future residents, it is considered that the design of this proposal would neither preserve nor enhance the character and appearance of the Ruislip Village Conservation Area. Furthermore, the extensions do not harmonise with the architectural form of the existing buildings and are therefore contrary to established policies and guidance pertaining to residential extensions.

When considered with other developments benefiting from planning permission, the scale of the development as a whole would result in a cumulative impact that would be to the detriment of the character of the residential setting of Kingsend.

No agreement has been reached with the applicant in respect of contributions towards the improvement of education facilities required to off-set the demands created by the proposed development.

Refusal of the application is therefore recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The scale of the development would be detrimental to the character of Kingsend when considered in the context of the cumulative impact of existing flatted development and that benefiting from planning permission in the surrounding area. The scheme is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The development, in particular the rear extensions proposed to the rear of each dwelling, would fail to harmonise with the scale, form, architectural composition and proportions of the original buildings to the detriment of their character and appearance and the visual amenities of the wider Ruislip Village Conservation Area and are considered contrary to Policies BE4, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by reason of its design, layout, scale, proportions and massing, would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, which fails to respect and would be out of keeping with the character and appearance of the Ruislip Village Conservation Area and would be to the detriment of the visual amenities of Kingsend. The scheme is therefore contrary to Policy BE4, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

4 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 education). 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 HDAS: 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 (February 2008) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of 0.1647ha and is located on the northern side of Kingsend. It comprises two detached two storey red brick dwelling houses (No.16 and No.18 Kingsend). The site has an overall frontage to Kingsend of approximately 35 metres and is located within the Ruislip Village Conservation Area.

Kingsend is designated as a Local Distributor Road on the Proposals Map of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). The site is located approximately 300 metres from Ruislip Station and has a Public Transport Accessibility Level (PTAL) score of 4 on a scale of 1 to 6 where 6 represent the highest level of accessibility.

The subject properties are situated in a predominantly residential area, and consist of two separate two storey buildings, currently clearly separated by an existing one storey linking element. The distinct chimney stacks on either side gable reinforce the character of the individual buildings. The current layout of the two separate buildings provides views between them which are an important characteristic of the street.

These are an attractive pair of yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks.

No. 18a, the detached property to the west has not been extended, however, the other neighbouring property to the east (No. 14) has been extended by way of small single storey rear extensions.

There is little difference in levels between the application properties and those adjacent.

3.2 Proposed Scheme

Planning permission is sought for the conversion of two existing detached dwellings to create 6 x 2-bed and 2 x 1-bed self contained flats with associated parking and amenity space as well as various extensions, discussed as follows:

No.16

It is proposed that the part single storey side and rear extension would be 2.5m wide when viewed from the street and 9.6m deep, extending 3.1m beyond the rear elevation of the property where it would wrap around the rear elevation extending across by 0.5m. It would have a flat roof measuring 2.9m in height. To the front elevation it would incorporate a new main entrance door. Set in 1.7m from the side of this extension a two storey rear extension is proposed which would be 7.1m wide, 5.1m deep with a hipped roof, 5.1m in height to the eaves and 8.5m in height to the ridge. A dormer would be located in the roof of this extension and two roof lights are proposed in the roof of the original property.

No.18

It is proposed that the part single storey side and rear extension would be 3.2m wide when viewed from the street and 9.7m deep extending 3.1m beyond the rear elevation of the main house. It would wrap around the rear of the property extending across by 0.8m. It

would have a flat roof measuring 2.9m in height. It would incorporate a new main entrance door to its front elevation. Set in 1.6m from the side elevation of this extension a two storey rear extension is proposed. It would be 8.0m wide, 5.1m deep with a hipped roof, 5.2m in height to the eaves and 8.5m in height to the ridge. A dormer is proposed in the roof of this extension and two small rooflights are proposed in the main dwelling.

A further part single storey side and rear extension would be constructed between both properties linking the two. It would be 2.3m wide when viewed from the street and would be 11.5m deep, extending 4.5m beyond the rear elevation of the main house where it would in fill the gap between the rear of the original dwellings and their proposed two storey rear extensions. All of the extensions would be constructed using matching materials and additional fenestration is proposed in the front, rear and side elevations of the properties.

To the rear, a large communal garden would be retained and to the front large area of hardstanding comprising eight parking bays is proposed.

3.3 Relevant Planning History

63221/APP/2007/1817 16 And 18 Kingsend Ruislip

CONVERSION OF TWO EXISTING DETACHED DWELLINGHOUSES AND A LINK EXTENSION TO FORM ONE RESIDENTIAL BLOCK OF 14 FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE

Decision: 27-09-2007 Refused

63221/APP/2007/3582 16 And 18 Kingsend Ruislip

CONVERSION AND EXTENSION OF TWO EXISTING DETACHED DWELLINGHOUSES TO PROVIDE 12 RESIDENTIAL FLATS WITH ASSOCIATED PARKING AND AMENITY SPACE.

Decision: 05-03-2008 Refused **Appeal:** 27-11-2008 Dismissed

63221/APP/2009/1047 16 And 18 Kingsend Ruislip

Conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages).

Decision: 07-09-2009 Refused

63221/APP/2009/1056 16 & 18 Kingsend Ruislip

Demolition of existing garages (Application for Conservation Area Consent).

Decision:

Comment on Relevant Planning History

Planning permission (ref. 63221/APP/2007/1817) was sought for the conversion of the two existing detached dwelling houses to provide for 14 flats, comprising 11 x 2 bedroom units and 3 x 1 bedroom units with associated parking and amenity space. The application sought to provide for a link extension to form one residential block. The application was

refused on the 27 September 2007 for the following reasons:

1. The proposed development by reason of the increase in scale and massing and loss of the break between the two former separate buildings fails to harmonise with the existing street scene and the alterations and extensions proposed do not harmonise with the scale, form, architectural composition and proportions of the existing buildings on site contrary to Policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan.
2. The proposed development will have a detrimental impact upon the outlook and visual amenity currently enjoyed by occupiers of neighbouring residential properties contrary to Policies BE19, and BE21 of the adopted Hillingdon Unitary Development Plan.
3. 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 education and open space facilities). The scheme therefore conflicts with Policy R17 of the adopted Hillingdon Unitary Development Plan.

The scheme was amended by a revised application ref: 63221/APP/2007/3582, which sought to overcome those reasons for refusal detailed above. The application was also refused for the following reasons:

1. The development, in particular the rear extensions proposed to the rear of each dwelling, fail to harmonise with the scale, form, architectural composition and proportions of the original buildings and is considered contrary to Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies September 2007, the Hillingdon Design and Accessibility Statement Residential Extensions and the Hillingdon Design and Accessibility Statement Residential Layouts.
2. The proposed flatted development will have a detrimental impact upon the outlook and visual amenity currently enjoyed by occupiers of neighbouring residential properties. The scheme is therefore contrary to Policy BE21 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Extensions.
3. The scale of the development is to the detriment of the character of Kingsend when considered in the context of flatted development benefiting from planning permission. The scheme is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Layouts.
4. The applicant has failed to demonstrate in terms of a daylight/sunlight assessment that the below ground units will be provided with appropriate levels of sunlight/daylight to service these units. The scheme is therefore considered contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement - Residential Layouts.
5. 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 education, open space and community facilities). The scheme therefore conflicts with Policy R17 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

This application was subsequently dismissed at appeal.

A further application (ref: 63221/APP/2009/1047) was submitted for the conversion of existing dwellings to provide 3 one- bedroom and 8 two-bedroom flats, involving the provision of a new central link, part single storey, part two storey rear extensions, front dormers and side rooflights to each dwelling, together with associated parking, landscaping, vehicular and pedestrian access and bin store (involving demolition of existing garages). This application was refused for the following reasons:

1. The development, in particular the rear extension proposed to the rear of each dwelling, fails to harmonise with the scale, form, architectural composition and proportions of the original buildings and is considered contrary to Policies BE4 and BE15 of the Hillingdon Unitary Development Plan Saved Policies September 2007, and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

2. The proposed development, by reason of its design, layout, scale, proportions and massing, would result in a cramped, unduly intrusive, visually prominent and inappropriate form of development, which fails to respect and would be out of keeping with the character and appearance of the Ruislip Village Conservation Area and would be to the detriment of the character of Kingsend. The scheme is therefore contrary to Policy BE4, BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Documents HDAS: Residential Layouts.

3. 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 education, construction training, community facilities and health improvements). 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.'

4. The applicant has failed to demonstrate in terms of a daylight/sunlight assessment that the below ground units will be provided with appropriate levels of sunlight/daylight to service these units. The proposal would therefore result in accommodation which would be to the detriment of future occupiers and contrary to Policy BE20 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the adopted Supplementary Planning Documents HDAS: Residential Layouts.

5. The scale of the development is to the detriment of the character of Kingsend when considered in the context of flatted development benefiting from planning permission. The scheme is therefore contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Hillingdon Design and Accessibility Statement: "Residential Layouts".

This application differs from the previous application in that the number of units was reduced from 11 to 8. The height of the link extension and the depth and height of the rear extensions was also reduced. The proposal no longer proposed to include residential accommodation at below ground floor level and the parking area was re-located from the rear to the front of the site.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE4 New development within or on the fringes of conservation areas
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1 Protection of the character and amenities of surrounding properties and the local area
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4 (2011) Optimising housing potential
LPP 3.5 (2011) Quality and design of housing developments
LPP 3.8 (2011) Housing Choice
LPP 5.3 (2011) Sustainable design and construction
LPP 7.4 (2011) Local character

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **20th June 2012**
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

192 neighbours were notified on 21.5.12. A site notice was also posted on the 14.6.12 and an advert appeared in the local press on 30.5.12.

14 responses were received, along with a petition with 23 signatures and an objection from a Ward Councillor commenting as follows:

- The development would result in loss of daylight to nearby residential dwellings.
- The conversion of the existing properties would be harmful to the character and appearance of the area.
- The proposal would constitute an overdevelopment of the site.
- The increase in the number of residents would lead to noise pollution.
- It is considered the extensions would lead to overlooking.
- The proposal would result in loss of green space and the inclusion of excessive hardstanding.
- An insufficient level of off-street parking is proposed.
- The extensions would result in overlooking.
- The 10% rule relating to conversions would be breached.
- An insufficient level of amenity space would be provided.
- The development would result in the loss of family housing which is needed in the area.
- The development would result in drainage issues.

(Officer Comment: Issues relating to drainage are not a material planning consideration. It is also noted that there are no specific policies which seek to retain family sized housing in the borough. All other concerns raised are dealt with in the main report).

THAMES WATER:

Waste Comments: 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. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk. With regard to water supply, this comes within the area covered by the Veolia Water Company.

(Officer Comment: In the event of an approvable scheme, the above would be added as an informative).

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER:

BACKGROUND: These are an attractive pair of Locally Listed, yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and

linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks.

The houses are located within the Ruislip Village Conservation Area. Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to erode the scale and quality of the streetscape within the area.

Nos.16 and 18 are largely unchanged externally save for the loss of original timber windows/doors.

CONSIDERATION: The retention of the existing buildings is to be welcomed and in design terms the proposals have improved. Design/conservation comments are as follows:

a) Street elevation: It is proposed to replace the roof and to raise the ridge and eaves lines, the latter by the incorporation of brick arches over the first floor windows. To assess the impact of these changes on the streetscape, the height of the adjacent structures needs to be shown on the drawings, ideally a streetscape drawing should be included. The new roof should replicate the features of the old in terms of the type of tiles used (possibly salvaging the existing tiles and using traditional the bonnet tiles) and the existing sprocketed eaves detail. As a part of any enhancement associated with this development, appropriately designed and detailed windows in timber would be required (all elevations) together with replicas of the original timber 6 panel front doors, as opposed to the modern Carolina style doors shown. The doors to the side of the original main entrances should be recessed and of a more simple, but traditional design e.g 4 panels with a brick arch over as existing, rather than a pediment/canopy as shown.

b) Rear elevation: The roof slopes are at 55 or 45 degrees on the existing building. On the proposed rear addition this drops to 40 degrees. This would appear rather awkward and ideally, this should be at 45 degrees to tie in with the main building. This might be achieved by removing the brick arches on the addition and lowering the floor/eaves level, this may mean a step down into the living rooms in the upper flats. The dormer windows are overly large; they should not be wider than the windows directly below. Conservation type roof lights should be used. Samples of all external materials for agreement will be required via condition if this scheme is approved.

c) Footprint: Whilst significantly improved since the last submission, the additions are still quite deep at over 5m, closer to 4m in depth would be more in keeping with the domestic scale of the original buildings. The appearance of the rear elevation would be improved, ie would appear less bulky, if the central link at ground floor i.e. bedroom 2 to both of the ground floor flats were recessed further.

d) Site Layout: The car parking layout should be set further into the site to allow a wider belt of planting along the frontage (and hence a narrower path at the rear). The opening in the front boundary wall should if possible be reduced in width from 4m, to a more domestic width. Planting at the sides of the parking area to separate the footpaths would help break up the expanse of hard surfacing and if possible, the parking layout should be tightened up to reduce the area of paving.

Details of the materials for surfacing this area and a landscaping scheme should be required via condition if approved.

RECOMMENDATIONS: Design revisions required.

HIGHWAYS OFFICER:

Kingsend is mainly residential area with parking restriction from 08.00-18.30 Monday to Saturday. The site is located approximately 200m from both Ruislip High Street and Ruislip Underground Station, and is in an area with a PTAL accessibility rating of 4, which is considered to have a medium/high level of accessibility to public transport links. Proposal is to convert 2 x existing dwellings to create 6 x 2- bed and 2 x 1-bed self contained flats with a total of eight off street parking and sixteen covered and secured cycle parking spaces. Policy AM14 of the UDP refers to the Council's vehicle parking standards contained in Annex 1, which requires a maximum total of 11 off street parking spaces for a similar application.

However, considering the location of site and its accessibility to public transport links, it is considered that the proposal would not be prejudicial to highway and pedestrian safety, and therefore no objection is raised on the highways and transportation aspect of the development.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

As the proposed conversion would result in a significant alteration to the existing internal layout, the scheme should be revised and compliance with all 16 Lifetime Home standards (as relevant) should be incorporated into the ground floor flats and shown on plan.

The following access observations are provided:

1. Level access should be confirmed. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.
2. The entrance lobby into the proposed ground floor flats should be designed to accord with the Lifetime Home Standard minimum requirements. The entrance arrangement into three of the ground floor units would, on entering the dwelling, require a 90° turn into a relatively narrow hallway. It may be necessary to widen the front doors, increase the width of the hallways, or reduce the depth of the store cupboard.
3. A minimum of one bathroom/ensuite facility within each flat should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
4. Additionally, the bathroom should feature a floor drain (trap) to facilitate conversion of the bathroom into a wet room and installation of a shower unit at some future stage.

Conclusion: No objection would be raised in terms of accessibility provided the above observations are incorporated into revised plans, or secured by way of a suitable planning condition.

Trees/Landscape

The application should as per the form and Saved Policy BE38, be supported by a Tree Survey/Report to BS 5837:2012.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Ruislip Village Conservation Area. Whilst there is no

objection in principle to the proposed redevelopment of the two four bedroom houses for residential purposes it is particularly important, in this instance, to ensure that any proposed development is compatible with the character as well as the appearance of both the existing buildings and surrounding residential setting of the Conservation Area.

The Supplementary Planning Document (SPD) HDAS: Residential Layouts, at paragraph 3.3 states that in relation to the redevelopment of large plots and infill sites currently used for individual dwellings into flats, the redevelopment of more than 10% of properties on a residential street is unlikely to be acceptable, including the houses which have been converted into flats or other forms of housing.

The above document underpins and supports policies BE13 and BE19 of the Unitary Development Plan, which seek to protect the impact of flatted development on the character and amenity of established residential areas.

Seven applications approved in Kingsend (Nos. 8, 28/28a, 30, 36, 41 & 43/45) are considered to fall under the interpretation of redevelopment.

Taking the above into consideration, 10.4% of properties on Kingsend have been redeveloped (being 7 out of 67 properties), or have approval for redevelopment for residential purposes. Should the current proposal be approved, the number of approved redevelopments would rise to 13.4%, which would be contrary to the Supplementary Planning Document (SPD) HDAS: Residential Layouts.

The Inspector in dismissing the appeal for application ref: 63221/APP/2007/3582 attached considerable weight to the Supplementary Planning Document, noting that the redevelopments in the immediate vicinity are exactly what the 10% threshold is aimed at addressing. The current proposal, in common with the previously refused scheme, fails to satisfy this element of the planning guidance and this is considered to be compounded by the failure of the proposal to enhance the character of the local area, particularly given its location within the Conservation Area.

Therefore there is an objection in principle to the conversion and redevelopment of the site for flatted development, given that the development is considered to be detrimental to the character and amenity of the area, contrary to UDP Policies BE13, BE19 and BE4.

Paragraph 8.21 of the Planning Statement submitted with the application states that under permitted development the existing dwellings could be used as a house in multiple occupation (HMO) occupied by up to six individuals and therefore the proposed conversion of the properties into flats would not lead to a greater intensification of the use of the site. If the properties were used as a HMO then 12 people would be able to reside at the site. The proposal in this case would mean that up to 28 people could reside at the site. Therefore it is considered that the conversion of the properties into flats would lead to a greater intensification of the use of the site, harmful to the character of the area.

An e-mail was sent to the Local Planning Authority on the 11th October stating that the subject properties are in fact currently being used as HMOs and that this should be a material consideration in the assessment of this application. No evidence has been provided which demonstrates that the properties are being used as a HMO and it is noted that planning permission is required to change the use of a HMO into self-contained flats. Moreover, for the reasons set out above it is considered that this would not overcome the Council's in principle concerns with the proposal.

7.02 Density of the proposed development

London Plan Policy 3.4 seeks to maximise the potential of sites, compatible with local context and design principles and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3.2 and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 4. Table 3.2 recommends that developments within a suburban residential setting with a PTAL score of 4 should be within the range of 200-350 habitable rooms per hectare.

The proposed density for the site would be 170 hr/ha which means that the development would be below the London Plan guidelines. Whilst, numerically the development would fail to comply with London Plan Policy 3.4, given concerns relating to the bulk and massing of the proposed extensions which would be required in order to accommodate the proposed number of flats as discussed below, it is considered that the development would in fact constitute an overdevelopment of the site and whilst it would not be appropriate to refuse this application on the grounds of its density, its failure to comply with other policies is relevant.

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

Policy BE13 of the UDP states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area which the Local Planning Authority considers it desirable to retain or enhance. Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area.

The houses are located within the Ruislip Village Conservation Area. Kingsend is important within the Conservation Area, as it was laid out in 1905 and was the first road to be developed by King's College, which owned much of the land at that time. The design and layout of this area was very much influenced by the Garden Suburb tradition and much effort was put into the design of the houses in response to the poor design of other new development within the area.

Kingsend is quite varied in terms of the style and size of houses, which are mainly detached, however, in general the buildings are of good quality and well spaced giving the area quite an open character. There are, however, some new flatted developments which have begun to erode the scale and quality of the streetscape within the area.

The existing properties are an attractive pair of yellow stock brick, detached two storey Queen Anne style houses with red brick dressings, similar in appearance and quality to some of the Hampstead Garden Suburb properties. The houses are symmetrical in design and linked by a nicely detailed shared screen wall housing two separate side entrances with arched brick detail over. The houses have wide frontages, but are quite shallow in terms of their depth. They have steeply pitched plain tiled roofs and quite large prominent stacks. Nos.16 and 18 are largely unchanged, other than the loss of original timber windows.

The Conservation Officer considers that the retention of the existing buildings is to be welcomed, but raises a number of concerns relating to the design, layout, foot print and scale of the current proposals.

When viewed from the street it is considered that the proposed doors to the side of the original main entrances should be recessed and of a more simple, but traditional design for example comprising four panels with a brick arch over as existing, rather than a pediment/canopy as shown on the plans.

At the rear it is considered that the roof of the proposed two storey rear extensions would have a rather awkward appearance when viewed against the pitch of the roof of the original properties. It is also considered that the proposed dormers would appear overly large when viewed in relation to the windows in the rear elevation of the properties below. Whilst significantly improved since the last submission, the proposed two storey rear extensions are still rather deep at over 5m deep. It is also considered that the ground floor link extension appears bulky and should be reduced in depth.

Lastly it is considered that the use of the existing front garden for parking would lead to a significant level of hardstanding to the site frontage which would also be harmful to the character and appearance of the Ruislip Village Conservation Area.

Overall it is considered that the proposals would be contrary to UDP policies BE4, BE13, BE15 and BE19.

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

Policy BE13 of the UDP seeks to ensure that new development harmonises with the existing street scene, while Policy BE15 seeks to permit alterations and extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. The latter policy is of particular relevance to this current application. Policy BE4 requires new developments within Conservation Areas to preserve or enhance those features which contribute to their special architectural and visual qualities. Policy BE19 and seeks to protect the effects of development on the character and amenity of established residential areas.

The application site is situated in a predominantly residential area and consists of two separate two storey traditional red brick buildings. The distinct chimney stacks on either side gable reinforce the character of the dwellings.

The Council's SPD: Residential Layouts sets out guidance with respect to elevational treatment, building lines and rooflines. Furthermore, the Council's SPD: HDAS Residential Extensions also provides detailed guidance on appropriate design responses for extensions to detached dwellings.

From an Urban Design point of view, the principle of retaining the existing buildings in the proposed scheme is welcomed. However, the Council's Conservation Officer considers that the proposed scheme causes serious concerns with regards to the design, scale, bulk, massing and style of the proposed rear extensions, which are considered to be over dominant in relation to the existing buildings.

The application provides for extensions to the rear of both dwellings. The proposed rear

extensions are considered out of keeping with the scale, bulk and height of the existing dwellings and are considered excessively deep and would significantly increase the overall depth of the buildings. As a result, it is considered that the comfortable spatial relationship between the built elements and their generous garden setting, a key characteristic of the site and the area, would be distorted.

The scheme is contrary to existing policy, which does not permit alterations and extensions to existing buildings that fail to harmonise with the scale, form, architectural composition and proportions of the original buildings. As such the scheme is considered contrary to Policy BE15.

Furthermore, HDAS: Residential Extensions requires extensions to be clearly subservient to the original structure and to conform to the overall character of the existing buildings. The current scheme does not achieve this outcome.

In conclusion, any alterations to the existing buildings should either preserve their current qualities, or enhance the character of the site, which in both instances, the proposal fails to achieve. The proposal is considered to be contrary to UDP Policies BE4, BE13, BE15 and BE19.

7.08 Impact on neighbours

In assessing the previous application (ref: 63221/APP/2009/1047), the Council concluded that the proposed extensions would not cause harm to the amenity of nearby residents through loss of daylight or overbearing impact as the applicant had demonstrated that the extensions would comply with the Council's guidance in respect of the 45-degree line of sight taken from the nearest habitable room windows of neighbouring properties. This submission further reduces the depth and height of the rear extensions and therefore it is considered that they would not result in a significant loss of daylight to the neighbouring properties.

Likewise it was concluded that the proposed windows in the rear elevation of the extensions at first floor level would not result in loss of privacy to the dwellings at the rear of the site owing to the sufficient distance between them and the proposed extensions. A view substantiated by the appeals inspector in relation to application ref: 63221/APP/2007/3582. The side facing windows that are proposed would not result in loss of privacy to the neighbouring properties at No. 14 and No. 18a as they would be secondary windows which would be obscure glazed and fixed shut.

Since the previous application the parking area has been re-located from the rear to the front of the existing properties. It is considered that the location of the parking would not give rise to excessive noise and disturbance to the neighbouring occupiers.

In conclusion it is considered that the rear extensions would not cause over-dominance, loss of privacy or that the overall proposal would cause undue disturbance, in accordance with UDP Policies BE21, BE24 and OE1.

7.09 Living conditions for future occupiers

The London Plan (2011) sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. It states that a one person flat for two persons should have an internal floor space of at least 50sq.m, a two bedroom flat for three persons should have at least 61sq.m and a two bedroom flat for four persons at least 70sq.m.

One of the two bedroom flats would have an internal floor area of 75sq.m which exceeds

the minimum requirement as set out above. All of the other two bedroom flats would have a floor area of 68sq.m. Whilst these flats would have two double bedrooms and therefore would be capable of accommodating four persons, it is considered that on balance they would provide an adequate level of living space for future residents given that they would be below 70sq.m by a negligible margin.

It is considered that the stacking of the proposed flats would be acceptable and where there would be a flank wall located within close proximity of a habitable room window, those rooms have a second window which would afford an adequate level of daylight and outlook. As a result it is considered that the proposed accommodation would provide an adequate level of internal amenity in compliance with London Plan Policy 3.5.

Policy BE23 of the UDP requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. In addition, the Council's Design and Accessibility Statement SPD: Residential Layout details that for a one bedroom flat a minimum 20m² be provided per unit and for two bedroom flat a minimum 25m² be provided per unit. In accordance with this standard, a total of 190m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising more than 300m², which is in accordance with the guidelines in the HDAS. The scheme also shows low hedge borders around each of the ground floor level patio areas, which allows the demarcation between private and communal amenity areas. The private amenity spaces for the ground floor units would also exceed the Council's standards.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and O5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer raises no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Kingsend.

With regard to parking, 8 spaces (including 2 disabled spaces) are proposed. The Council's UDP states that maximum off-street parking requirement for a flat which is not set within its own curtilage is 1.5 spaces. Therefore the maximum number of spaces required for the whole development is 12 spaces. Although only 8 are proposed (one for each unit), it is considered that this would be acceptable given that the site has a medium/high PTAL rating and is located within close proximity to Ruislip Tube Station.

Overall it is considered that the proposal would accord with UDP Policy AM14.

7.11 Urban design, access and security

Urban Design has been addressed in sections 7.03 and 7.07 of this report. Given that the site is already used for residential purposes it is considered that there would be no issues relating to security arising from this proposal. Access is discussed below.

7.12 Disabled access

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

The floor plans indicate that the development generally achieves London Plan

recommended floor space standards for all eight of the proposed units and it is considered that Lifetime Home Standards could be met for these flats in terms of size.

Although the Access Officer has raised concerns that the plans submitted do not show full compliance with all 16 of the Lifetime Homes Standards (As relevant), it is considered that had the scheme been acceptable in other respects, a condition could have been recommended requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

This application does not trigger a requirement for the provision of affordable housing, as the net gain in units is below the 10 unit threshold.

7.14 Trees, Landscaping and Ecology

The existing properties have mature gardens, which are mainly lawns and borders with few structural landscaping features. There are several small trees in the rear gardens (mostly fruit trees), but there is only one notable tree on the site, being a protected Silver Birch (T19 on TPO 259) on the road frontage, which is to be retained.

In terms of policy BE38, the existing Birch is the only tree of merit and there is space/scope for the planting of several new trees on the road frontage. The previous application concluded that a safeguarding condition would ensure that this tree could be protected during the construction phase of the development, given that an appropriate tree survey and method statement had been provided as part of application ref: 63221/APP/2007/3582.

7.15 Sustainable waste management

Bin storage could be secured by way of a condition in the event of an approvable scheme.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Issues relating to drainage are not a material planning consideration. It is also noted that there are no specific policies which seek to retain family sized housing in the borough. All other concerns raised are dealt with in the main report.

7.20 Planning Obligations

Policy R17 of the Unitary Development Plan states that: The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The application proposes a scheme of 8 flats in an area under pressure for primary and secondary school places. Under the Council's Supplementary Planning Guidance for Education Facilities, the proposed development is required to make a financial contribution towards school places.

No contributions have been offered or secured in relation to the proposal. It is therefore considered that planning permission should also be refused for this reason.

The proposed extensions would exceed 100sq.m, therefore there would be a requirement

to make a CIL contribution.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

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 scheme has failed to overcome the issues raised with the previous applications relating to this site.

The proposed scheme causes concerns with regards to the principle of the conversion of the properties to flats, the scale, bulk, massing and style of the proposed extensions, which are considered to be over-dominant in relation to the existing buildings. The scale of the development as a whole fails to preserve or enhance the character and appearance of the Ruislip Village Conservation Area and will result in a negative impact on the residential setting of Kingsend in particular. The applicant has also failed to enter into an agreement with Local Planning Authority in respect of a financial contribution towards school places.

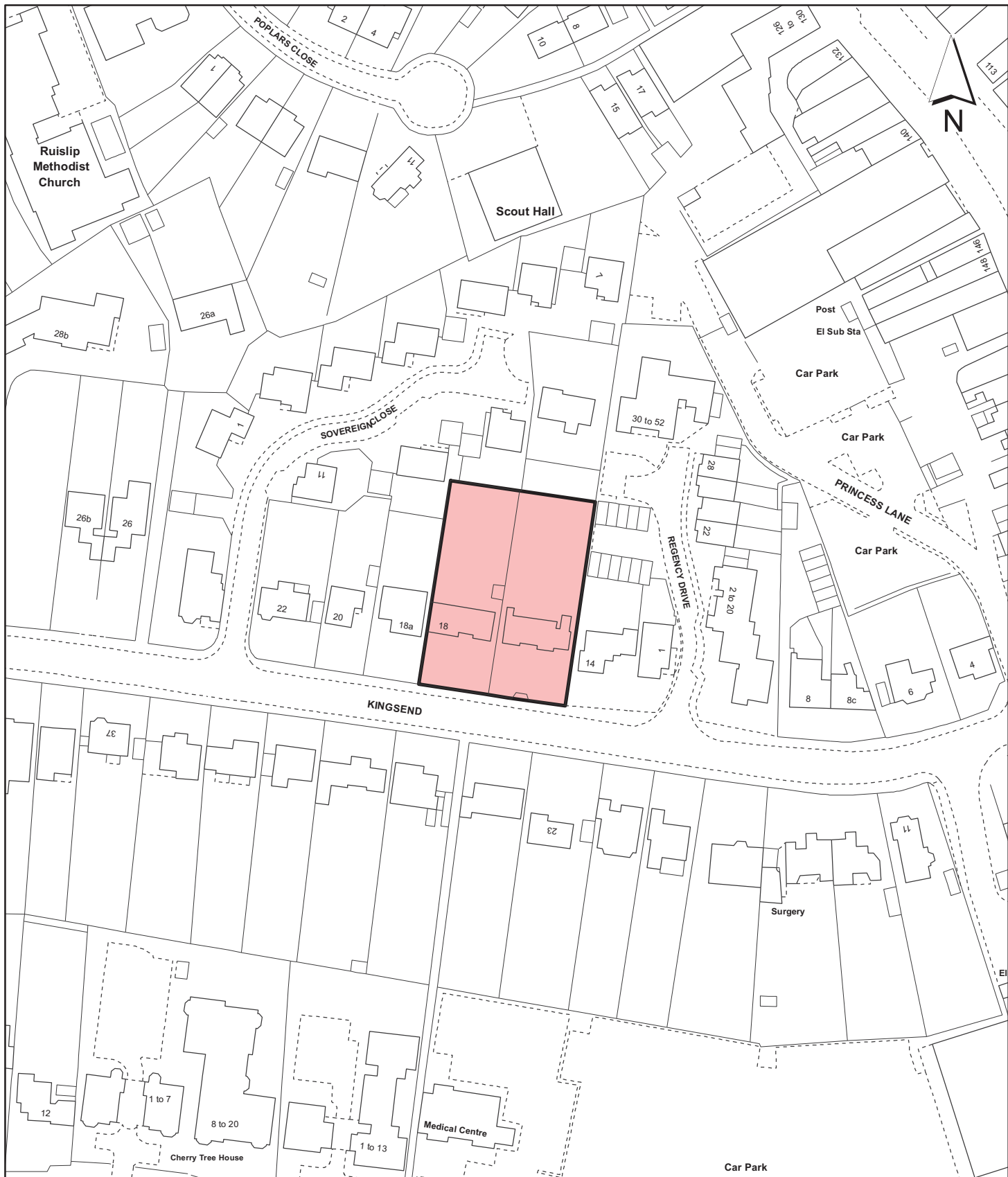
It is therefore recommended that planning permission be refused for these reasons.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design and Access Statement 'Residential Extensions'.
Hillingdon Design and Access Statement 'Residential Layouts'.
The London Plan 2011.
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Kelly Sweeney

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**16 and 18 Kingsend
Ruislip**

Planning Application Ref:

63221/APP/2012/878

Planning Committee

North Page 26

Scale

1:1,250

Date

**October
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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CDM NOTES:
CDM REGULATIONS 2007: DESIGNERS' NOTES ON SIGNIFICANT RESIDUAL RISKS

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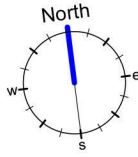
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Particular hazards are highlighted with  on the drawing and noted below.

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.88m

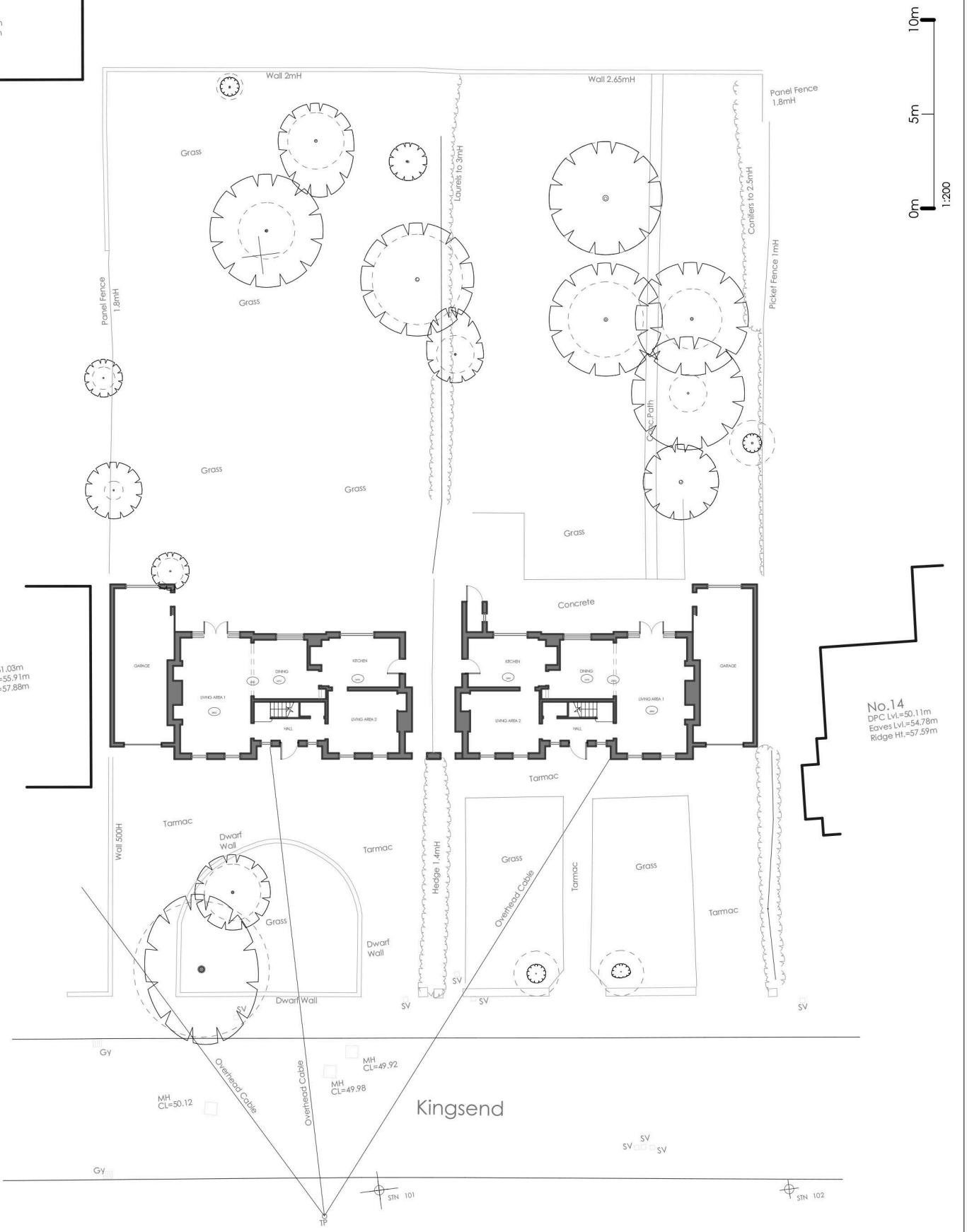
No.14
 DPC Lvl.=50.11m
 Eaves Lvl.=54.78m
 Ridge Ht.=57.59m



A - Minor Revisions
 April 2012

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 w: www.hesterarchitects.co.uk

project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA
drawing title	Existing Block Plan Ground Floor
drawing code	1:200 @ A3 1:100 @ A1
drawn by	26 April 2012
checked	
date	
drawn no.	110031 - 106 A
sheet no.	main



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North

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REVISIONS

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 w: www.hesterarchitects.co.uk

project: **16-18 KINGSEND
 RUISIP MIDDLESEX
 HA4 7DA**

for:

drawing title: **Proposed Block Plan
 Ground Floor**

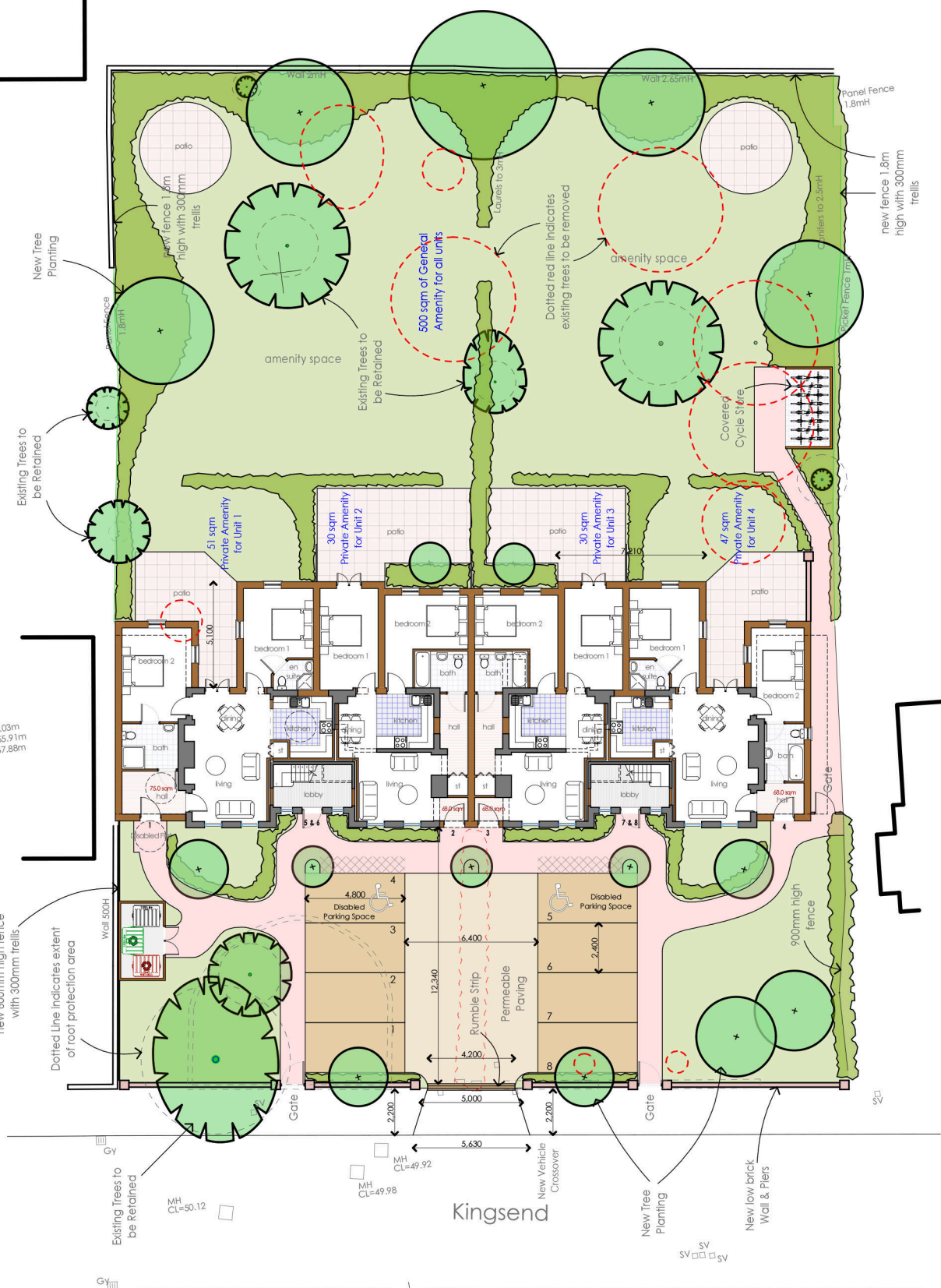
drawing scale: 1:200 @ A3 1:100 @ A1

checked: 26 April 2012

drawing no: 11031 - 115 A

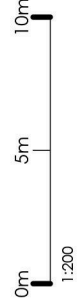
revision:

Eaves Lvl=56.90m
 Ridge Ht=59.06m



No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.88m

No.14
 DPC Lvl.=50.11m
 Eaves Lvl.=54.79m
 Ridge Ht.=57.59m



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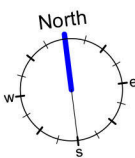
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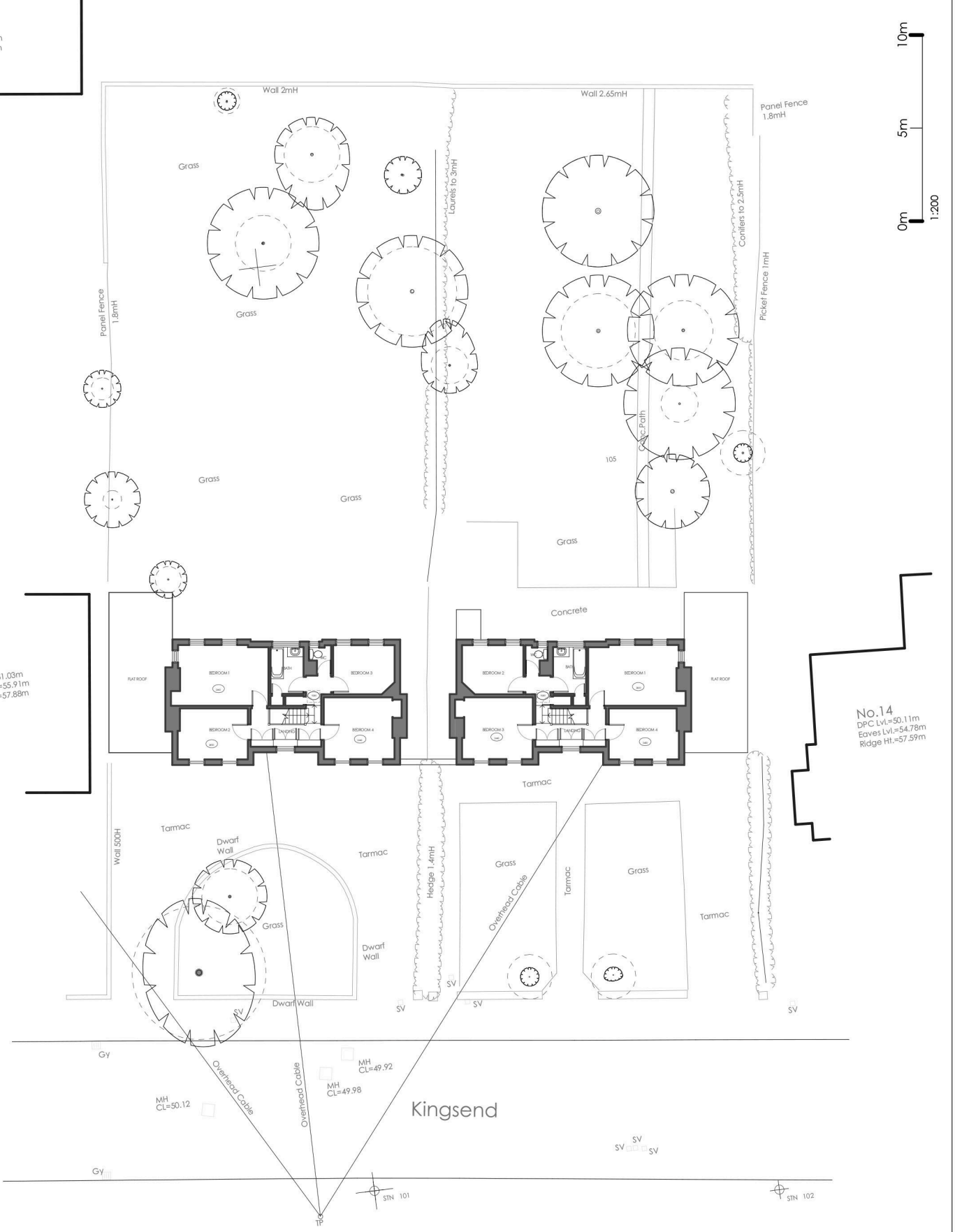
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 w: www.hesterarchitects.co.uk

project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA
for	
drawing title	Existing Block Plan First Floor
drawing scale	1:200 @ A3 1:100 @ A1
drawn by	26 April 2012
date	checked
drawn no.	11031 - 107 A
drawn by	revision

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.88m

No.14
 DPC Lvl.=50.11m
 Eaves Lvl.=54.78m
 Ridge Ht.=57.59m




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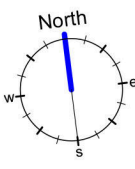
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RE: Future safe maintenance and cleaning of the flat roof area to be appropriately planned and considered.



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project: 16-18 KINGSEND
 RUSUP MIDDLESEX
 HA4 7DA

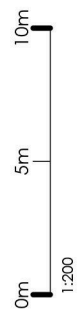
drawing title: Proposed Block Plan
 First Floor

drawing scale: 1:200 @ A3 1:100 @ A1
 drawn by: 12 January 2012
 checked:
 job no: 11031 - 116
 revision:

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.88m

No.14
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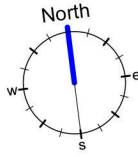
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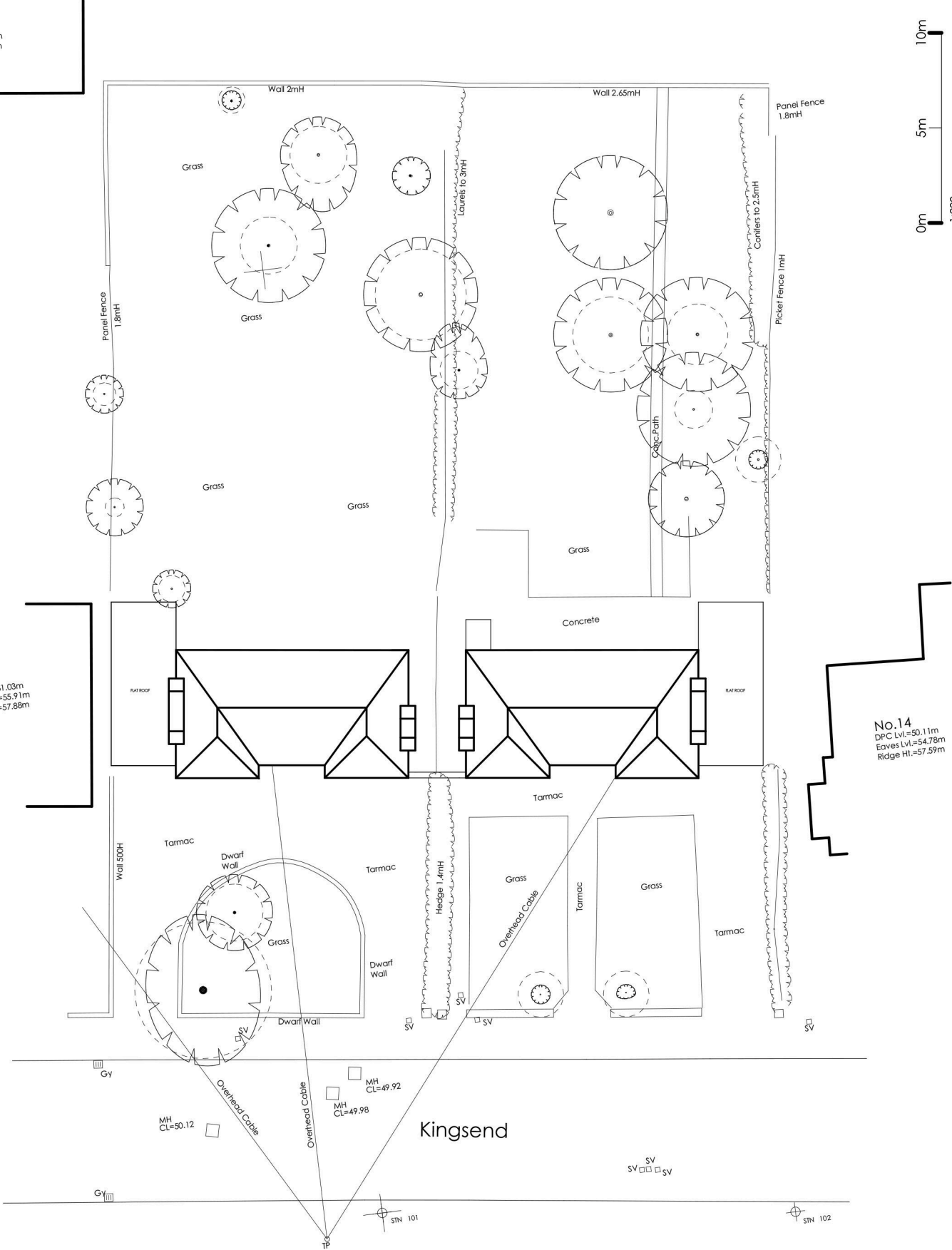
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project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA
drawing title	Existing Block Plan Roof Plan
drawing scale	1:200 @ A3 1:100 @ A1
drawn by	26 April 2012
date	11031 - 108 A
sheet no.	revision

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

No.20
 DPC Lvl.=51.03m
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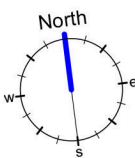
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project: 16-18 KINGSEND
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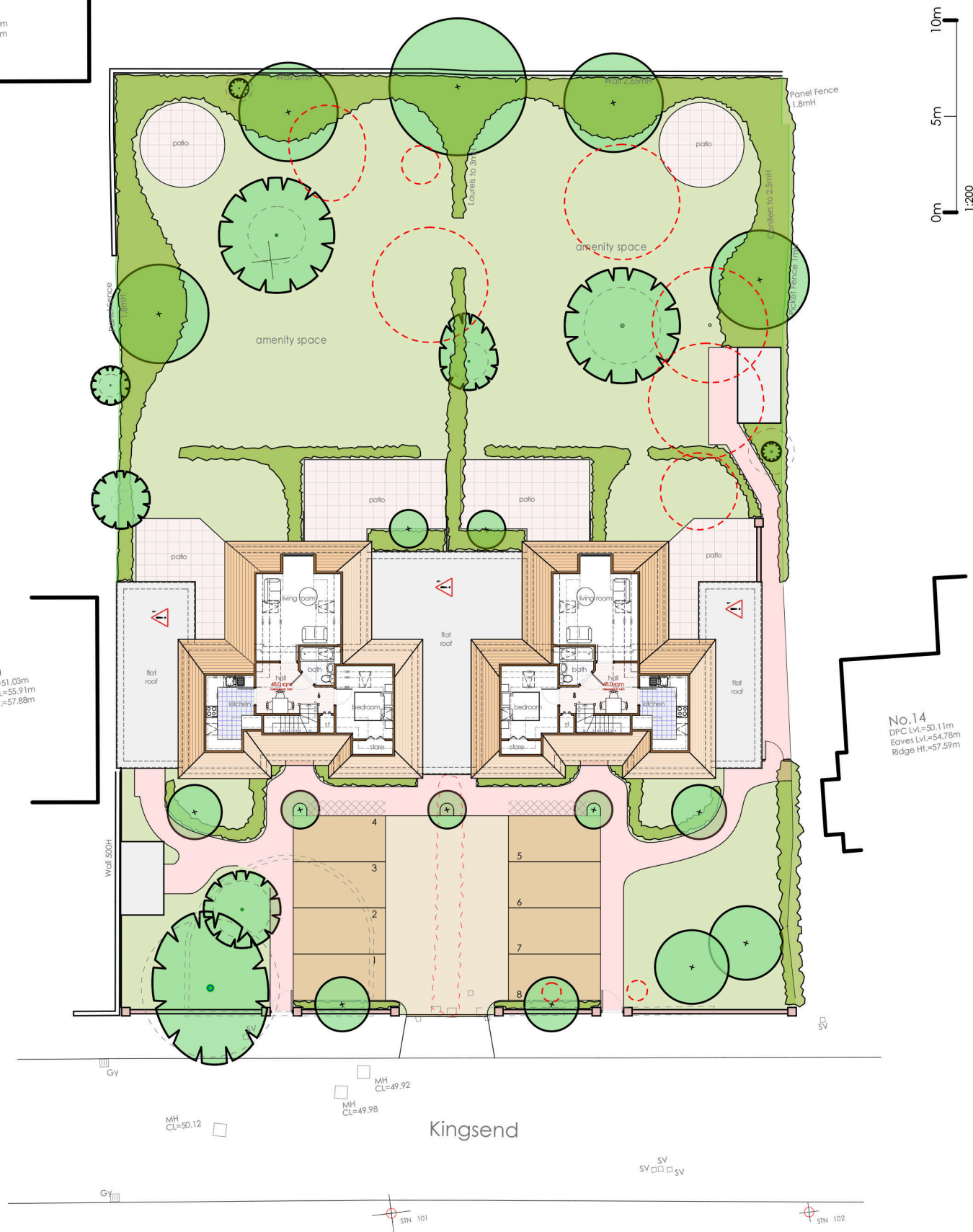
drawing title: Proposed Block Plan
 Second Floor

drawing scale: 1:200 @ A3 1:100 @ A1
 drawn by: 12 January 2012
 checked:
 job no: 11031 - 117
 revision:

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

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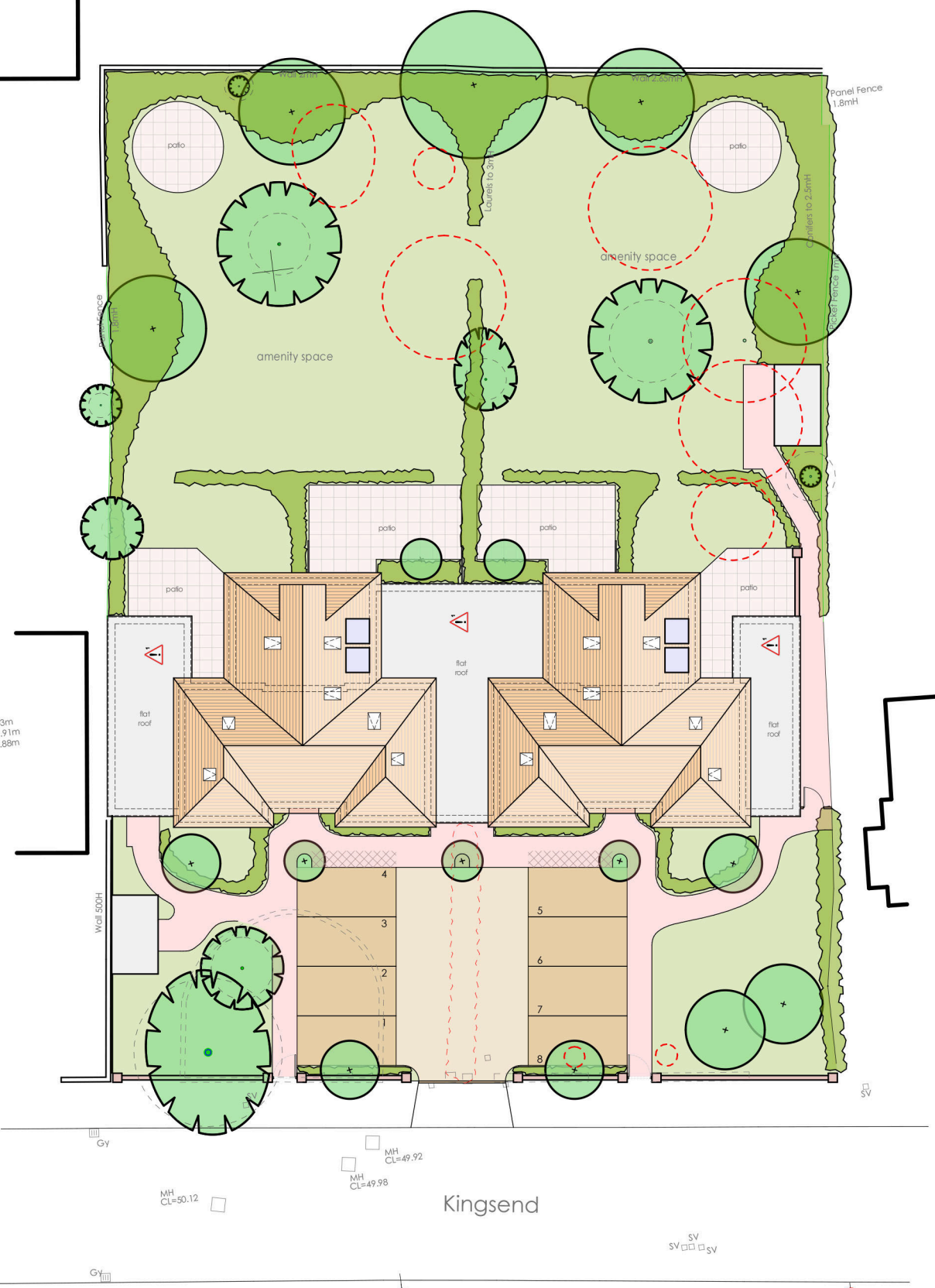
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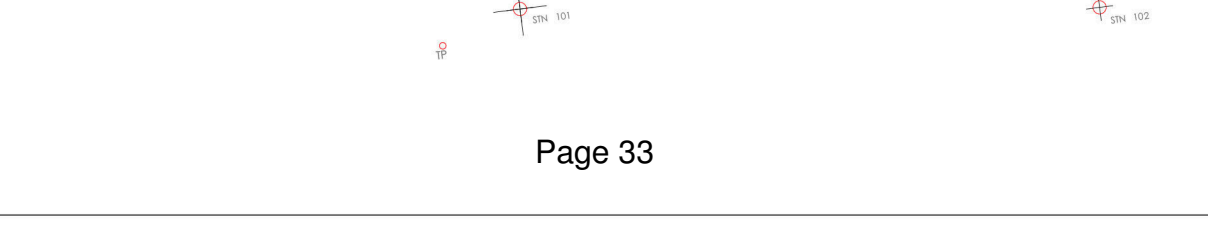
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 Ridge Ht.=59.06m

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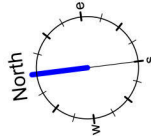
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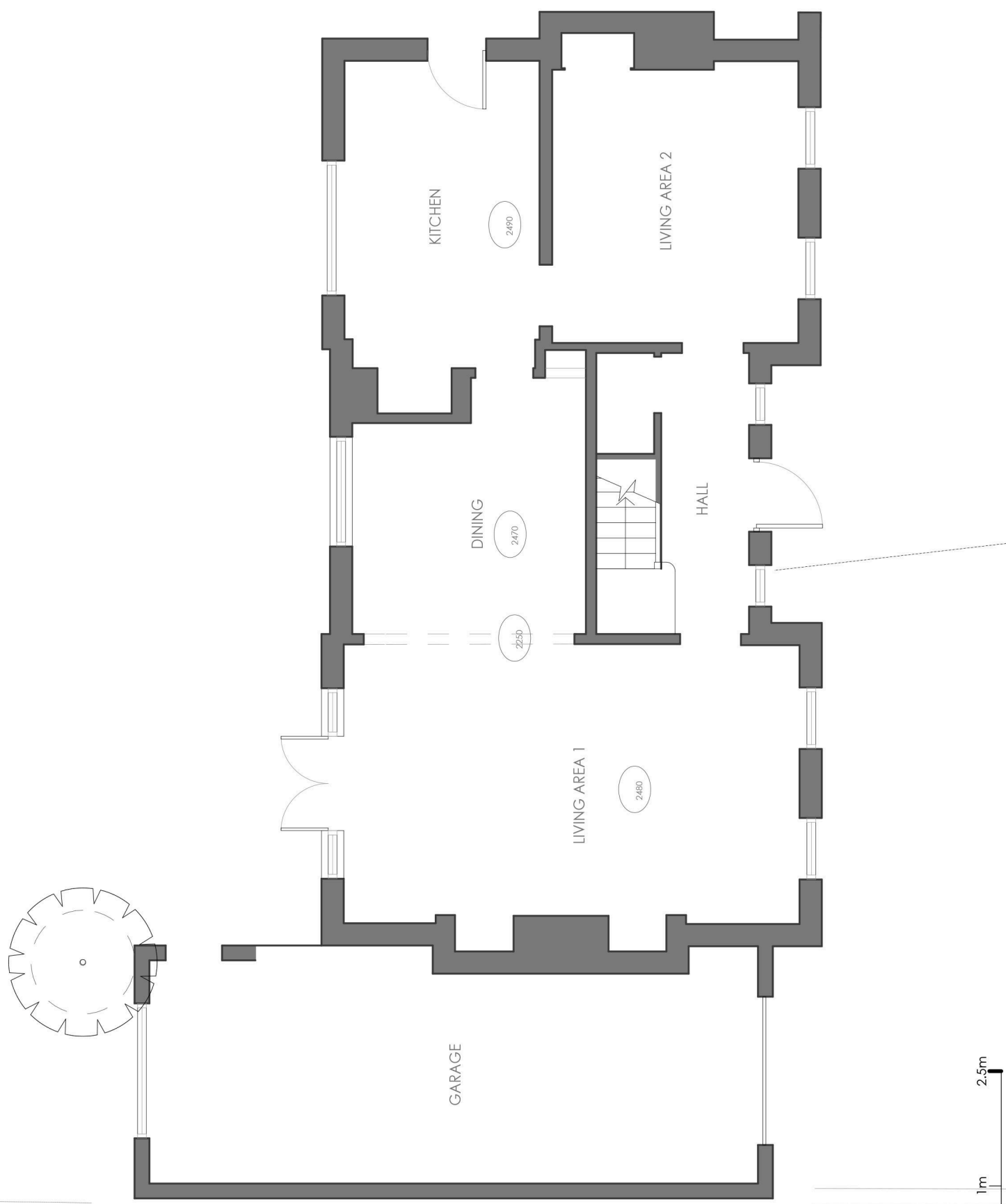
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project	16-18 KINGSSEND RUISLIP MIDDLESEX HA4 7DA
for	
drawing title	16 Kingsend Existing Ground Floor
drawing code	1:50 @ A3
drawn by	date 26 April 2012 checked
job no.	drawing no. 11031 - 109 A revision




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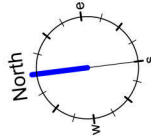
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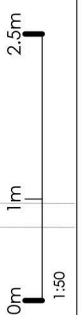
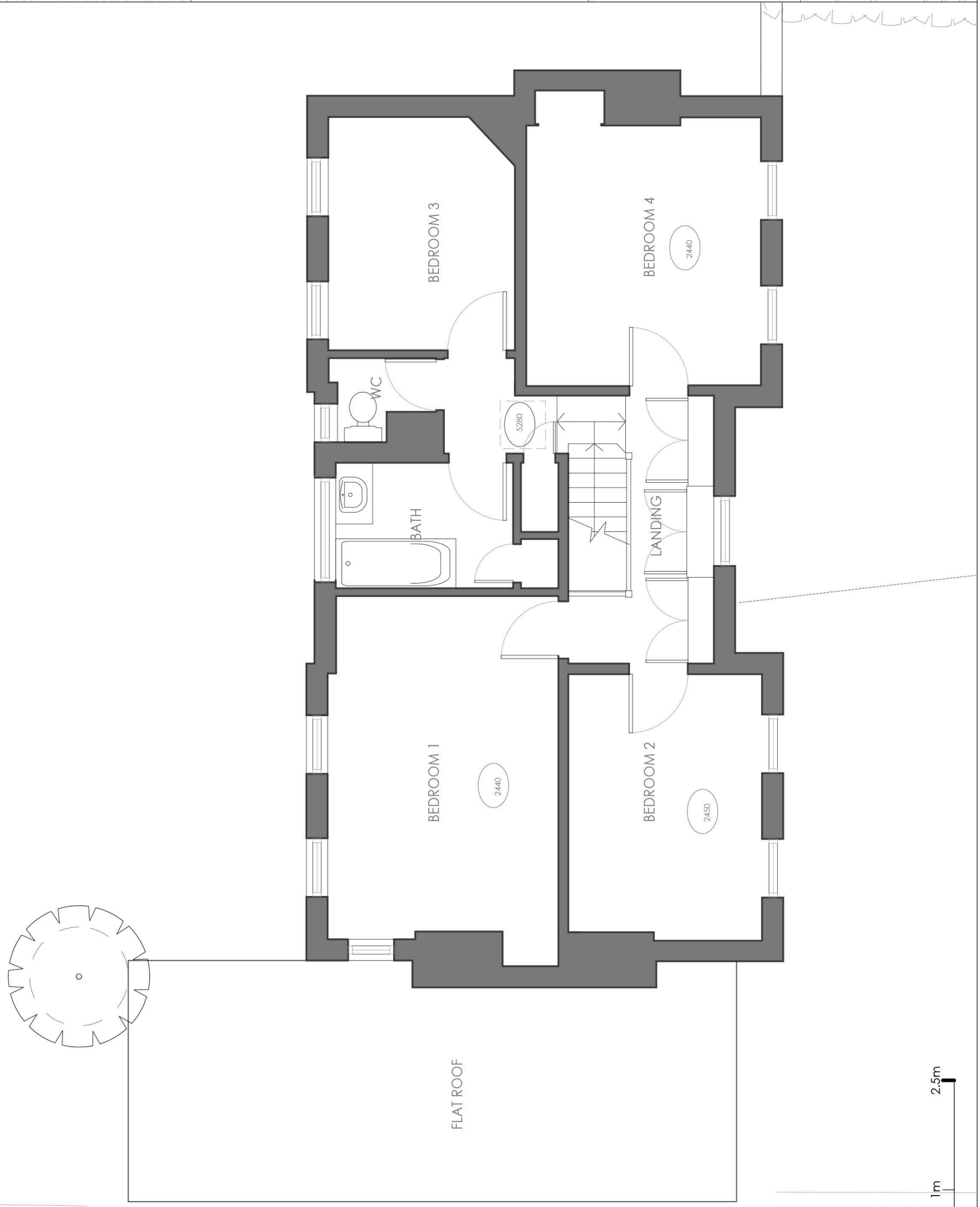
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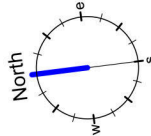
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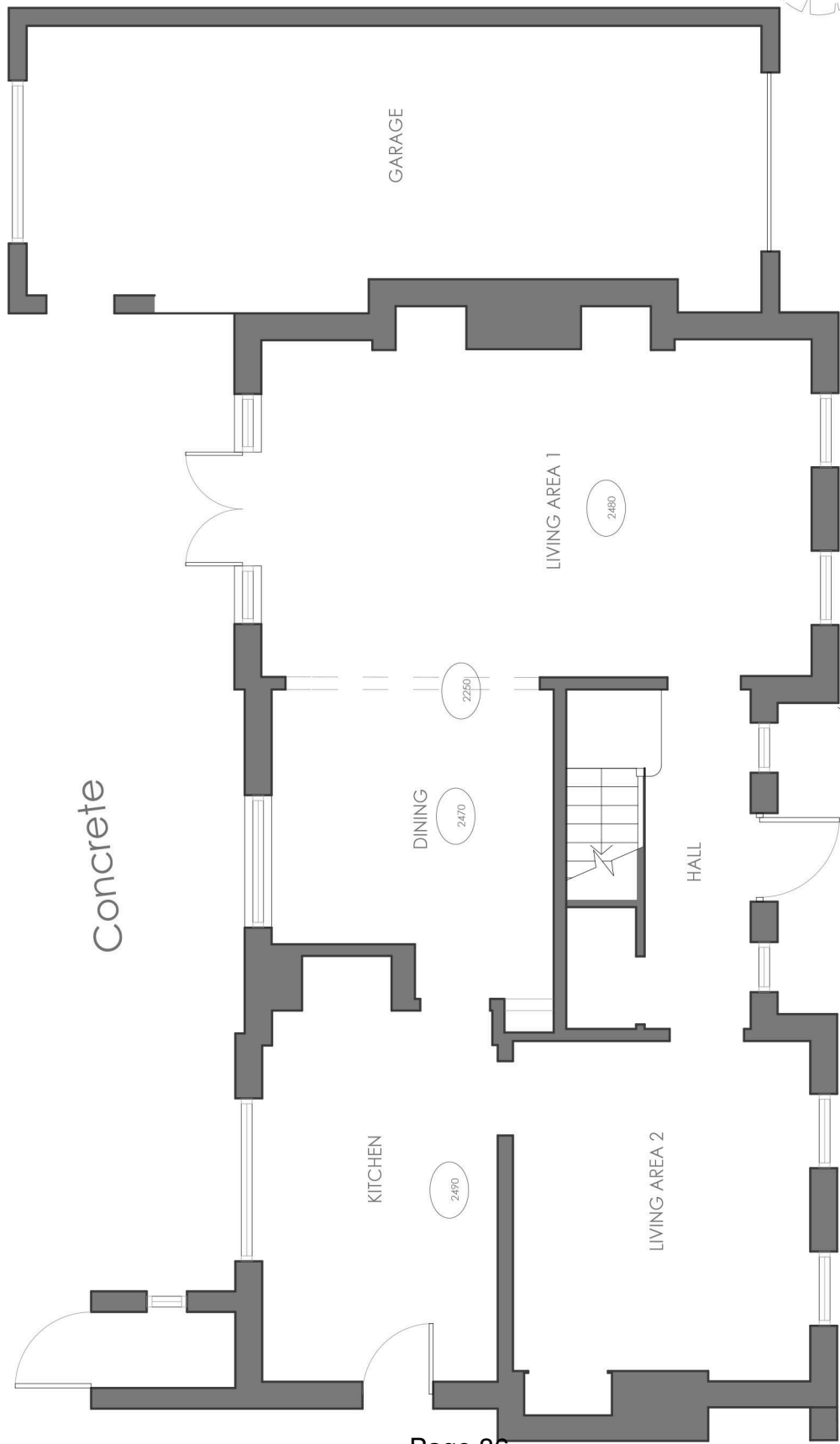


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revision	




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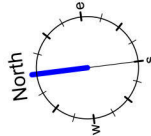
CDM NOTES:
CDM REGULATIONS 2007: DESIGNERS' NOTES ON SIGNIFICANT RESIDUAL RISKS

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Particularly hazardous areas are highlighted with a  on the drawing and noted below.

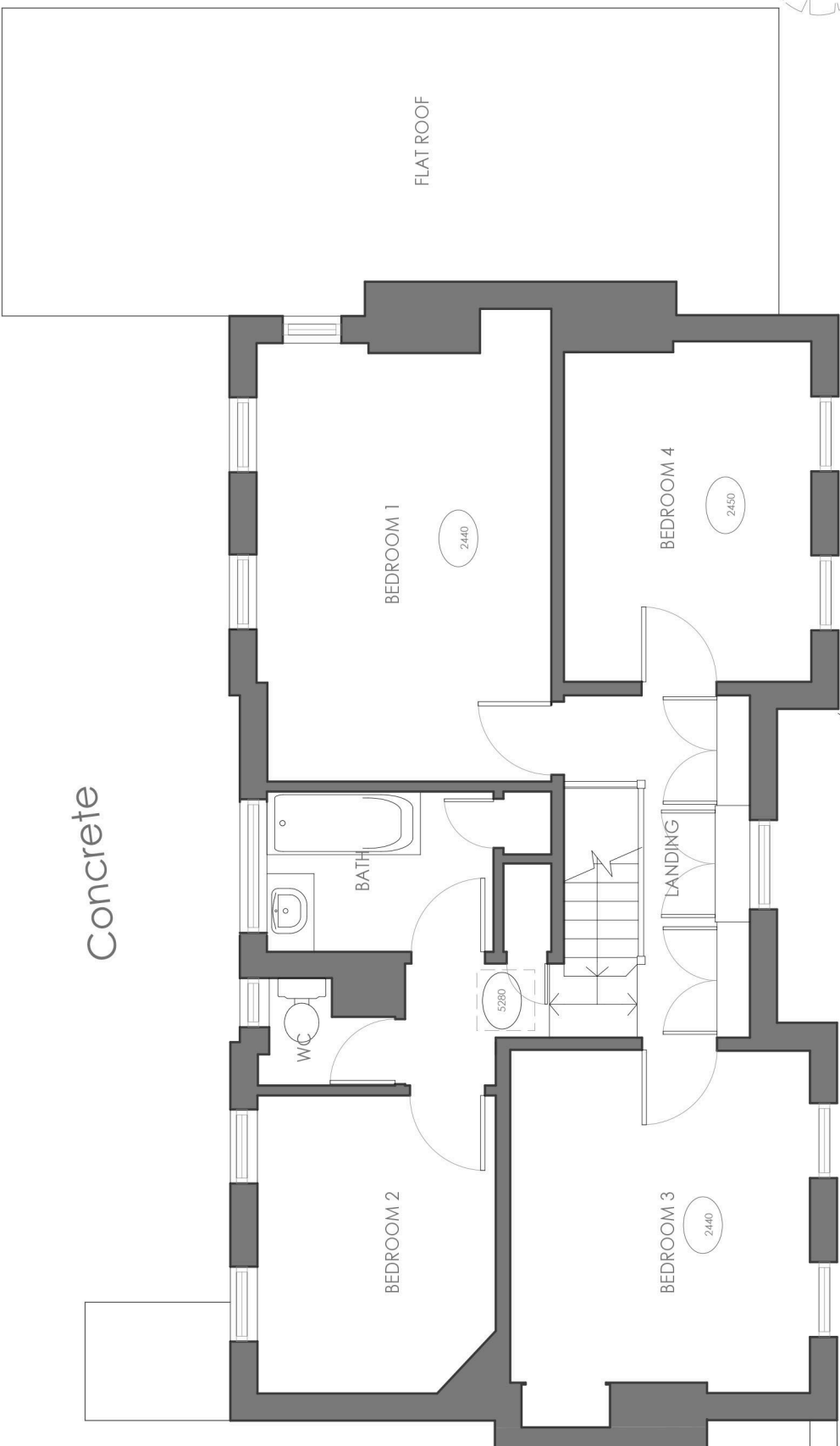


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project	16-18 KINGSEND RUISLIP MIDDLESEX HA4 7DA
for	
drawing title	18 Kingsend Existing First Floor
drawing code	1:50 @ A3
drawn by	12 January 2012
date	
check	
job no.	11031 - 112
drawn by	
revision	



Concrete

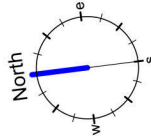
Tarmac



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COM NOTES:
CDM REGULATIONS 2007: DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS
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Note A
 Existing Staircase shown retained, however may need to be re-configured / replaced during the construction period depending on the interpretation of Regulation.




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project	16-18 KINGSEND RUISLIP MIDDLESEX HA4 7DA
for	
drawing title	Proposed Ground Floor Plan
drawing scale	1:100 @ A3 1:50 @ A1
drawn by	12 January 2012
checked	
date	
job no.	11031 - 119
drawing no.	
revision	



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REG:
 Future site maintenance and cleaning of the flat roof area to be appropriately planned and considered.

Note A
 Existing staircase shown retained, however may need to be re-configured / replaced during the construction period depending on the interpretation of legislation.

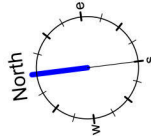
A. - further notes added
 Jan 2012
 RW80806

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project: **16-18 KINGSEND
 RUISLIP MIDDLESEX
 HA4 7DA**
 for:


drawing title: **Proposed First Floor Plan**

drawing scale:	1:100 @ A3 1:50 @ A1
drawn by:	13 January 2012
checked:	
date:	
job no.:	11031 - 120
drawing no.:	
maker:	A.

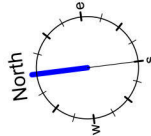


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CDM NOTES:
CDM REGULATIONS 2007: DESIGNERS' NOTES ON SIGNIFICANT RESIDUAL RISKS

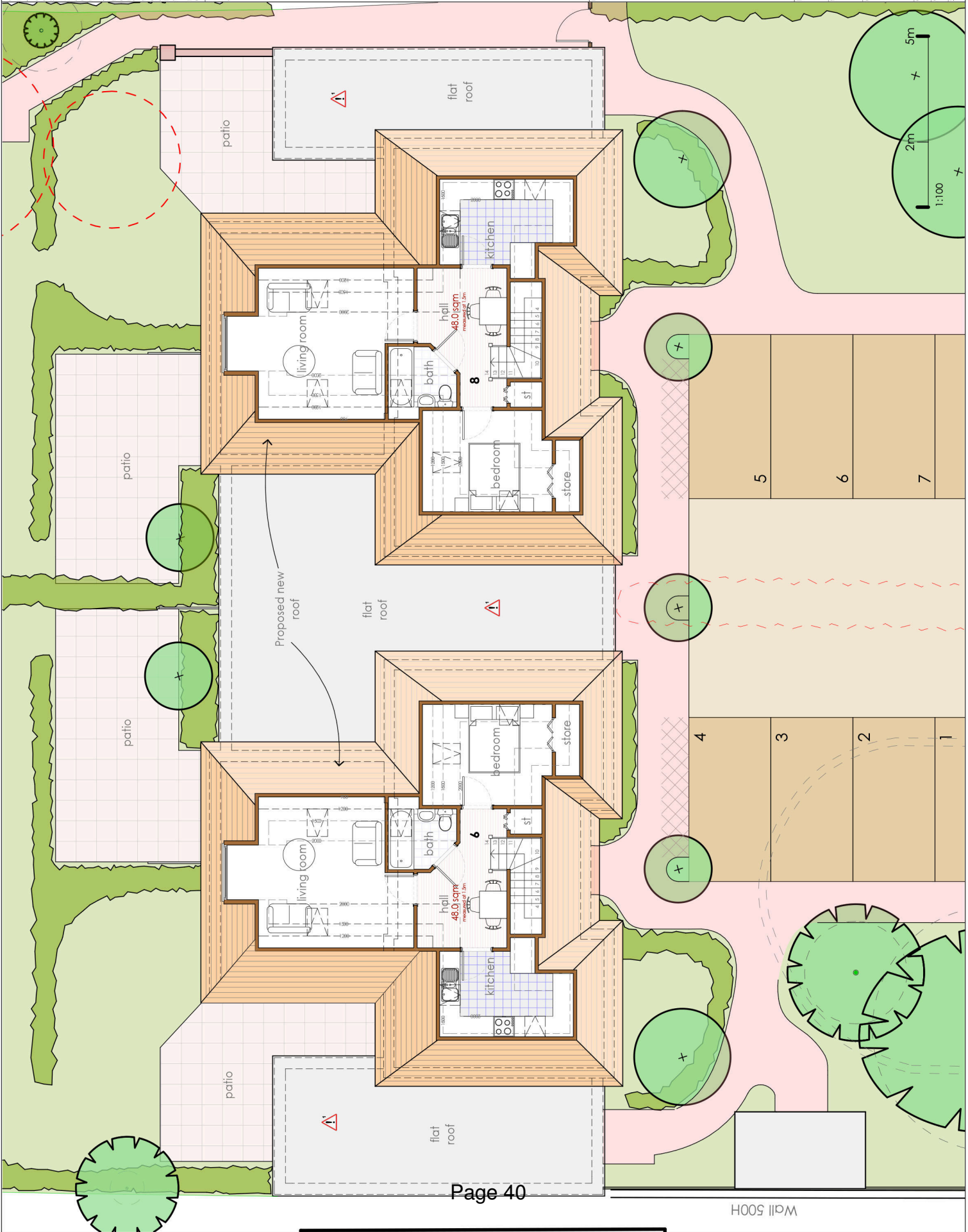
In preparing this design Hester Architects have attempted to avoid using materials and techniques which could cause future hazards whilst constructing, using, maintaining or de-commissioning the building. The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintenance work. These notes relate solely to information shown on this drawing. Only significant risks which are considered to be unusual, or unlikely to be obvious to a competent person, are highlighted. This information is subject to revision as the design develops. Particularly hazardous areas are highlighted with a  on the drawing and noted below.

RE:
 Future site maintenance and cleaning of the flat roof area to be appropriately planned and considered.



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project	16-18 KINGSEND RUISLIP MIDDLESEX HA4 7DA
drawing title	Proposed Second Floor Plans
drawing scale	1:100 @ A3 1:50 @ A1
drawn by	12 January 2012
checked	
date	
job no.	11031 - 121
revision	



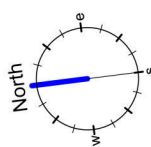
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 COM REGULATIONS 2007: DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

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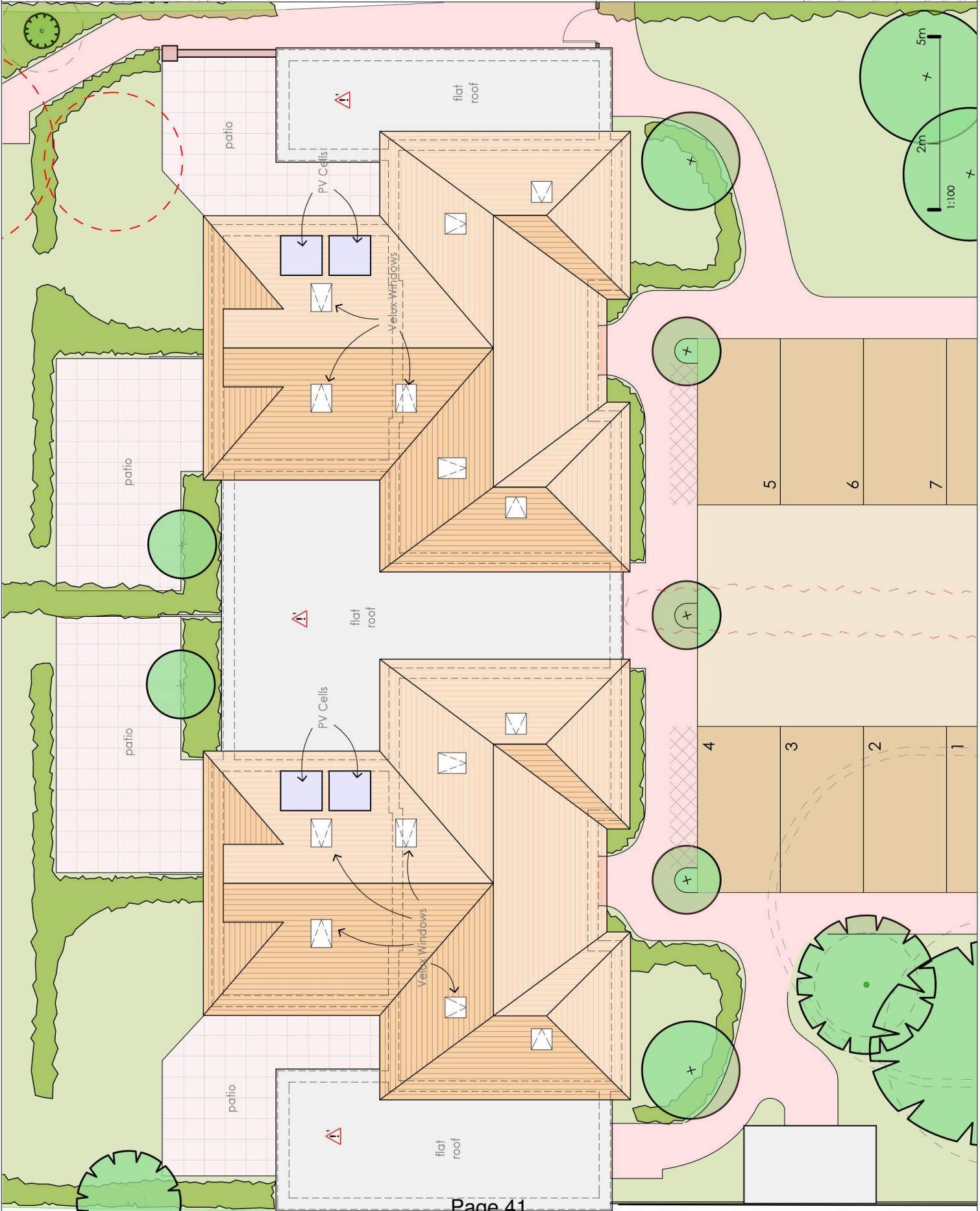
Particularly hazardous areas are highlighted with a  on the drawing and noted below.

RE:
 Future site maintenance and cleaning of the flat roof area to be appropriately planned and considered.




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project	16-18 KINGSEND RUISLIP MIDDLESEX HA4 7DA
for	
drawing title	Proposed Roof Plan
drawing code	1:100 @ A3 1:50 @ A1
drawn by	12 January 2012
checked	
date	
drawn no.	11031 - 122
revision	



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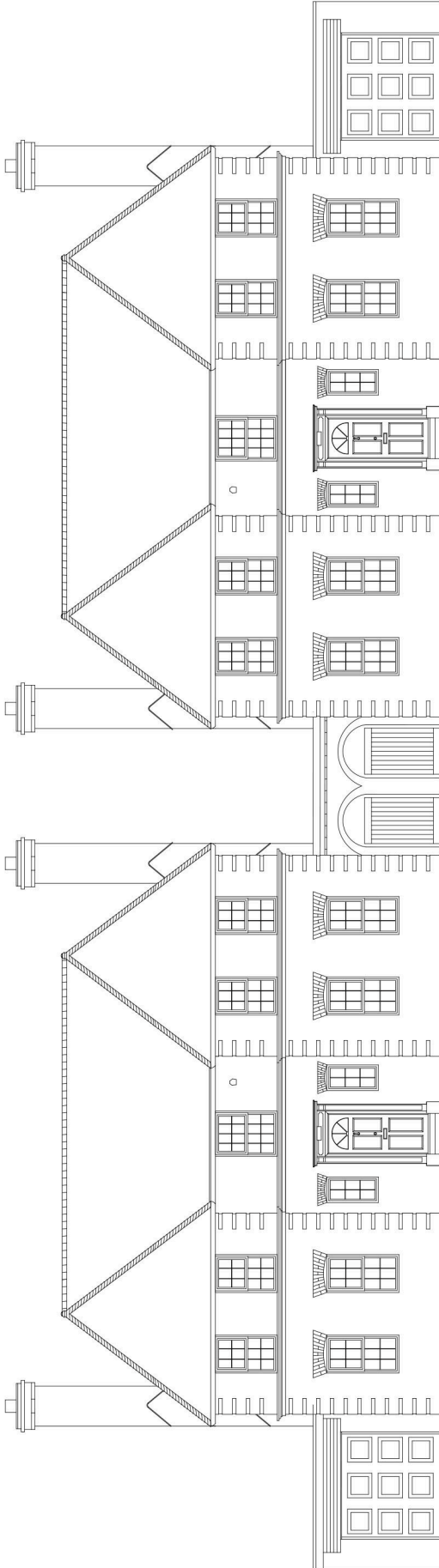
A - Minor Revisions April 2012
Revisions

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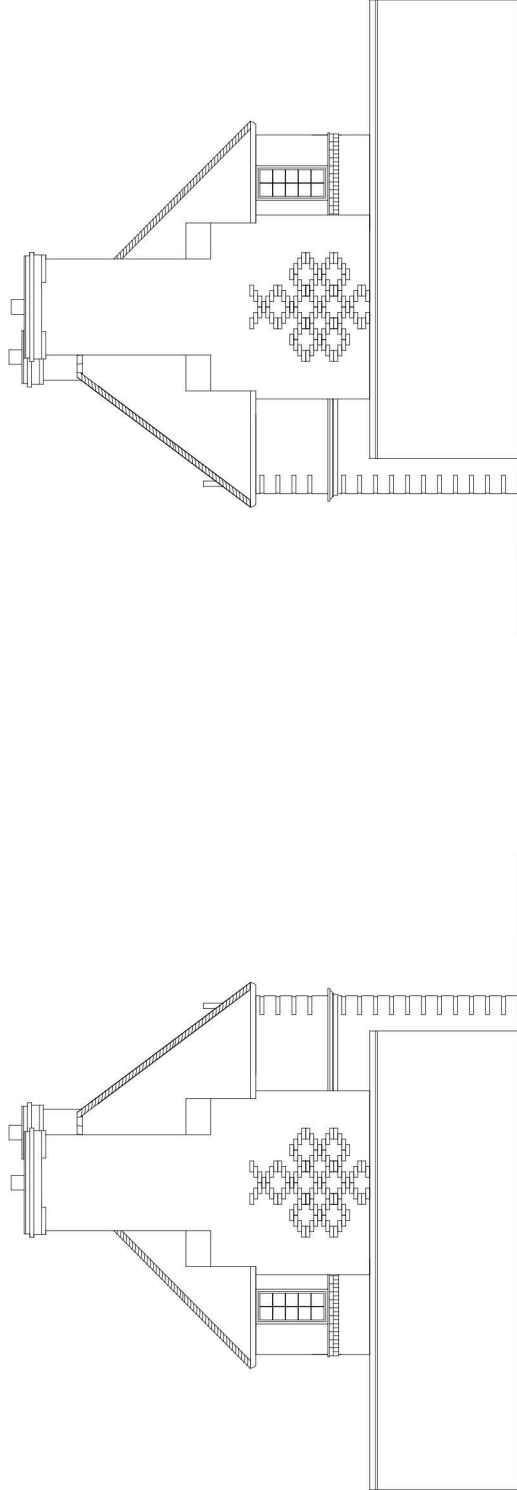
Project: **16-18 KINGSEND**
RUISLIP MIDDLESEX
HA4 7DA
for:

Drawing title: **Existing Elevations**

drawing code:	1:100 @ A3
drawn by:	date: 26 April 2012
check:	checked:
job no:	11031 - 113 A
revision:	revision:



South Elevation to Kingsend



East Elevation to 18 Kingsend

West Elevation to 16 Kingsend

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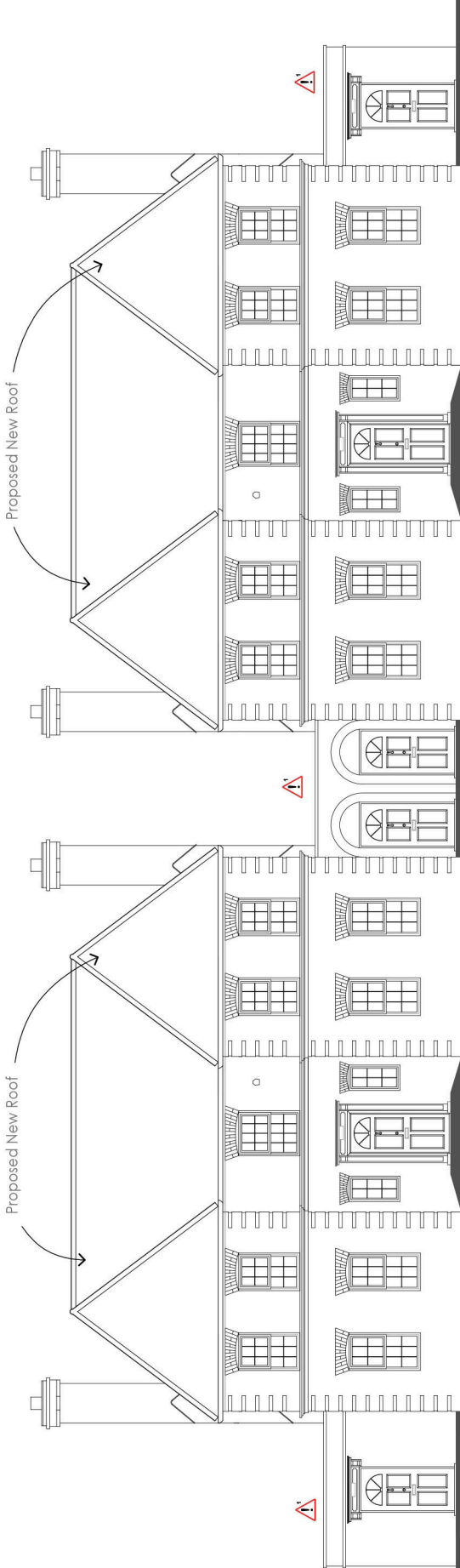
The following risks could not be designed out and should be carefully monitored on site during the construction period and during any future maintenance work.

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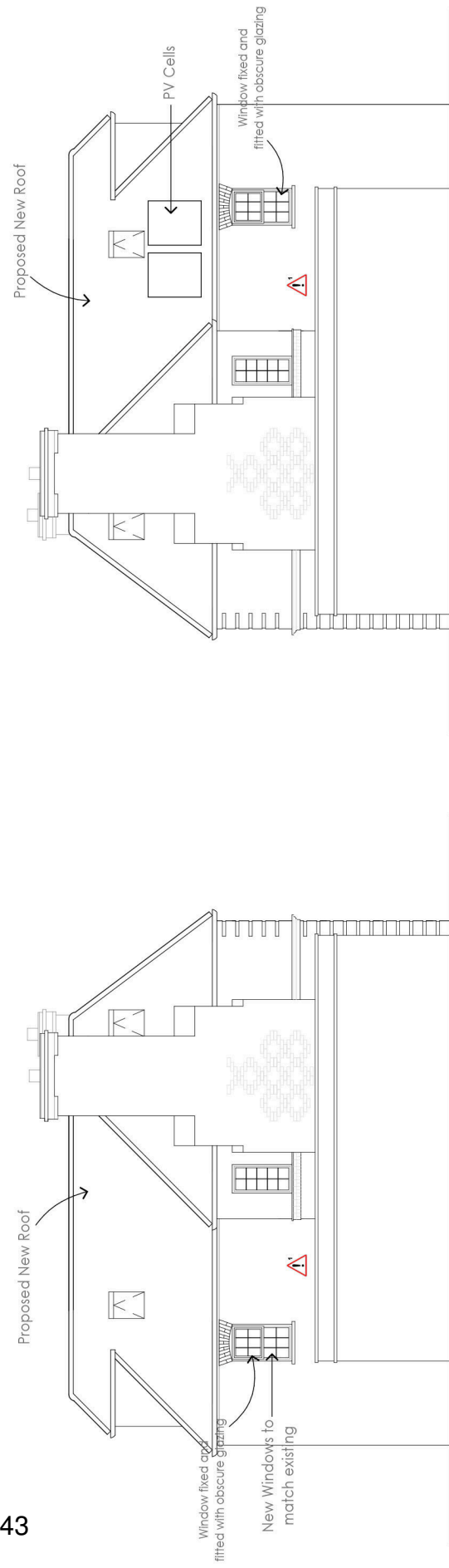
Particularly hazardous areas are highlighted with a  on the drawing and noted below.

RE:
 Future site maintenance and cleaning of the flat roof area to be appropriately planned and considered.

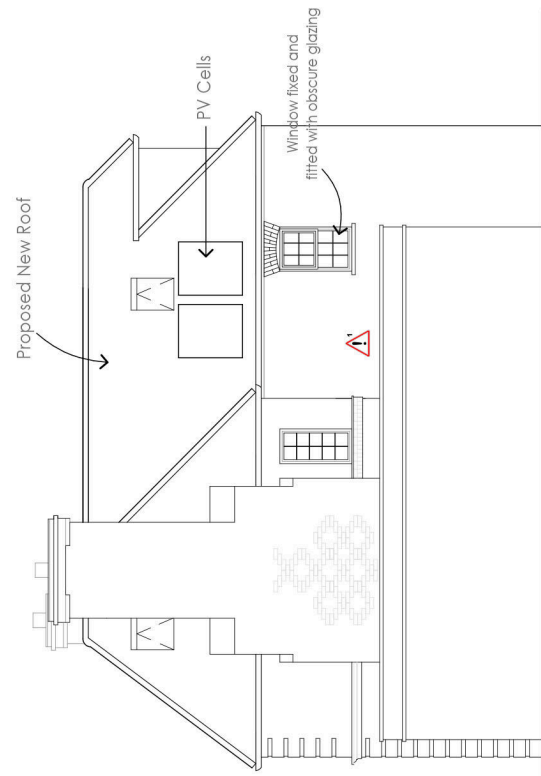
5m
2m
1:100



South Elevation to Kingsend



West Elevation to 18 Kingsend



East Elevation to 16 Kingsend

B - Minor revisions
 A - Further notes added
 May 2012
 Jan 2012

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Project: **16-18 KINGSEND**
RUISLIP-MIDDLESEX
HA4 7DA

drawing title:	Proposed Elevations		
drawing code:	1:100 @ A3		
drawn by:	date:	checked:	
JFK/no.	10/May/2012		
drawn on:	11031 - 123 B		
revision:			

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A - Minor Revisions April 2012

Revisions

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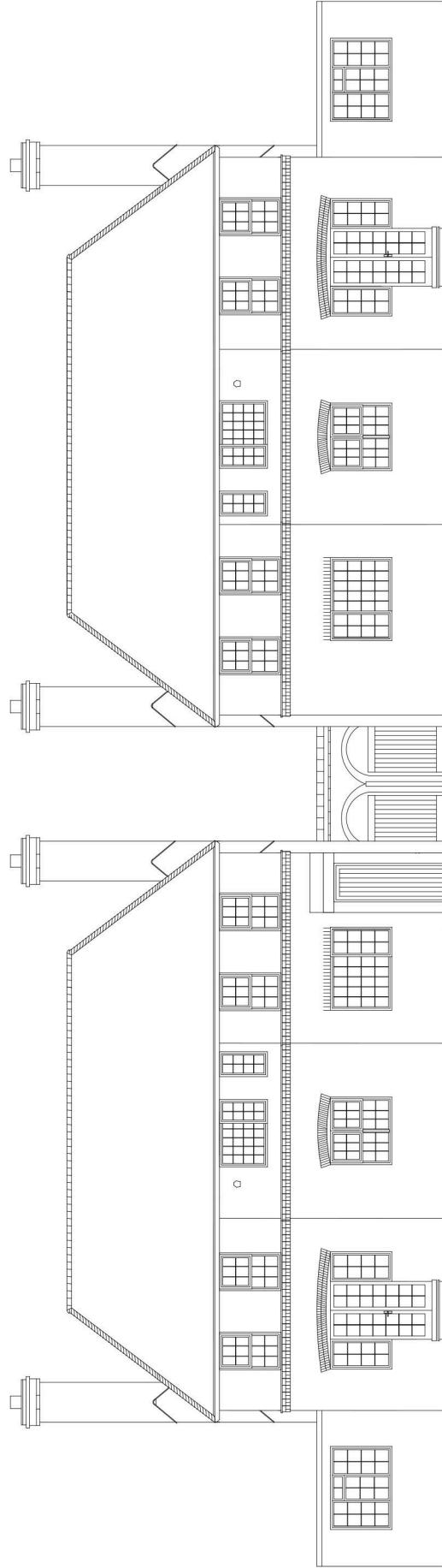
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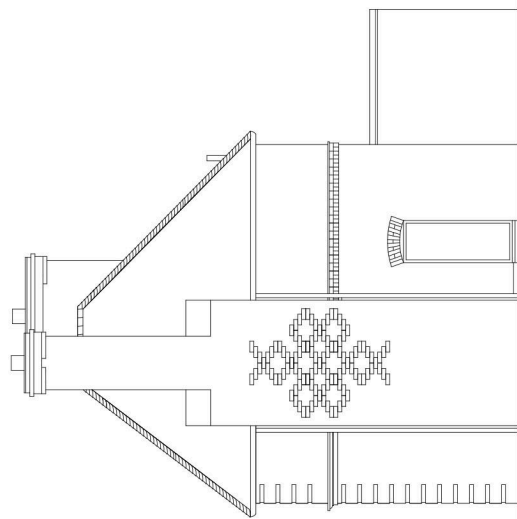
project **16-18 KINGSEND**
RUISLIP MIDDLESEX
HA4 7DA

drawing title **Existing Elevations**

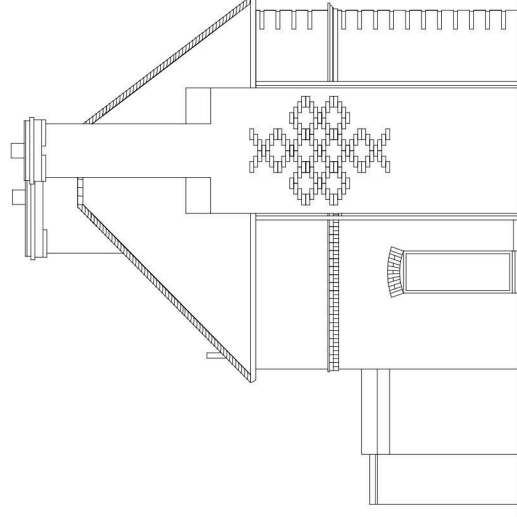
drawing code	1:100 @ A3
drawn by	date 26/Apr/2012 checked
job no.	drawing no.
11031	114A
revision	



North Elevation




East Elevation to 16 Kingsend



West Elevation to 18 Kingsend

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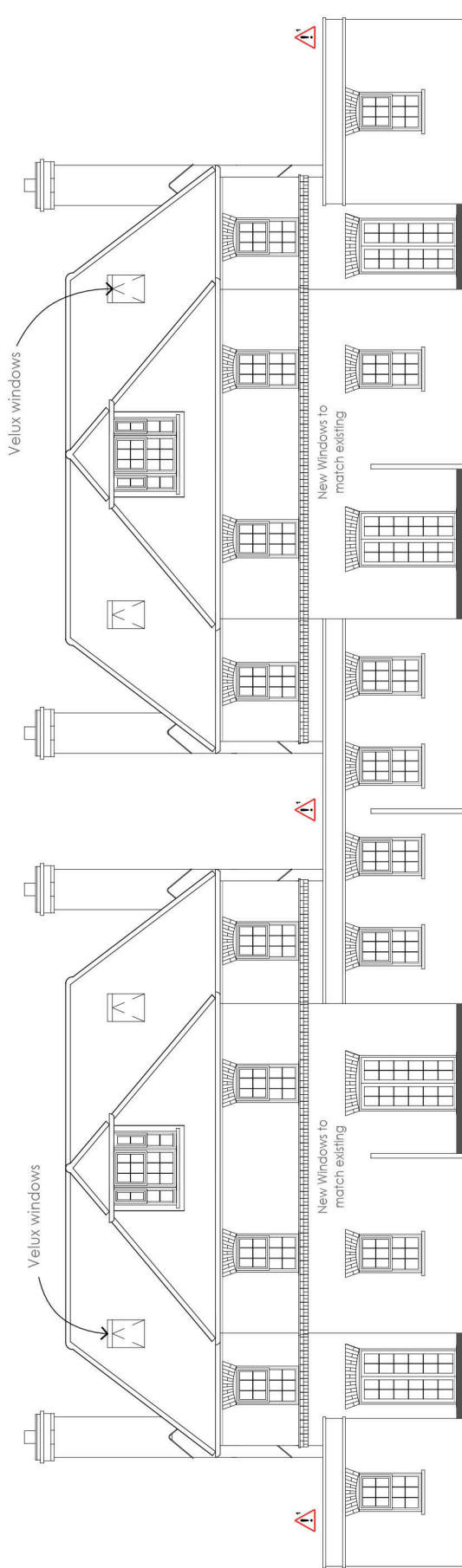
KEY:
 Future site maintenance and cleaning of the flat roof area to be appropriately planned and considered.

B - Minor revisions
 A - Further notes added
 REVISED: May 2012
 Jan 2012

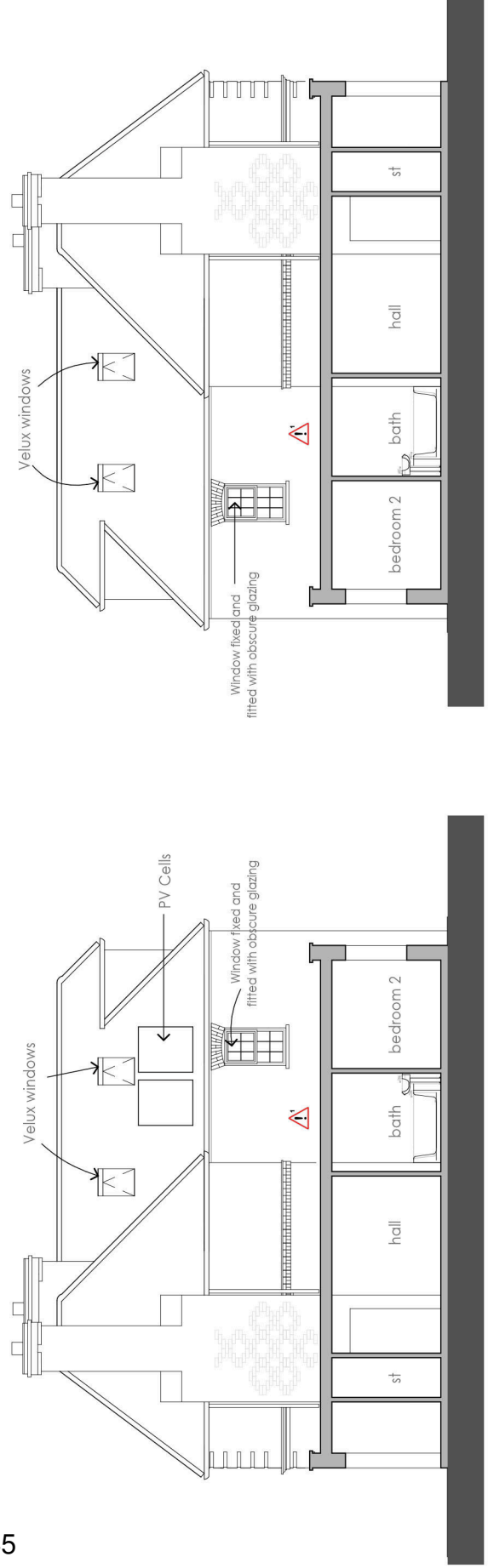
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project	16-18 KINGSSEND RUISLIP MIDDLESEX HA4 7DA
drawing title	Proposed Elevations
drawing code	1:100 @ A3
drawn by	10/May/2012
date	checked
drawn no.	11031 - 124 B
check no.	revision

0m 2m 5m
 1:100



North Elevation



East Elevation to 18 Kingsend

West Elevation to 16 Kingsend

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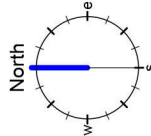
CDM NOTES:
CDM REGULATIONS 2007 : DESIGNERS NOTES ON SIGNIFICANT RESIDUAL RISKS

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Particularly hazardous areas are highlighted with a red triangle on the drawing and noted below.



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project: 16-18 KINGSEND
 RUSHP MIDDLESEX
 HA4 7DA

for:

drawing title: Aerial Photographs

drawing code:	
date:	12 January 2012
checked:	
date:	
drawing no:	11031 - 101
revision:	




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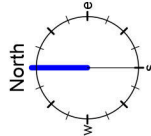
CDM NOTES:
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project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA	
for		
drawing title	View North	
drawing code		
drawn by	date	checked
date	12 January 2012	
job no.	drawing no.	revision
	11031 - 102	


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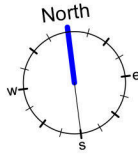
CDM NOTES:
 CDM REGULATIONS 2007: DESIGNERS' NOTES ON SIGNIFICANT RESIDUAL RISKS

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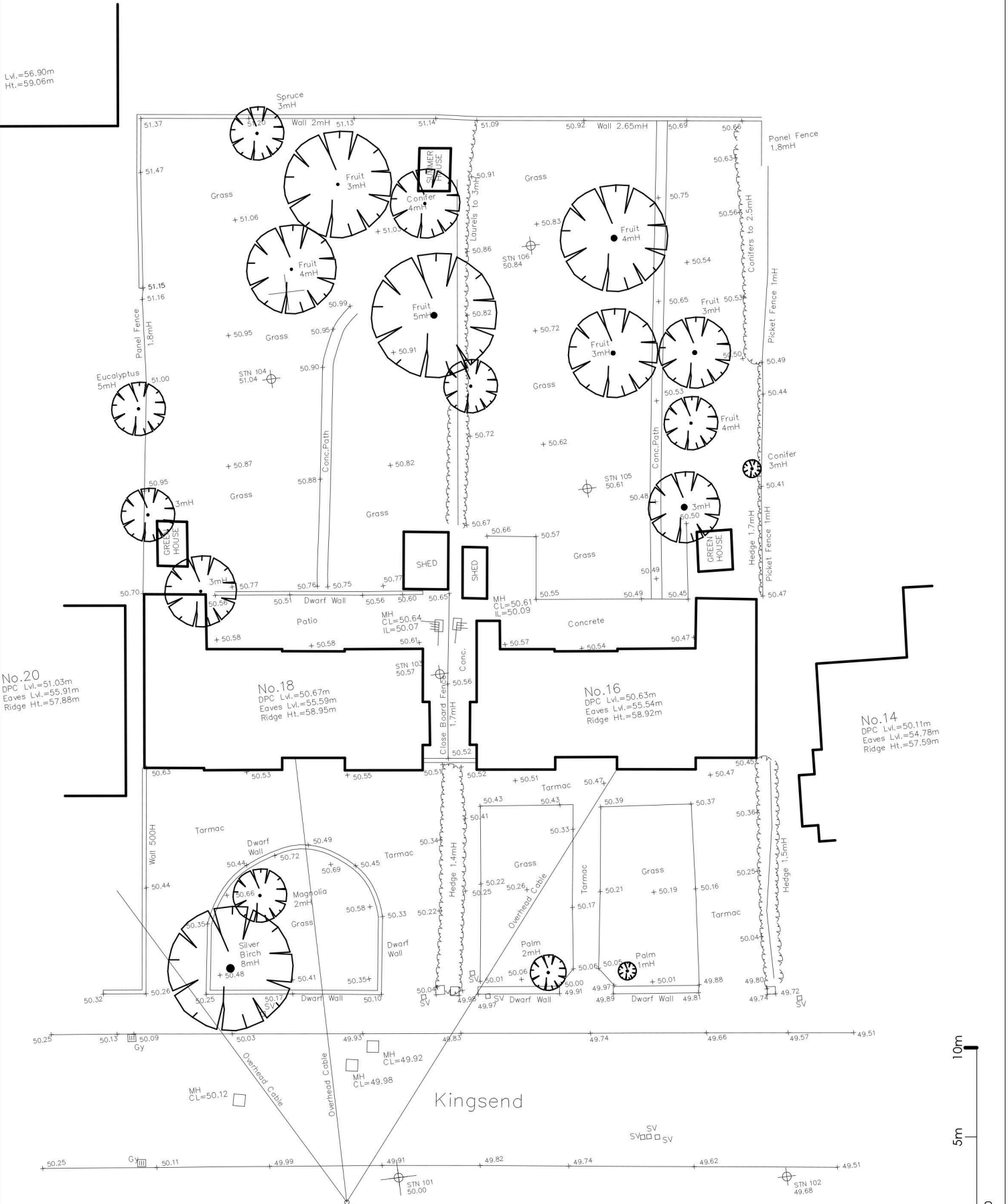


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project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA
for	
drawing title	Existing Levels Plan
drawing scale	1:200 @ A3 1:100 @ A1
drawn by	12 January 2012
checked	
date	
drawn no.	11031 - 104
sheet no.	
revision	



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This information is subject to revision as the design develops.

Particularly hazardous areas are highlighted with a  on the drawing and noted below.

Eaves Lvl.=56.90m
 Ridge Ht.=59.06m

No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.88m

All Levels to be Checked on Site

- + 50.35 Existing Levels shown in blue
- + 50.35 Proposed Levels shown in red



North

Jan 2012
 A - Further notes added
 RWB:RWB

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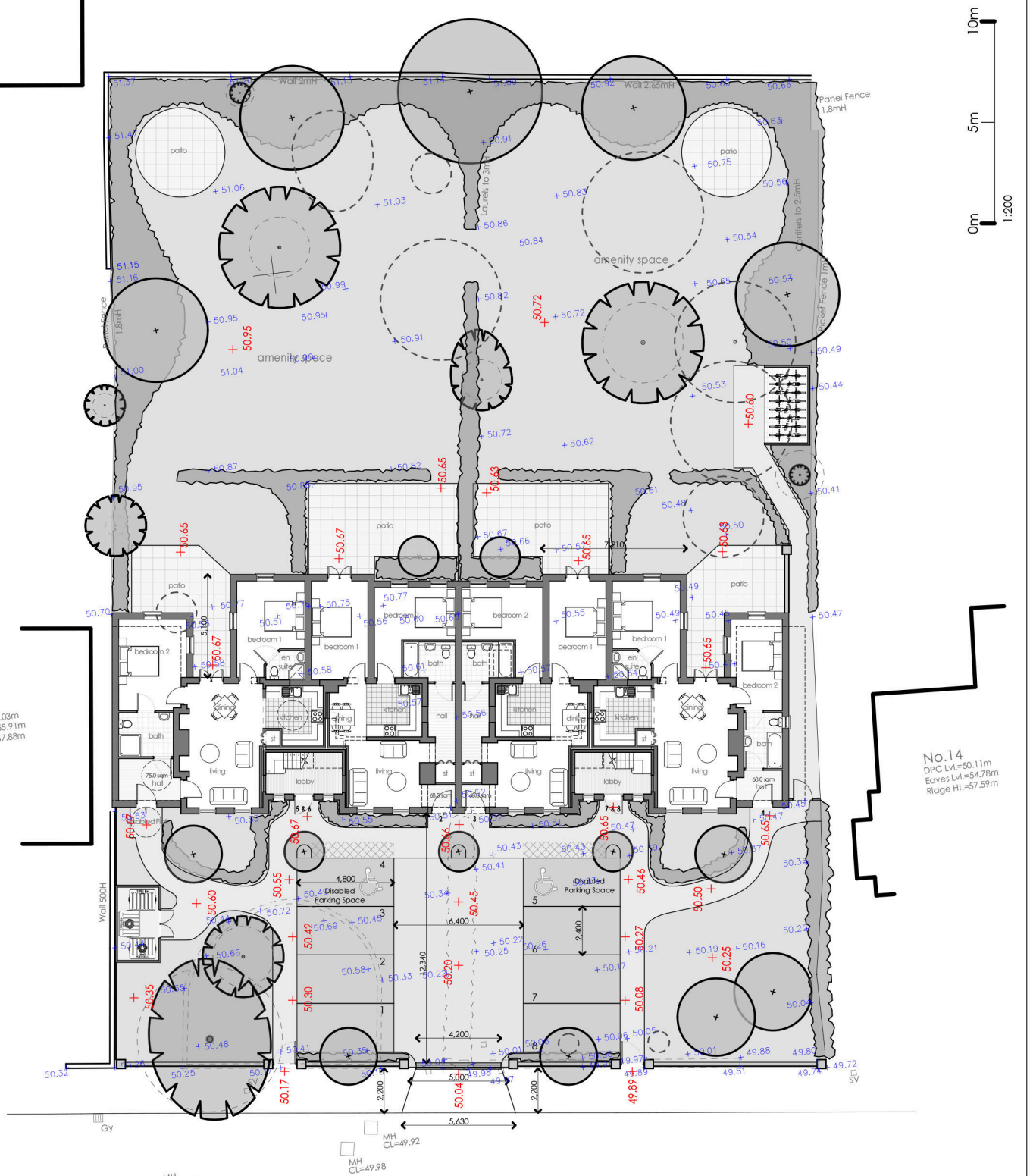
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project: **16-18 KINGSEND
 RUISIP MIDDLESEX
 HA4 7DA**

drawing title: **Proposed Levels**

drawing scale:	1:200 @ A3 1:100 @ A1
drawn by:	26/Apr/2012
checked by:	
date:	
drawn no.:	11001 - 125 A
check no.:	
revision:	



No.14
 DPC Lvl.=50.11m
 Eaves Lvl.=54.78m
 Ridge Ht.=57.59m

Kingsend


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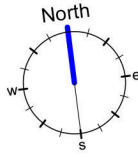
CDM NOTES:
 CDM REGULATIONS 2007: DESIGNERS' NOTES ON SIGNIFICANT RESIDUAL RISKS

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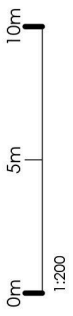
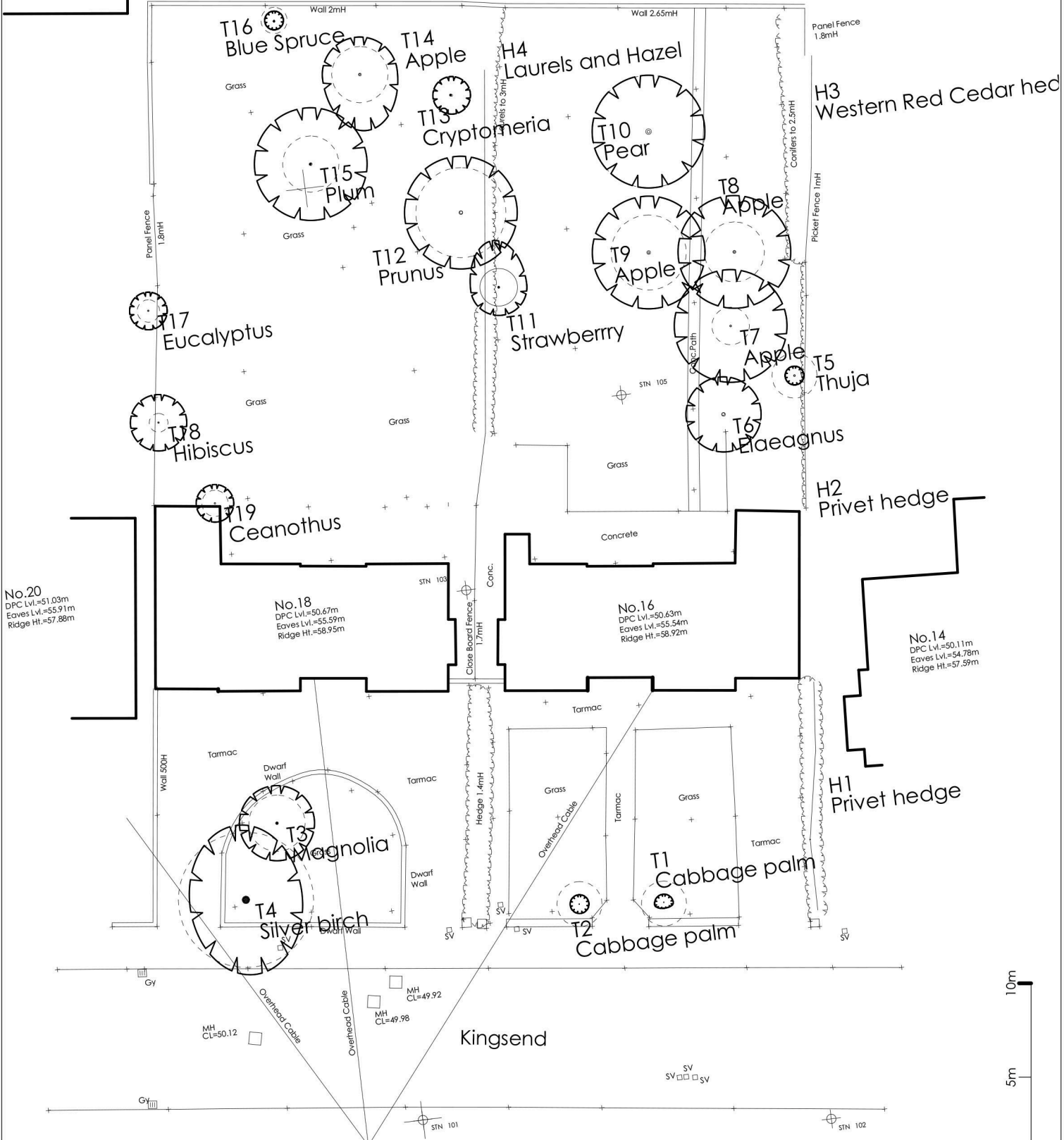
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project	16-18 KINGSEND RUISIP MIDDLESEX HA4 7DA
for	
drawing title	Existing Tree Survey
drawing code	1:200 @ A3 1:100 @ A1
drawn by	12 January 2012
date	
drawn no.	11031 - 105
scale	main

Lvl.=56.90m
 Ht.=59.06m

No.20
 DPC Lvl.=51.03m
 Eaves Lvl.=55.91m
 Ridge Ht.=57.86m



Notes: -



550mN

500mN

450mE

500mE

550mE



Station Information	
1501	1501.000
1502	1502.000
1503	1503.000
1504	1504.000
1505	1505.000
1506	1506.000
1507	1507.000
1508	1508.000
1509	1509.000
1510	1510.000
1511	1511.000
1512	1512.000
1513	1513.000
1514	1514.000
1515	1515.000
1516	1516.000
1517	1517.000
1518	1518.000
1519	1519.000
1520	1520.000

TO BE READ IN CONJUNCTION WITH:-

ISSUE REVISION DATE

CHILTERN SURVEYS Ltd.
LAND SURVEYS AND SITE ENGINEERING SERVICES
 Sparway Mill, Oakford, Tiverton, Devon, EX16 9EU
 Tel: 01398 351277 Fax: 01398 351333 Mobile: 09752 650676
 E-mail: chiltern-surveys@pcn.net

TITLE:-

Site Survey

PROJECT:- Nos. 16 and 18
 Kingsend
 Ruislip

SCALE:- 1:200
 DRAWN:- J.W.
 DMC. No. - RUS0211
 DATE:- 13/06/07

GENERAL NOTES:-
 ALL DIMENSIONS RELATIVE TO THE SHED
 ALL DIMENSIONS TO BE VERIFIED
 ASSUMED VALUE=0.000m
 CDSI © LOCAL AND ARBITRARY

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REPORT OF THE DIRECTOR OF PLANNING, ENVIRONMENT, EDUCATION AND COMMUNITY SERVICES

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2012 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 27 September 2012 and updates the information received by Cabinet in June 2012. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2012, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2012 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/12' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in

the columns titled "Total Income as at 31/03/12" and "Total Income as at 30/06/12".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2012. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009 / June 2009 / September 2009 / December 2009 /

March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/
September 2011/ December 2011/March 2012/June 2012/Sept 2012
Planning Obligations Supplementary Planning Document Adopted July 2008.

Contact Officer: NIKKI WYATT

Telephone No. 01895 250230

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/06/12	TOTAL INCOME AS AT 31/03/12	TOTAL EXPENDITURE AS AT 30/06/12	TOTAL EXPENDITURE AS AT 31/03/12	2012 /2013 EXPENDITURE To 30/06/12	BALANCE OF FUNDS AS AT 31/06/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/12	COMMENTS (as at mid August 2012)
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/278/63/135*32	Northwood	10A Sandy Lodge Way, Northwood 189/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Avenue Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/AP/2007/1072	53,986.57	53,986.57	27,486.57	27,486.57	0.00	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/AP/2006/825	72,011.08	72,011.08	61,733.07	60,059.07	1,674.00	10,278.01	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. Scheme complete, awaiting final invoices.
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/AP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G*76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/AP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
SECTION 278 SUB - TOTAL			203,437.72	203,437.72	119,660.77	117,986.77	1,674.00	83,776.95	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/25/55*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 3366/7/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	550.00	550.00	0.00	6,952.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. Funds allocated 26/10/2010 towards the provision of a cycle shelter as part of Eastcote Station improvements. Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme. (Cabinet Member decision 31/7/12).
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	26 & 28a Kingsend, Ruislip. 5740/A/PP/2008/1214	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00	Funds received towards the undertaking of a TA to assess the cumulative traffic impact of flattened developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12).
PT/127/238H	West Ruislip	For Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	0.00	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	147,284.30	112,680.80	28,669.15	28,669.15	0.00	118,615.15	30,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	350,722.02	316,118.52	148,329.92	146,655.92	1,674.00	202,392.10	30,000.00	
PORTFOLIO: CULTURE, SPORT AND LEISURE										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46239/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/7/195A	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	9,578.00	9,578.00	9,578.00	0.00	0.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds. Contribution allocated towards a programme of improvements at Highgrove Pool. Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool scheme due to complete December 2012.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14639/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	264,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Works began on site March 2012. scheme to be completed in 2012/13.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities, schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip, 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/20/239A	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2294 & 10622/APP/2009/2504	22,350.00	22,350.00	22,350.00	0.00	0.00	0.00	0.00	Funds received towards the provision or improvement of leisure, elderly, youth and/or cultural services or facilities within the Borough. No time limits. Funds allocated towards Highgrove Pool improvement programme. Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool improvement scheme due to be completed December 2012.
CSL/22/241B	Ruislip	26 & 28a Kingsend, Ruislip, 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip, 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	14,300.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67060/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		CULTURE, SPORT AND LEISURE SUB - TOTAL	691,310.33	691,310.33	296,062.80	264,134.80	31,928.00	395,247.53	90,287.88	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/66/144	Northwood	66 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.88 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Brockspear Rd, Harefield 27314/APP/2005/644	103,122.52	103,122.52	74,935.52	74,935.52	0.00	28,187.00	0.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014, are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend. Funds earmarked towards Phase 2 of the Primary School Expansion Programme subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
EYL102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme subject to formal allocation.
EYL103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	34,980.79	34,980.79	0.00	33,708.21	0.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School. Balance earmarked towards Phase 2 of the Primary Expansion Programme subject to formal allocation.
EYL108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,734,767.17	3,734,767.17	1,000,848.79	1,000,848.79	0.00	2,733,918.38	1,950,553.09	First and second instalments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016). Secondary contribution (£658,998) allocated and spent towards the provision of an additional form of entry and sixth form centre at Ruislip High school. (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated and spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Third and final instalment received towards the same purpose. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 of Primary contribution earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL112/208	Northwood	110, Green Lane, Northwood 46543/APP/2003/2697	4,085.75	4,085.75	0.00	0.00	0.00	4,085.75	0.00	Funds received towards additional or improved education facilities in the Northwood area. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL113/211	Ickenham	1a, Woodstock Drive, Ickenham. 66754/APP/2009/200	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL115/215B	Ruislip	5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260	22,087.13	22,087.13	0.00	0.00	0.00	22,087.13	0.00	Funds received towards the provision of education facilities within the Borough of Hillingdon. No time limits on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL117/213	Northwood	1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036	4,441.00	4,441.00	0.00	0.00	0.00	4,441.00	0.00	Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL120/217A	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,193.00	7,193.00	0.00	0.00	0.00	7,193.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2351	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL133/233	Ickenham	6, Warren Road, Ickenham 69990/APP/2009/934	15,492.00	15,492.00	0.00	0.00	0.00	15,492.00	0.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL134/234	Ruislip	125a, High Street, Ruislip. 2061/APP/2009/2175	5,054.00	5,054.00	0.00	0.00	0.00	5,054.00	0.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
EYL135/235	South Ruislip	325, Victoria Road, Ruislip 63602/APP/2009/2288	12,896.00	12,896.00	0.00	0.00	0.00	12,896.00	0.00	Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL136/236	Harefield	Casa De Boa Vista, Belfry Avenue, Harefield, 64613/APP/2009/2180	16,216.00	16,216.00	0.00	0.00	0.00	16,216.00	0.00	Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip, 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	512,742.69	512,742.69	0.00	0.00	0.00	512,742.69	400,000.69	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018. Further £281,446.35 received as remaining 50% education contribution. £112,742 from the primary contribution earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL139/239B	Eastcote	Highbrook House, Eastcote Road, Ruislip, 10622/APP/2006/2284 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	64,920.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits.
EYL143/241C	Ruislip	28 & 28a Kingsend, Ruislip, 5740/APP/2008/1214	6,063.75	6,063.75	0.00	0.00	0.00	6,063.75	0.00	Funds received towards the provision of additional or improved educational facilities to accommodate child yield arising from the development. Funds to be spent by April 2016. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL145/243B	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip, 8418/APP/2006/913&914	75,989.00	75,989.00	0.00	0.00	0.00	75,989.00	0.00	Funds received towards the provision of additional educational facilities in the borough. Funds to be spent within 7 years of receipt (June 2018). Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL147/251	South Ruislip	Land between 10 & 16 Manor Gardens, Ruislip, 63737/APP/2008/1963	10,769.00	10,769.00	0.00	0.00	0.00	10,769.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate child yield arising from the development. No time limits. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL152/255	South Ruislip	Land between 11 Brackenbridge Drive & 48 Whitebute Road, Ruislip, 56805/APP/2011/436	66,038.00	66,038.00	0.00	0.00	0.00	66,038.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL153/256	Harefield	Former garages site, rear of 34-44 Sullivan Crescent, Harefield, 60653/APP/2011/907	46,347.00	46,347.00	0.00	0.00	0.00	46,347.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds earmarked towards Phase 2 of the Primary Expansion Programme, subject to formal allocation.
EYL160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67080/APP/2010/1419	12,704.43	12,704.43	0.00	0.00	0.00	12,704.43	12,704.43	Contribution received towards the costs of additional and or improved educational facilities within the London Borough of Hillingdon. No time limits.
EYL164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/833	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	0.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,441,163.06	5,434,061.06	1,210,584.67	1,210,584.67	0.00	4,230,578.39	2,878,950.18	
PORTFOLIO: FINANCE AND CORPORATE SERVICES										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY										
PPR57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	20,679.21	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018).
PPR58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2284 & 10622/AP/P/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	9,667.50	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PPR62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	0.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118231C.
PPR65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	9,782.64	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits.
		PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	115,129.35	115,129.35	0.00	0.00	0.00	115,129.35	40,129.35	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/46176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood. 27717/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010).
E/47177B	Manor	41-55, Windmill Hill, Ruislip planning ref. 48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010).
E/48181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalised to show for March quarter. Journal completed.
E/50180B	Northwood Hills	16, Watford Rd and 36, Brookland Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	20,000.00	20,000.00	0.00	253.00	0.00	Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park. (Cabinet Member Decision 3/9/2010). Scheme completed April 2011.
E/57205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and / or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 June 2012 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	AS AT 30/06/12 28,275.50	AS AT 31/03/12 28,275.50	AS AT 30/06/12 177.75	AS AT 31/03/12 0.00	To 30/06/12 177.75	AS AT 31/06/12 28,097.75	AS AT 30/06/12 0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Following a Deed of variation funds are now to be spent by Sept 2012. Funds allocated towards agreed works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/2012). Scheme complete June 2012, awaiting invoices.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. No time limits on spend.
E/61/217B	Harefield	34, High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	0.00	0.00	0.00	146,879.75	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement.
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015).
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	60,125.97	£29,457 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12).
E/68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	8,478.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016)
E/70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -	644,693.33	644,693.33	21,493.06	21,315.31	177.75	623,200.27	297,369.68	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 58816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 07/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	184,653.23	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend primary healthcare facilities. Funds to be spent by September 2014.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2012)
			AS AT 30/06/12	AS AT 31/03/12	AS AT 30/06/12	AS AT 31/03/12	To 30/06/12	AS AT 31/06/12	AS AT 30/06/12	
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 35402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2008/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-48 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	528,445.59	528,445.59	0.00	0.00	0.00	528,445.59	0.00	
		SECTION 106 SUB - TOTAL	7,526,025.96	7,526,320.46	1,556,809.68	1,524,703.93	32,105.75	6,011,216.28	3,336,737.09	
		GRAND TOTAL ALL SCHEMES	7,771,463.68	7,729,758.18	1,676,470.45	1,642,690.70	33,779.75	6,094,993.23	3,336,737.09	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £572,269.15)										
24: PT/25	£37,425.09 reasonable period for expenditure without owner's agreement has lapsed									
*32: PT/276/46	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*49: PT/278/63	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*55: H/9/194C	£21,675.10 funds have been received to provide Primary Health Care facilities in the borough.									
*57: H/1/195B	£3,156.00 funds have been received to provide health care services in the borough.									
*58: H/2/197B	£11,440.00 funds have been received to provide Primary Health Care facilities in the borough.									
*62: PT/278/71/97	£25,000.00 held as security for the due and proper execution of the works.									
*65: H/15/205F	£184,653.23 funds have been received to provide Primary Health Care facilities in the borough.									
*66: PT/278/72	£18,000.00 funds received as a security deposit to ensure proper execution of works									
*71: H/19/231G	£193,305.00 funds have been received to provide Primary Health Care facilities in the borough.									
*72: H/20/238F	£31,441.99 funds have been received to provide Health Care services in the borough.									
*73: H/21/237D	£22,455.88 funds have been received to provide Primary Health Care facilities in the borough.									
*74: H/22/239E	£7,363.00 funds have been received to provide Health Care services in the borough.									
*76: PT/78/236G	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*81: H/28/263D	£3,353.86 funds have been received to provide Health Care services in the borough.									
	£572,269.15									

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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