



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY  
23 JANUARY 2013

**Time:** 7.00 PM

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

## To Councillors on the Committee

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

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

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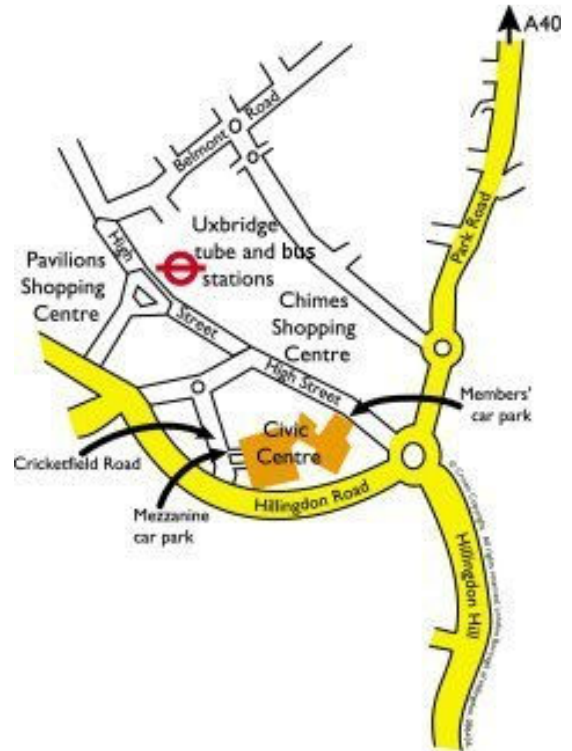
# Useful information

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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

**Petitions** - 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

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 22 November 2012 - Pages 1 – 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

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

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

#### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land Rear of 115 & 117 Hallowell Road, Northwood	Northwood	Two storey building to create 2 x 1 bedroom flats and 2 x 2 bedroom flats with associated parking and installation of vehicular crossover.  <b>Recommendation : Refusal</b>	9 – 22  58 - 62

#### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Bourne Primary School Cedar Avenue Ruislip	South Ruislip	Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.  <b>Recommendation : Approval</b>	23 – 44  63 – 80

## Other

		<b>Ward</b>	<b>Page</b>
8	S106 Quarterly Monitoring Report to 30 September 2012	All Wards	45 - 56

Any Items Transferred from Part 1

Any Other Business in Part 2

**Plans for North Planning Committee**

**Pages 57 - 80**

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## Minutes

### NORTH PLANNING COMMITTEE

22 November 2012

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



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	<p><b>Committee Members Present:</b> Councillor Edward Lavery Councillor Brian Stead Councillor David Allam Councillor Carol Melvin Councillor John Morgan Councillor David Payne Councillor Raymond Graham</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning, Sports and Green Spaces Meghji Hirani, Planning Contracts and Planning Information Manager Syed Shar, Principal Highways Engineer Nicole Cameron, Legal Advisor Charles Francis, Democratic Services</p> <p><b>Also Present:</b> Councillor Philip Corthorne Councillor Michael White</p>
117.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Allan Kauffman and Councillor Jazz Dhillion. Cllr Brian Stead acted as substitute for Cllr Kauffman.</p>
118.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillors John Morgan and David Payne declared non-pecuniary interests in Item 6 as they were members of the Ruislip Woods Advisory Group. They remained in the Committee Room and participated in the item.</p>
119.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF 9 OCTOBER AND 31 OCTOBER 2012</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of 9 October 2012 were agreed subject to noting that apologies for absence had been received from the Chairman.</p> <p>The minutes of 31 October 2012 were agreed subject to the request that Item 8 Enforcement report be withdrawn and referred to a future meeting</p>

120.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>	
121.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>All items were considered in public.</p>	
122.	<p><b>RUISLIP LIDO RAILWAY STATION, RESERVOIR ROAD, RUISLIP - 1117/APP/2012/1785</b> (<i>Agenda Item 6</i>)</p> <p><b>Erection of a single storey toilet block and a single storey ticket office building (involving the demolition of existing ticket office building).</b></p> <p>Officer's introduced the report and highlighted the changes listed in the addendum. In introducing the report, officers confirmed that in their view the application did not constitute an inappropriate form of development in the green belt.</p> <p>Officers confirmed that the proposal would be situated next to the nature reserve and the Council had sought expert advice about possible ecological impacts. At present the Council was awaiting a response from Natural England.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed with 4 votes in favour and 2 abstentions.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the officer report subject to comments from Natural England</b></p>	<p><b>Action by:</b></p> <p>James Rodger &amp; Meg Hirani</p>
123.	<p><b>LAND FORMING PART OF 9 WOODLANDS AVENUE, RUISLIP - 66096/APP/2012/1731</b> (<i>Agenda Item 7</i>)</p> <p><b>Two storey detached building to create 2 x 2 bed dwellings with associated parking and amenity space, involving enlargement of existing crossover to side and demolition of existing single storey side extension.</b></p> <p>Officers introduced the report and referred to the changes as set out in the Addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>



The petitioner made the following points:

- There was very little difference between this application and one which had been refused previously
- The proposal was out of character with the area
- The living conditions of the proposal would be sub standard
- The amenity space of the proposed development was inadequate
- The application would damage the street scene
- The application did not comply with the life time homes requirement
- The bulk and density of the proposed extension was unacceptable

Mr Wright, agent for the applicant spoke and raised the following points:

- The Officer report was inaccurate as it described the development as being 2, 2 bedroom flats, whereas the application was for 2, 1 bedroom flats with a study.
- There was no intention of the study areas being used as bedroom accommodation
- The scheme was modelled on a scheme which had been previously approved at 124 Woodlands Avenue
- The officer report confirms that the proposed development would be compatible with the area as it matched the width, height and detailing as 124 Woodlands Avenue
- Sufficient car parking space had been provided

In discussing the application, the Head of Planning confirmed that there had been policy changes to the guidance since the approval given to 124 Woodlands Avenue and as a result, the internal floor and garden areas were different. Officers confirmed that in respect of the second bedroom which had been described as a study, that this did not comply with the room size guidance set out in the Mayor's London Housing Design Guide (Interim Edition).

The Committee agreed that the intention of the proposal was for 2, 2 bedroom dwellings. The proposal appeared to be incongruous with the area and would damage the street scene.

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

**Resolved –**

**That the application be Refused as per agenda with two additional reasons relating to highway safety and parking.**

124. **LAND AT REAR AND FORMING PART OF 66 LONG LANE, ICKENHAM - 49805/APP/2012/1587** (*Agenda Item 8*)

**Action by**

	<p><b>2 x two storey, 4-bedroom detached dwellings with habitable roofspace, detached garages and associated parking, amenity space and installation of vehicular crossover to front.</b></p> <p>Officers introduced the report and referred to the changes as set out in the Addendum.</p> <p>In accordance with the Council's constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>In this particular case, the petitioner in objection chose not to speak. The applicant / Agent did not attend and no Ward Councillors spoke.</p> <p>In discussing the application, the Committee agreed that the proposal constituted a case of garden grabbing and should be refused. It was moved, seconded and on being out to the vote agreed that the application be unanimously refused.</p> <p><b>Resolved –</b></p> <p><b>That the application be Refused as per the agenda</b></p>	<p>James Rodger &amp; Meg Hirani</p>
<p>125.</p>	<p><b>51 PEMBROKE ROAD, RUISLIP - 68788/APP/2012/2348</b> (<i>Agenda Item 9</i>)</p> <p><b>Two storey side extension and single storey side/rear extension to include 3 rear rooflights and 3 front rooflights, involving demolition of attached garage to side.</b></p> <p>Officers introduced the report. There was no addendum on this item. The petitioner did not attend the meeting and the agent chose not to speak.</p> <p>In discussing the application, the Committee agreed that the proposal was a sympathetic extension. Referring to the pitched roof, Members asked whether this could be conditioned to ensure this did not become habitable roof space. In relation to concerns about overshadowing, the Committee were informed that there was no direct overshadowing in this case and any shadowing would be to the side of the property.</p> <p>It was moved, seconded and on being put to the vote that the application be approved as per the agenda.</p> <p><b>Resolved -</b></p> <p><b>That the application be Approved as per agenda</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
<p>126.</p>	<p><b>54 ST MARGARETS ROAD, RUISLIP - 42371/APP/2012/1877</b> (<i>Agenda Item 10</i>)</p> <p><b>Raising of roof to allow for conversion of bungalow to two storey</b></p>	<p><b>Action by</b></p> <p>James</p>

**dwelling to include completion of single storey rear extension with alterations to side elevation and raising of rear patio (Part-retrospective)**

Rodger &  
Meg Hirani

Officers introduced the report and referred to the changes as set out in the Addendum.

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

The petitioner made the following points:

- The proposed development would not harmonise with the existing street scene
- The proposed development would entail alterations and extensions to existing buildings
- The proposed development would not improve or complement the character of the area
- The proposed development would be an over development of the site, in terms of bulk, height, position and over dominance
- The close proximity of the proposal to neighbouring properties would lead to a cramped development and would lead to a closing of the visual gap
- The proposed development would incorporate a new roof height which would be higher than surrounding properties
- The proposed development would lead to a loss of sun light and day light to surrounding properties
- The applicant had started the proposed extension under permitted development rights which did not apply in this case.
- The removal of a bungalow would set an unwelcome precedent and remove housing stock best suited to pensioners and the less able bodied.

The applicant spoke and raised the following points:

- The proposed development would not be detrimental to the area
- The property was in a state of disrepair and was an eye sore. Extensive works would bring an improvement to the area.
- Prior to purchasing the property, the applicant had worked with the Planning Department to ensure that an acceptable scheme was devised
- An overshadowing diagram had been produced at appreciable cost to the applicant to ensure the scheme met current guidelines and requirements

A ward councillor spoke in support of the petitioners in objection to the proposal and the following points were raised:

- The proposed development would not harmonise with the with the area
- The proposed development would be an overdevelopment and over dominant

Officers confirmed that the overshadowing diagram displayed in the officer presentation was based on the current planning proposal.

	<p>Officers explained that in their view, if the application went to appeal there were insufficient grounds in relation to overshadowing to defend this on appeal. In relation to the roof line, Officers explained that there would be sufficient habitable roof space, if the roof were raised, but that if this was the case then a further planning application would be required.</p> <p>In relation to the car parking provision highlighted in the report, the Highways officer confirmed that cars would be unable to park as shown in the diagrams and one of the vehicles would need to be parked at a diagonal. Upon reflection, the Committee agreed that the only planning grounds which could be used to refuse the application related to overshadowing.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed with four votes in favour, one vote against and one abstention.</p> <p><b>Resolved –</b></p> <p><b>That the application be Approved as per agenda and an additional condition be added regarding removing Permitted Development Rights</b></p>	
127.	<p><b>MOUNT VERNON HOSPITAL, RICKMANSWORTH ROAD, NORTHWOOD - 3807/APP/2012/2252</b> (<i>Agenda Item 11</i>)</p> <p><b>Balcony Repairs to Main Building (Mount Vernon Hospital) (Application for Listed Building Consent)</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved -</b></p> <p><b>That the application be Approved as per the officer report</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>
128.	<p><b>HIGHWAY VERGE FRONTING WRIGHT MACHINERY, STONEFIELD WAY, RUISLIP - 68737/APP/2012/2125</b> (<i>Agenda Item 12</i>)</p> <p><b>Installation of a 17.5m high telecommunications monopole and 2 associated equipment cabinets.</b></p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved –</b></p> <p><b>That the application be Approved as per the agenda</b></p>	<p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p>

	The meeting, which commenced at 7:00pm, closed at 20:45pm.	

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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## Report of the Head of Planning & Enforcement Services

**Address** LAND R/O 115 & 117 HALLOWELL ROAD NORTHWOOD

**Development:** Two storey building to create 2 x 1-bedroom flats and 2 x 2 bedroom flats with associated parking and installation of vehicular crossover

**LBH Ref Nos:** 68865/APP/2012/2749

**Drawing Nos:** 12/TP/02 Rev. A  
12/TP/03  
Design and Access Statement  
12/TP/01  
Location Plan to Scale 1:1250

**Date Plans Received:** 06/11/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 14/11/2012

### 1. SUMMARY

This scheme proposes to erect a detached two storey block within land which was formally the rear gardens of 115 and 117 Hallowell Road, to provide 2 x two-bedroom and 2 x one-bedroom flats. It is considered that the scheme would be detrimental to the visual amenities of the streetscene and the Old Northwood Local Area of Special Character by failing to provide a high standard of design and by virtue of its layout, scale and bulk. The scheme would fail to provide a satisfactory standard of residential accommodation for its future occupiers in terms of its internal floorspace and would not meet Lifetime Home standards. Furthermore, the development would not provide sufficient parking or access arrangements and would be prejudicial to highway safety. The proposed development would also be detrimental to the amenities of the occupiers of the adjoining occupiers and would fail to provide an appropriate Planning Obligation towards Educational provision.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

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

The proposed development by virtue of the loss of the garden area for the existing properties, and the siting, size, scale, layout, positioning of amenity space, sub-standard parking, accessibility and inadequate floor areas of the proposed development, would represent a cramped overdevelopment of the site to the detriment of the visual amenity of the street scene and the character and appearance of the Old Northwood Area of Special Character. The proposal is thus contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), 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 proposed development by reason of its siting, size, scale, bulk, layout and design in respect of the lack of design features and architectural style, detailing, fenestration, elevational treatment, roof form and materials, would fail to harmonise with the existing

and adjoining properties and the wider Old Northwood Local Area of Special Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposed development by reason of its position, size, scale, bulk, height, design, side facing habitable room windows and its proximity to the neighbouring properties, 113, 115 and 117 Hallowell Road would result in an unacceptable level of overlooking, visual intrusion, loss of daylight and loss of sunlight. The proposal would therefore be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposed units, due to their size, fail to provide an adequate amount of internal floor space, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal fails to provide adequate accessible off-street car parking in accordance with the Council's adopted car parking standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007). As such, the proposal is likely to give rise to additional demand for on-street car parking, in an area where such parking is at a premium. The proposal is therefore likely to result in additional competition for on-street car parking, detrimental to the residential amenity of the area and highway safety. The proposal would therefore be contrary to Policies AM7, AM14 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**6 NON2 Non Standard reason for refusal**

The proposal, due to the widening of an existing driveway, the lack of a visibility splay, its positioning on a bend and the limited visibility, would be likely to result in drivers emerging from the car parking area with inadequate views of pedestrians using the adjoining public footpath on a length of footpath that would have a reduced pedestrian refuge area for vehicles driving on Reginald Road. The proposal is therefore likely to be detrimental to pedestrian and highway safety, contrary to Policy AM7(ii) of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7 NON2 Non Standard reason for refusal**

The proposed development results in the loss of existing amenity space for the existing units at 115 and 117 Hallowell Road and would leave inadequate amenity space for the existing units and therefore fails to afford an adequate standard of residential amenity for the occupiers of these units. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.



**8 NON2 Non Standard reason for refusal**

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

**9 NON2 Non Standard reason for refusal**

The proposed development fails to meet Lifetime Home standards to the detriment of the amenity of future occupiers and contrary to Policy 3.8 of the London Plan (2011) adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 8.2	(2011) Planning obligations

### **3 159 Councils Local Plan : Part 1 - Strategic Policies**

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The site is 336 square metres in area and originally formed part of the rear gardens of 115 and 117 Hallowell Road. At present the site is overgrown with shrubs and flora and is secured by way of a 2m high close boarded timber fence and gate. The south-east part of the site fronts onto Reginald Road.

The surrounding area comprises traditional two storey housing from the late Victorian period onwards. To the north, the houses fronting Hallowell Road are generally late Edwardian terraces and semi-detached family dwellings, all set within elongated plots with generous gardens. To the north-east of the site is a more recent housing development comprising a terraced block of houses.

The site is part of the 'Developed Area' as identified in Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is located within the Old Northwood Area of Special Local Character (ASLC).

### **3.2 Proposed Scheme**

The proposed development comprises the erection of a detached two storey building with a hipped roof profile to provide 2 two-bedroom units on the ground floor and 2 one bedroom units on the first floor.

The property would have a side projecting gable on the south-western elevation and a large roof light on the north-eastern elevation. The front entrance/access would be on Reginald Road on the south-eastern part of the site. Bi-fold doors and Juliette balconies

are proposed on the first floor front elevation. The proposed materials include clay tiles, render and stone quoins.

100 square metres of rear private amenity space would be provided. 6 parking spaces are provided to the side of the property on the north-eastern extent of the plot.

### **3.3 Relevant Planning History**

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

There is no relevant planning history.

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

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application and in particular the following parts of that Policy:

BE1 - The Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All new developments should:

1. Achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area, contributes to community cohesion and a sense of place;
2. Be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties;
3. Be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly, 10% of these should be wheelchair accessible or easily adaptable to wheelchair accessibility encouraging places of work and leisure, streets, neighbourhoods, parks and open spaces to be designed to meet the needs of the community at all stages of people's lives.....
7. Improve the quality of the public realm and provide for public and private spaces that are attractive, safe, functional, diverse, sustainable, accessible to all, respect the local character and landscape, integrate with the development, enhance and protect biodiversity through the inclusion of living walls, roofs and areas for wildlife (7.20), encourage physical activity and where appropriate introduce public art;
8. Create safe and secure environments that reduce crime and fear of crime, anti-social behaviour and risks from fire and arson having regard to Secure by Design standards and address resilience to terrorism in major development proposals.
9. Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas.
10. Maximise the opportunities for all new homes to contribute to tackling and adapting to climate change and reducing emissions of local air quality pollutants. The Council will require all new development to achieve reductions in carbon dioxide emission in line with the London Plan targets through energy efficient design and effective use of low and zero carbon technologies. Where the required reduction from on-site renewable energy is not feasible within major developments, contributions off-site will be sought. The Council will seek to merge a suite of sustainable design goals, such as the use of SUDS, water efficiency, lifetime homes, and energy efficiency into a requirement measured against the

Code for Sustainable Homes and BREEAM. These will be set out within the Hillingdon Local Plan: Part 2 - Development Management Policies LDD. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill. All developments should be designed to make the most efficient use of natural resources whilst safeguarding historic assets, their settings and local amenity and include sustainable design and construction techniques to increase the re-use and recycling of construction, demolition and excavation waste and reduce the amount disposed to landfill.

Support will be given for proposals that are consistent with local strategies, guidelines, supplementary planning documents and development management policies Hillingdon Local Plan: Part 2 -Development Management Policies.

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

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

Part 1 Policies:

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential

LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 8.2	(2011) Planning obligations

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

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

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

## **6. Consultations**

### **External Consultees**

18 neighbours were consulted and a site notice was erected adjacent the site, expiring on 17th December 2012. 7 individual letters and a petition with 32 signatures received objecting on the following grounds:

- i. Lack of sustainable measures;
- ii. Parking spaces are not accessible;
- iii. On street parking;
- iv. Lack of visibility at junction;
- v. Unimaginative development;
- vi. The proposal is completely out of character with Old Northwood Area of Special Local Character;
- vii. Out of keeping with terraced houses, there are no purpose built flats;
- viii. Garden grabbing
- ix. Rainwater and sewer issues to be exacerbated;
- x. Surface run-off would be excessive;
- xi. The proposed 4 flats will increase the housing density;
- xii. The materials proposed for this development are not in keeping with the existing housing stock;
- xiii. The building line extends beyond the building line of the existing houses on Reginald Road.

The Northwood Residents Association objects to the application on the grounds that it fails to comply with UDP Saved policies BE5, BE6, BE13, BE15 and BE19, also H7(iii).

Ward Councillor: Requests that the application is determined by committee.

### **Internal Consultees**

#### **URBAN DESIGN & CONSERVATION:**

The site is within the Old Northwood Area of Special Local Character (ASLC). This is an area of very traditional, good quality housing from the late Victorian period onwards. To the north, the houses fronting Hallowell Road are Edwardian or slightly later terraces and semi-detached family dwellings with generous gardens.

The current proposal should be assessed in light of the Mayor of London's Interim Housing Supplementary Planning Guidance and the development's impact on the character and appearance

of the area.

The scheme proposes a block of flats to the rear of 115 and 117 Hallowell Road, accessed from Reginald Road. This would lead to the loss of the garden space for the dwellings and would be considered detrimental to the established layout of the area, characterised by long and spacious rear gardens.

Given its positioning in the rear garden, the development would result in a cramped form of development with very limited amenity space and parking facilities. This would not relate to the spacious setting of the adjacent residential streets and would be detrimental to the overall townscape and character of the area.

In design terms, whilst modern, the block appears mundane and does not reflect the architectural quality of the residential houses along Reginald Road and within the wider area. The orientation of the block is such that it fails to address the street frontage along Reginald Road. The large roof does not appear proportional to the overall facade of the block, and adds to the visual mass of the block. The dormer to the rear, clearly visible from Reginald Road, is considered to be very large and bulky and does not sit comfortably in the roof form.

Overall, given its position and setting, the block would be considered as a substantial back land development that would not relate to the established character of the area, and as such would be unacceptable from a conservation and urban design point of view. Unacceptable.

HIGHWAY ENGINEER:

Further to undertaking an assessment in relation to the above, I would comment as follows.

The development proposals are for the construction of 2 No. 1 bedroom and 2 No. 2 bedroom apartments within the site. As part of the development 6 No. parking spaces are proposed with access provided via a vehicle crossover. There is no provision for cycle parking within the site.

When undertaking assessment of the development it is noted that the PTAL index within the area is 2, which is classified as poor. Therefore, the maximum parking provision (1 space per 1 bedroom and 1.5 spaces per 2 bedroom) of 5 car parking spaces is required to be provided to serve the development.

However, when considering the proposed parking layout within the site, it is noted that parking spaces cannot be accessed independently of each other. As a result, overspill parking will take place along the adjacent highway in an area that has a high demand for kerb side parking.

Additionally, when assessing vehicle access to the site, it is noted that the existing vehicle crossover will be extended to 8.5m at the kerb line, which significantly exceeds the maximum allowable length for a crossover (4.57m for a single and 6.0m for a double crossover at the kerb line) in accordance with the council's standard. Furthermore it is noted that the vehicle crossover is located on a bend, with limited visibility along the adjacent carriageway.

Therefore, an objection is raised to the development, as the proposals are considered contrary to Policies AM7, AM9 and AM14 of Part 2 of the adopted Hillingdon Local Plan, 2012.

EPU - LAND CONTAMINATION OFFICER:

We have no specific concerns with land contamination for this application, however as new sensitive receptors are being introduced to the site it is recommended that an imports/landscaping condition is included in any permission given, if a garden area will form part of the development (it



is shown in the drawing, but not specified in the description of the proposal).

## **7. MAIN PLANNING ISSUES**

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

There has been new guidance on the development of gardens and the interpretation of related policies which would be a material consideration in determining the principle of development on this site. This includes, the London Plan (July 2011), the National Planning Policy Framework (March 2012) and the recently adopted Hillingdon Local Plan: Part 1 - Strategic Policies and in particular Policy BE1, as set out above.

The key point in relation to the proposed scheme is that residential gardens are no longer included within the definition of 'previously developed land' - ie. 'brownfield land'. There is hence no automatic presumption that residential gardens are nominally suitable for development or redevelopment, subject to compliance with normal development control criteria. Furthermore Policy BE1 states that developments should:

"Not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable areas."

As regards this proposal, it is considered that the proposed development does represent 'garden grabbing' that does have an adverse impact upon the existing the character of the wider area (See below). As such, the proposal is contrary to Policy BE1 of Hillingdon Local Plan: Part 1 - Strategic Policies, Policies 3.5 and 7.4 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

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

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed elsewhere in this report (Section 7.) it is considered that the proposal would adversely impact on the character of the Old Northwood Area of Special Local Character.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Paragraph 3.4 of HDAS Residential Layouts states that backland development must seek to enhance the local character of the area and provide quality residential environment for new and existing residents. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area.

It is considered that the proposed development does not reflect the architectural quality of the residential houses along Reginald Road and within the wider Old Northwood Area of Special Local Character area in terms of its lack of design features, detailing, materials and proportions.

Further, the siting of the block is such that it fails to address the street frontage and established building line along Reginald Road, being set back 1.17m from the highway compared to the properties on Reginald Road which are set back approximately 4.61m from the highway.

The proposed hipped roof appears overly large and does not relate to the proposed roof face nor does it relate to properties in the vicinity. The proposed Juliette Balconies on the front elevation would appear out of keeping with the established traditional character of the area and would conflict with the character of the existing streetscene.

The proposed private amenity space is not in keeping with the spacious gardens in the locality and is positioned at the side of the property (rather than at the rear) and would be visible in the streetscene.

The proposed development would not provide a high quality of urban design contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Overall, the proposed development fails to complement or improve the character and amenity of the area in terms of its detailing, materials, design, siting and massing and is therefore considered to represent an incongruous and intrusive form of development in the street scene and the Old Northwood Local Area of Special Character, contrary to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

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

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would have a separation distance of 12m from the rear elevations of Nos. 115 and 117 Hallowell Road which would cause an unacceptable level of visual intrusion. Furthermore, the south-western elevation of the proposed development would also have habitable room windows on the first floor, which would directly overlook the habitable room windows of Nos. 115 and 117 Hallowell Road causing an unacceptable loss of privacy. The applicant has not provided information to demonstrate that the 45-degree line of sight would be breached, however given the limited separation distance, it is evident that there would also be a potential loss of daylight and sunlight. Further the flank wall of the north-western elevation would be approximately 1.28m away from the side boundary of the garden of 113 Hallowell Road, and would likely cause undue over-dominance, visual intrusion and loss of privacy in the private garden area of this property. It is therefore considered that overall the proposed development would constitute an un-neighbourly form of development that would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

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



The units would have separate accesses and their habitable rooms would have adequate outlook. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that two bedroom units should have a minimum floor area of 63 square metres and one-bedroom units should provide 50 square metres. Further London Plan Policy 3.5 and Table 3.3 states that a 2 person flat should have a minimum size of 61 square metres and one-bedroom flat should have a minimum of 50 square metres. The proposed ground floor two-bedroom units provide 50 square metres and 41 square metres respectively, which are both considered to be sub-standard and fail to meet accepted floorspace requirements. One-bedroom units should provide 50 square metres and 42 square metres respectively, therefore one of the units fails floorspace requirements.

The Mayor's London Housing Design Guide (November 2012) requires the minimum area for a single bedroom to be 8 square metres. The second bedrooms of the two-bedroom units fail to meet this standard providing an internal floor area of 6.48 square metres and 6.9 square metres respectively.

HDAS advises in Paragraph 4.17 that two bedroom flats should have a minimum shared amenity area of 25 square metres per unit, and a one bedroom flat should have a minimum of 20 square metres per unit. The proposed units do not meet these standards each as the shared amenity space for the 4 units provide 100 square metres of amenity space, although it is acknowledged that the size of the amenity space does not reflect the character of the area. Furthermore, the proposal results in the reduction of the amenity space for the existing properties, 115 and 117 Hallowell Road, to approximately 29m<sup>2</sup> each, which is well below the council's amenity space standards and is thus unacceptable.

All new development is expected to meet Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. The proposed development fails to meet these standards or provide any information regarding Lifetime Home standards.

Overall, it is considered that the proposed development would provide sub-standard units in terms of the total floor space, the provision of amenity space for the existing units and would fail to comply with Lifetime Homes standards. It is therefore considered that the proposed development would be contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's London Housing Design Guide (November 2012).

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

Whilst the proposed parking provision is in excess of the council's maximum requirement of 5 spaces for the 4 units, the proposed parking spaces cannot be independently accessed and thus, in actual fact the parking provision would be considered to be below the requirement. This would result in overspill parking on-street in an area where there is already a high parking demand.

The existing vehicle crossover is proposed to be extended to 8.5m at the kerb line, which significantly exceeds the maximum allowable length for a crossover (4.57m for a single and 6.0m for a double crossover at the kerb line) in accordance with the Council's standard. Further, the vehicle crossover is located on a bend, where there is limited visibility along the adjacent carriageway. Both of these issues would result in conditions which would be prejudicial to highway safety and pedestrian safety. The proposal would,

thus, fail to meet the Council's car parking and access standards contrary to Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

Please refer to section 7.09

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

No trees are present on the site.

**7.15 Sustainable waste management**

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This could have been conditioned had the scheme been recommended favourably.

**7.16 Renewable energy / Sustainability**

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. This could have been conditioned had the scheme been recommended favourably.

**7.17 Flooding or Drainage Issues**

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The comments made by the individual responses are noted and are considered within the main report.

**7.20 Planning Obligations**

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant.

The proposed development would provide a total of 14 habitable rooms which would trigger the requirement for Educational Contributions. This has not been provided by the applicant, contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

Not applicable to this application.

**8. Observations of the Borough Solicitor**

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

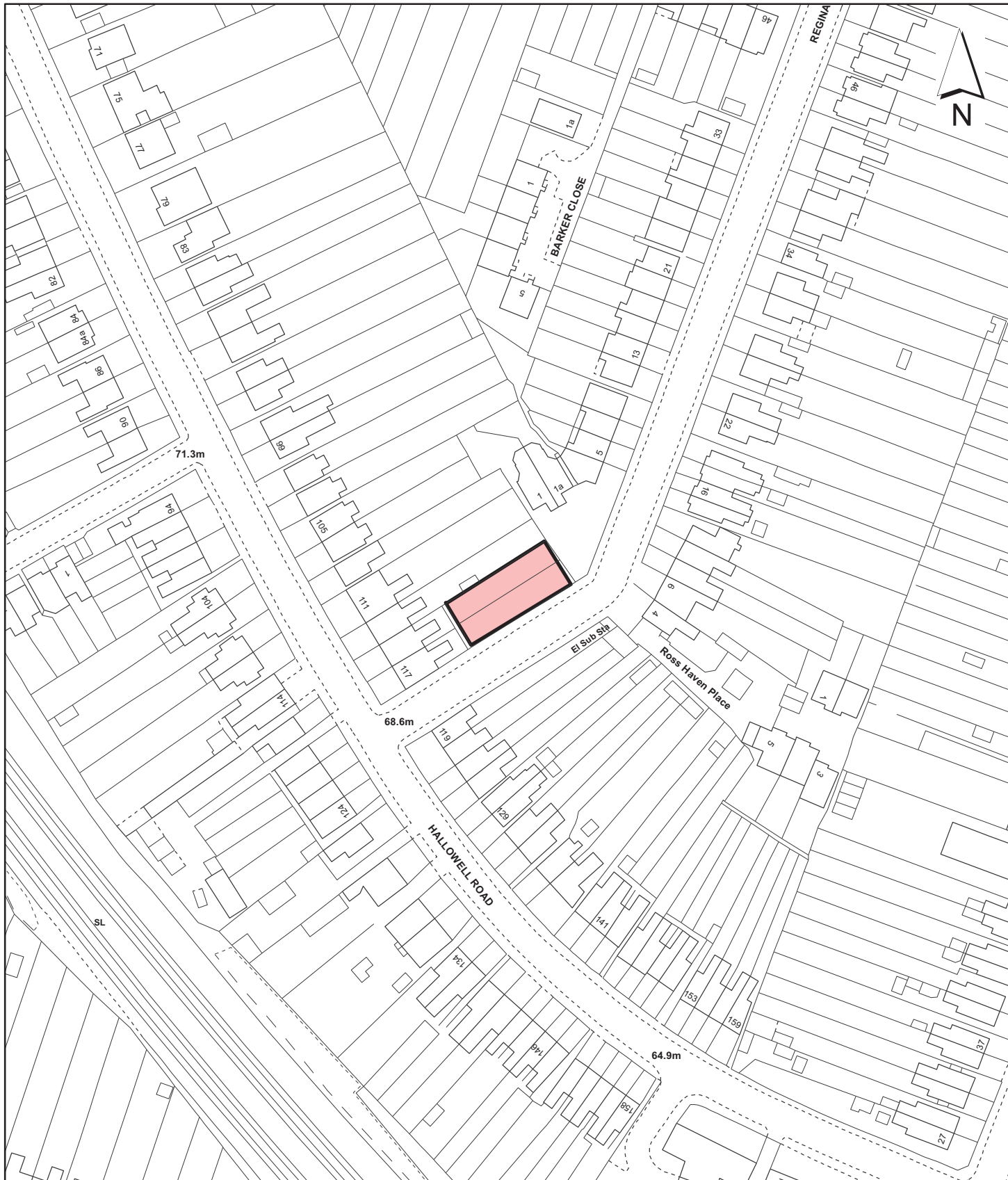
It is considered that overall the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

#### **11. Reference Documents**


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
The London Plan 2011  
The Mayor's London Housing Design Guide Interim Edition (August 2010)  
HDAS: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>Land rear of 115 and 117 Hallowell Road Northwood</b>	
Planning Application Ref: <b>68865/APP/2012/2749</b>	Scale <b>1:1,250</b>
Planning Committee <b>North</b> Page 22	Date <b>January 2013</b>

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services**

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



## Report of the Head of Planning & Enforcement Services

**Address** BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

**Development:** Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

**LBH Ref Nos:** 4328/APP/2012/2892

**Drawing Nos:** 8345/A/121  
0287-D-01 Rev. E  
OS 514-12.1 Sheet 1  
OS 514-12.1 Sheet 2  
OS 514-12.1 Sheet 3  
0009-D-02 Rev. C  
Transport Statement  
Asset Location Search (Thames Water)  
Arboricultural Implications Assessment and Method Statement  
Flood Risk Assessment  
External Drainage Technical Note  
Bourne Primary School Travel Plan  
364-12.4B  
8345/A/120  
8345/A/122  
8345/A/126  
8345/A/127  
8345/A/130  
8345/A/131  
8345/A/132  
364.12.1A  
364.12.2A  
Letter from Montagu Evans dated 21/11/12  
Design & Access Statement Rev. A  
Surface Water Drainage Calculations (proposed)  
Surface Water Drainage Calculations (existing)  
Tree Report

**Date Plans Received:** 21/11/2012                      **Date(s) of Amendment(s):**

**Date Application Valid:** 27/11/2012

### 1. **SUMMARY**

This application seeks full planning permission for the erection of a single-storey extension at Bourne Primary School to create two new classrooms with ancillary facilities.

The Education Act 1996 states that Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of the Council's legal requirement to meet the educational needs of the borough. In recent years the borough has seen a rise in birth rates up to 2008 and the trend has continued through 2009 and 2010. This growth in the birth rate, combined with net immigration and new large scale housing developments in the borough has meant that there is now a significant need for additional primary school classrooms across the

borough.

Accordingly, the Council wishes to expand Bourne Primary School to provide capacity for 30 additional pupils by September 2013.

Whilst the site is located within the Green Belt, the proposal complies with current local, regional and national planning policies, which seek to encourage new and enhanced educational facilities. Furthermore, due to its location it would have very limited impact on the openness and visual amenity of the surrounding Green Belt. The applicant has demonstrated a need for the school expansion and explored alternative sites which were all discounted for reasons set out in the supporting documents. As such, it is considered that very special circumstances exist so as to justify an exception to current Green Belt policy.

It is not considered that the proposal would have any significant detrimental impact on the visual amenities of the existing school site or the surrounding area and it would have no impact on residential amenity. The Transport Statement confirms that the extension and increase in pupil numbers will have a negligible impact on the level of traffic generated and on car parking. This is supported by the Council's Highway Engineer.

The scheme is considered to comply with relevant Local Plan and London Plan policies and accordingly, approval is recommended.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 SP01 Council Application Standard Paragraph**

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land).

### **2 COM3 Time Limit**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

#### **REASON**

To comply with Section 91 of the Town and Country Planning Act 1990.

### **3 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8345/A/121, OS 514-12.1 Sheet 1, OS 514-12.1 Sheet 2, OS 514-12.1 Sheet 3, 0009-D-02 Rev. C, 364-12.4B, 8345/A/120, 8345/A/122, 8345/A/126, 8345/A/127, 8345/A/130, 8345/A/131, 8345/A/132, 364.12.1A, 364.12.2A & 0287-D-01, and shall thereafter be retained/maintained for as long as the development remains in existence.

#### **REASON**

To ensure the development complies with the provisions of the Hillingdon Local Plan:

Part One and Part Two (November 2012) and the London Plan (July 2011).

### **4 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:



Surface Water Calculations (existing) prepared by WSP dated 08/11/12  
Surface Water Drainage Calculations (proposed) prepared by WSP dated 01/11/12  
Tree Report prepared by Open Spaces Landscape & Arboricultural Consultants Ltd dated September 2012  
Transport Statement prepared by SiAS dated November 2012  
Arboricultural Implications Assessment & Method Statement prepared by Elizabeth Greenwood dated November 2012 (as amended)  
Flood Risk Assessment  
External Drainage Technical Note prepared by WSP

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence

#### REASON

To ensure that the development complies with the objectives of Policies BE38, OE7 and OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5 HO4 Materials**

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

#### REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **6 COM8 Tree Protection**

No site clearance or construction work shall take place until the fencing, to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained, has been erected in accordance with the approved plans. Thereafter, the fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

- a. There shall be no changes in ground levels;
- b. No materials or plant shall be stored;
- c. No buildings or temporary buildings shall be erected or stationed;
- d. No materials or waste shall be burnt; and
- e. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

#### REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7 COM9 Landscaping (including refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Hard Surfacing Materials
  - 2.b External Lighting
  - 2.c Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Schedule for Implementation
  
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies.

#### **8 COM10 Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON



To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

**9 SUS6 Green Travel Plan**

Prior to the occupation of the development hereby permitted a revised School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted, shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements, including car sharing;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

**REASON**

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with London Plan (July 2011) Policies 6.1 and 6.3

**10 NONSC Non Standard Condition**

Within 1 month of the date of this consent a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

**REASON**

To ensure the development does not increase the risk of flooding in accordance with Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) and the London Plan (July 2011).

## INFORMATIVES

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

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

### 2 I53 **Compulsory Informative (2)**

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

### 3 I1 **Building to Approved Drawing**

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

**4            13                    Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

**5            111                    The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**6            112                    Notification to Building Contractors**

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

**7            115                    Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

## **8 119 Sewerage Connections, Water Pollution etc.**

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.  
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

## **9 134 Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from [www.opsi.gov.uk](http://www.opsi.gov.uk)
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from [www.drc-gb.org](http://www.drc-gb.org).
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for

service providers, 2003. Available to download from [www.drc-gb.org](http://www.drc-gb.org).

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

### **3. CONSIDERATIONS**

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

The application site comprises an approximately 0.86 hectare irregularly shaped plot, which is located at the south west end of Cedar Avenue in South Ruislip, and currently accommodates Bourne Primary School, a two-storey building with single-storey nursery and associated playgrounds, playing fields and facilities.

It is situated on the edge of a predominantly residential area and is bounded by residential properties to the north east. It is bounded to the north west by a recreation ground; to the south east by Yeading Brook, beyond which is farmland; and to the south west by residential properties in Masson Avenue and playing fields belonging to the Gaelic Athletic Association.

Cedar Avenue provides the only vehicular access to the school. Pedestrian access can be gained either via Cedar Avenue or via a footpath from Masson Avenue to the south west. The site accommodates 15 car parking spaces, including one disability standard space, for staff and visitors.

Mature tree belts bound the school's south east, south west and part of its north east boundary. A number of trees are also located in and around the school's grounds.

The proposed new classroom block would be located on part of the existing playground and part of a grassed/landscaped strip, containing some trees, to the south of the existing school building.

The entire application site falls within the Green Belt as designated by the Hillingdon Local Plan (November 2012).

#### **3.2 Proposed Scheme**

This application seeks full planning permission for the erection of a single-storey linked classroom block at Bourne Primary School, which is currently a one form entry primary school with nursery which caters for pupils aged between 3 and 11 years. The School has a total of 232 pupils on the school roll and currently operates with 28 full time and 18 part-time staff. The proposed development would accommodate 30 additional children and increase the permanent staff members from 28 to 30. Part-time staff would remain unchanged.

The proposed new block would accommodate flexible classroom accommodation, which could be used as one large classroom or two smaller classrooms, in addition to WC provision, cloakrooms, a plant room, store room and associated facilities.

The building would measure approximately 12.2m x 17.6m x 3.6m high and would provide approximately 200m<sup>2</sup> of floor space. It would be finished in brickwork with powder coated steel framed window and door frames, handrails, balustrades and guttering, and wooden soffits to match the existing school.

The extension would be linked to the existing school building by means of a glass infill extension with access ramp. To the south west side of the building, facing the playing field, would be a 3.5m wide canopy with new ramps providing level access.

Two mature trees would be removed as a result of the proposed development. However, it is understood that taking into consideration the operational requirements of the school in addition to issues relating to services, that there is limited flexibility over the positioning of the building. It is proposed to provide seven new trees to enhance the tree corridor along the school's boundary with Yeading Brook.

### 3.3 Relevant Planning History

4328/A/77/0200 Bourne Primary School Cedar Avenue Ruislip  
Retention of a temporary classroom.

**Decision:** 01-04-1977 ALT

4328/APP/2002/2782 Bourne Primary School Cedar Avenue Ruislip  
ERECTION OF A 2 METRE HIGH PALISADE FENCE (INVOLVING REMOVAL OF AN EXISTING 1.5 METRE HIGH CHAIN LINK FENCE)

**Decision:** 13-01-2003 Approved

#### Comment on Relevant Planning History

None.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings



BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Consultation letters were sent to 19 local owner/occupiers and the South Ruislip Residents Association. Site notices were also posted. One neighbour suggests that the site notice was not displayed correctly as it was wrapped around a lamp post and thus difficult to read. It should be noted that the Council sent letters to 19 local owner/occupiers and erected a site notice in excess of statutory consultation requirements. It is standard practice to attach site notices to lamp posts as the Council cannot attach them to private property. Photos which were taken at the time the site notice was posted showing that it was clearly displayed and legible. Two letters of objection have been received which raise the following concerns:

i) There are existing problems with parents parking. The increase in traffic and the problems that are caused already when the parents are dropping their children off and picking them up will only worsen.

ii) Each weekday morning and afternoon there is a continued problem with parents pulling up right outside the school gates. This blocks the end of the road as parents try to turn around and reverse out of what is already a small turning at the end of the road.

- iii) Parents ignore the yellow zig-zag markings on the road and the no stopping or parking signs.
- iv) On occasion parents park in resident's driveways.
- v) Sometimes a parking attendant turns up, but this only deals with the problem at the time and does not deal with the bigger picture.
- vi) There are currently, obviously, no parking spaces or provisions for parking at present and there are also no proposals within the application for a future solution to this issue which, if the expansion goes ahead, will only make the problem worse.
- vii) The yellow zig-zag lines are there to ensure the safety and protection of children and other users when entering and leaving the school. When parents continue to ignore this, they are ignoring the safety of every child and even adults who use the main school entrance.
- viii) There is already far too much traffic and inconsiderate parking across and on resident's drives.
- vix) Parking signs are completely ignored.
- x) Parking wardens are inefficient as they spend their time chatting and arrive much too early or too late to see the culprits and need to stay longer and issue tickets.
- xi) Another classroom of children will create more cars and whilst construction is taking place more vehicles will be pushed to the Cedar Avenue area from Masson Avenue.
- xii) The keep clear sign and timed restrictions needs to be changed to 'no parking at all' and speed humps should be installed to ensure the safety of every one who uses Cedar Avenue.

### **Internal Consultees**

#### **HIGHWAY ENGINEER**

The development proposals are for the construction of two additional classrooms at the existing Bourne Primary School to provide for an increase of 30 pupils and 2 additional staff. It is proposed that one of the classrooms will be used as teaching space and the other will be used as a multi-functional area to allow for activities ancillary to the school. There are no proposals to increase the existing car or cycle parking facilities at the site.

When considering the development proposals, it is noted that the area immediately adjacent to the site is predominantly residential and as a result, the surrounding local highway network is designated as a Controlled Parking Zone (CPZ - Zone RS) except to the southwest of the site, which is uncontrolled.

From site observations, it is noted that the demand for short stay parking generated by the dropping off/picking up of pupils mainly takes place along Masson Avenue (which is not subject to parking restrictions) and to a lesser extent, along Cedar Avenue, which forms part of the CPZ. As a result, it is noted that congestion occurs along Masson Avenue due to an increase in the demand for short stay parking and by vehicles manoeuvring within the highway.

In order to assess the development a Transport Statement (TS) has been submitted in support of the planning application, which has demonstrated that there will be an increase in trips of approximately nine vehicles (including two by staff) that will be generated above that of the existing use at the site. This will increase the demand for short stay parking associated with the dropping off/picking up of pupils and the demand for staff parking.

When considering the availability of public transport facilities adjacent to the development site it is noted that the TS identifies the PTAL index to be 3 to 4, which is classified as moderate to good. However, from the Council's own records, the PTAL index is identified as 2, which is classified as poor.

An assessment of personal injury accidents for a three year period to June 2012 has been undertaken within a 500m radius of the school. This has identified that there have been a total of thirteen accidents, all of which were classified as slight. Out of thirteen accidents, one involved a



pedestrian with the remaining twelve accidents involving vehicles. There were no accidents recorded immediately adjacent to the school and from assessment of the submitted data, accidents occurred due to driver error or behaviour.

As a result, based on the frequency, nature and location of accidents within the study area, it has been demonstrated that there are no established patterns identifying specific road safety issues associated with the school or its operation.

When assessing the demand for short and long stay parking generated by the development, it is noted that this will increase above the existing operation at the school by nine vehicle spaces. As a result, it is considered that the existing school Travel Plan is required to be reviewed and updated in order to mitigate against the increased parking demand and include the promotion of a car sharing scheme for both staff and pupils.

In conclusion, it is considered that the proposals would not be contrary to the adopted Hillingdon Local Plan, 2012, Part 2, provided that a suitably worded condition is imposed on the planning consent requiring the existing school Travel Plan to be reviewed and updated to include car sharing initiatives for staff and pupils. The Travel Plan is required to be submitted and approved in writing by the LPA prior to first occupation. Furthermore, it should be noted that any additional increase in the number of pupils at the site will require further review of mitigation measures to be undertaken.

#### TREES/LANDSCAPING OFFICER

There are many trees on and close to this flat site, which is located in the Green Belt with open land to the North and South. These trees and other vegetation contribute to the amenity, semi-natural character and openness of the area. Many of the trees form groups and linear features/buffers, which provide some screening on the boundaries of the site. These landscape features integrate the school buildings into the flat, open landscape. Collectively, and in some cases individually, these trees are, in terms of Saved Policy BE38, landscape features of merit.

The application includes a package of tree and landscape-related information, incorporating a tree survey/report about the 38 individual trees and five groups of trees on the site, an arboricultural impact assessment, a tree protection plan (showing the construction access, working area, etc.) and a method statement (AMS) all based on the recommendations of BS 5837:2012, and tree planting and maintenance proposals. These key plans and documents address a range of tree/landscape issues.

The detailed scheme makes provision for the protection and retention of all but two of the trees of merit on the site, and for the planting of several new trees. In this context, there is no objection to the loss of a mature Cherry and a semi-mature lime (with defects) in the middle of the site to facilitate the development. In addition, some of the retained trees will be pruned to accommodate the new building and other elements, and others will benefit from remedial surgery.

Overall, the scheme, which retains the vast majority of the trees on the site and retains and reinforces the existing landscape features and natural buffers, will provide a good quality, open, landscape setting to the enlarged school.

Subject to conditions COM8 [modified to require that no demolition or development shall be commenced until the protective fencing has been erected in accordance with the approved details and that the development shall be carried out in full accordance with the approved details of tree protection and the AMS], COM9 [modified to require that the approved tree planting scheme shall be carried out and, thereafter, maintained in full accordance with the approved details], and COM10, the proposal is acceptable in terms of Saved Policy BE38 and the relevant Saved Green

Belt (landscape) Policies of the UDP.

#### ACCESS OFFICER

The proposal seeks to provide 2 new classrooms for 30 pupils to include a multifunctional room to cater for various activities.

The design incorporates a glazed and powder coated covered link corridor between the existing building and the new classroom block. The new link connects directly to the central corridor with easy access to the new classrooms, cloakrooms and accessible toilet. It is understood that due to the Environment Agency's recommendation for the building to be raised a further 300mm freeboard, it has been necessary to incorporate a 1 in 12 ramp and stairs to achieve the requisite accessibility.

The school car park provides 15 spaces, 2 of which are accessible. The new internal corridor adjacent to the classrooms would be a minimum of 1800 mm wide. All details in respect of accessibility are commensurate and acceptable to a development of this type and scale.

Conclusion: acceptable.

#### FLOOD/DRAINAGE OFFICER

The proposals and consideration of flood risk and mitigation proposed with the submission of the FRA and drainage statement are acceptable.

No objections are raised subject to a condition requiring the submission of a scheme for the provision of sustainable water management.

### **7. MAIN PLANNING ISSUES**

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

Policy R10 of the Council's Local Plan Part 1 (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough, stating:

"The Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to other policies of this plan."

This is reiterated in the London Plan Policy 3.18 which states:

"Development proposals which enhance education and skills provision will be supported, including new build, expansion of existing facilities or change of use to educational purposes. Those which address the current projected shortage of primary school places will be particularly encouraged."

Furthermore, on 15/08/11 the DCLG published a policy statement on planning for schools development, which is designed to facilitate the delivery and expansion of state-funded schools. It states:

"The Government is firmly committed to ensuring there is sufficient provision to meet growing demand for state-funded school places, increasing choice and opportunity in state-funded education and raising educational standards. State-funded schools - which include Academies and free schools, as well as local authority maintained schools (community, foundation and voluntary aided and controlled schools) - educate the vast

majority of children in England. The Government wants to enable new schools to open, good schools to expand and all schools to adapt and improve their facilities. This will allow for more provision and greater diversity in the state-funded school sector to meet both demographic needs and the drive for increased choice and higher standards."

It goes on to say that:

"It is the Government's view that the creation and development of state-funded schools is strongly in the national interest and that planning decision-makers can and should support that objective, in a manner consistent with their statutory obligations. We expect all parties to work together proactively from an early stage to help plan for state-school development and to shape strong planning applications. This collaborative working would help to ensure that the answer to proposals for the development of state-funded schools should be, wherever possible, "yes."

The statement clearly emphasises that there should be a presumption in favour of the development of schools and that "Local Planning Authorities should make full use of their planning powers to support state-funded schools applications."

Paragraph 72 of the NPPF reiterates the objectives set out in the DCLG Policy Statement on Planning for Schools Development. It clearly confirms that the Government attaches great importance to ensuring that a sufficient choice of school places are available to meet existing and future demand.

Notwithstanding the above mentioned policies, which seek to encourage new and enhanced educational development, it should be noted that the proposed development falls within the Green Belt.

Saved Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

London Plan (2011) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances.

The proposal represents a relatively small extension (200sq.m) in what is already a built up area of the school site, characterised by a range of one to two-storey buildings and hard play space. It would be seen in context with the existing school buildings and would have very limited impact on longer distance views from outside the school site. It is not considered that the proposal would have any significant impact on the visual amenities or the openness of the Green Belt in this location and, accordingly, the proposal is considered to comply with Saved policy OL4 of the Hillingdon Local Plan Strategic Policies (November 2012).

In view of the London Plan (2011) and NPPF (2012) policies, which seek to prevent unacceptable development within the Green Belt except in 'very special circumstances' it

is necessary to demonstrate that the benefits of the development outweigh the harm to the Green Belt.

As stated above, the proposed extension is considered to have minimal visual impact on the Green Belt. Furthermore, it is acknowledged that there is a strong need for the proposed development in order to enhance the school's existing educational facilities and this is set out in more detail in the supporting documentation under the paragraph "Planning Assessment". It would not be practical to site the proposed school extension off site in a non-Green Belt location due to the operational requirements of the school and the need to locate the facility close to the existing school buildings.

The applicant's supporting information provides details of the need for school expansions as a result of a high number of applications for new pupils to the school in September 2013. The applicants have assessed 5 other nearby schools to establish whether the need can be accommodated elsewhere. For reasons set out in detail in the supporting documentation, those schools have been discounted as not being viable. There is a clear educational need that cannot be met solely on non-Green Belt school sites.

As such, the need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited visual impact of the proposed development on views outside the school site, are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Accordingly, there is no objection to the principle of the proposed development, providing site specific issues can be satisfactorily addressed.

**7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application as the site does not fall within an Archaeological Priority Area and there are no Conservation Areas, listed buildings or Areas of Special local Character within the vicinity.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

This issue has been partly addressed in Section 7.01 of the report.

The application site currently comprises school buildings, which are significantly larger than the proposed extension and range in height from one to two-storeys, playgrounds, car parking, playing fields and ancillary development (play equipment, refuse storage, etc). The proposed extension would be located within an existing developed part of the site, located adjacent to the existing single-storey section of the school building and would be viewed in context with the wider school site. Its design would be in keeping with that of the surrounding school buildings and its size, scale and height are not considered to be obtrusive in this location.

Whilst the entire school site is located within the Green Belt, the proposed extension would be located approximately 16m from the school's nearest boundary (east) and this boundary is screened by various trees and vegetation. To the south, the building would be set back from the boundary by approximately 115m and separated from this boundary by the existing playing field. The proposal would be screened from all other boundaries by the existing school buildings, although the building would be partially visible from the western boundary. Notwithstanding this, from all viewpoints, the proposal would be seen

against the backdrop of existing larger school buildings. As such, it is not considered that it would have any significant impact on the openness or the visual amenities of the wider Green Belt sufficient to justify refusal.

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

No views of the proposed extension would be visible from Cedar Avenue. Limited views would be available across the playing fields from the end of Masson Avenue to the south west. However, given the distance and that the proposed building would be viewed in context with the existing school buildings it is not considered that this would have any detrimental impact on the street scene.

The proposal is located centrally to the school site and would be in keeping with the character and appearance of the existing school buildings. Given the location of the building and screening which would be provided by the existing school buildings and tree planting around the site boundaries, it is not considered that the proposal would have any detrimental impact on the visual amenities of the school site or surrounding area.

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

The nearest residential properties are located to the north-east in South Park Way and Cedar Avenue. However, the development would be screened from these residential properties by the existing two-storey school building. The development would therefore have no impact on these neighbouring properties.

The nearest residential properties to the south west are located in Masson Avenue, approximately 135m away. Given this distance it is not considered that the proposal would have any detrimental impact on the amenity of the nearest residential occupants.

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

Not applicable to this application.

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

The existing school has parking provision for staff and visitors only. No parking is provided for parents during pick-up/drop-off and, as is typical of most school sites, parents use surrounding roads for this.

No alterations are proposed to the existing car parking layout or arrangements, which provide parking for up to 15 vehicles.

The applicant has submitted a Transport Assessment in support of the application. This confirms that, based on current trip generation data and an increase of 30 pupils and two staff, approximately nine additional car trips will be generated, including two by staff.

It concludes that whilst this will result in a small increase in short term parking demand in the surrounding roads, it would not result in any significant impact on nearby junction capacity and that the impact of the expansion on the local highway network could be mitigated against through the implementation of a revised school Travel Plan.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme would result in such a significant impact on the surrounding highway network that refusal could be justified.

In terms of staff travel this is unlikely to occur during peak times as the majority of staff arrive before and depart after peak pupil start/finish times. Accordingly, it is not considered that the additional trips generated by staff would lead to a significant demand

for additional parking or have any significant impact on the highway network.

Whilst it is not considered that the proposed development would have such a detrimental impact on the local highway network sufficient to justify refusal, given that this is a permanent expansion, it is recommended that a condition be attached to require the submission of a revised school Travel Plan, which includes measures to encourage car sharing. Notably the Council's Highway Engineer has raised no objections subject to this condition.

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

Urban design

The size, scale, height and design of the proposed building is considered to be acceptable in this location and would be keeping with the character and appearance of the existing school buildings. Notably, the proposed extension would be single-storey with a flat roof and would be finished in brickwork and fenestration to match the existing buildings. It is not considered that the proposal would have any significant detrimental impact on the visual amenities of the school site or the surrounding area.

Security

Given the location of the proposed extension, relatively centrally within the school site, and the fact that the existing premises will already be operating its own security measures a secure by design condition is not considered to be necessary in this case.

#### **7.12 Disabled access**

Access to the building would be via ramps, due to the need to raise the building slightly from the ground as a mitigation measure against flood risk. Level thresholds would be provided within the building and a disability standard WC would be provided. The applicant's Design and Access Statement confirms that the development would be fully DDA compliant. Notably, the Council's Access Officer has raised no objections.

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

Not applicable to this application.

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

The proposal makes provision for the protection and retention of all but two of the trees of merit on the site, and for the planting of several new trees. In addition, some of the retained trees will be pruned to accommodate the new building and other elements, and others will benefit from remedial surgery.

No objections are raised to the loss of two trees (a mature cherry and a semi-mature lime) given their location within the middle of the site and their limited visual impact outside the school site. It is proposed to reinforce the south west boundary with additional tree planting, which will enhance the landscape setting to the enlarged school.

Notably, the Council's Trees/Landscape Officer has raised no objections subject to appropriate conditions.

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

As this is a relatively small extension to an existing school, the school's existing waste management facilities will be used. Notably, the school ultimately has discretion over which waste management methods are used on site.

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

Given the minor nature of the scheme there is no planning requirement for the development to incorporate the use of renewable energy. Nevertheless, the application has advised that 11.5m<sup>2</sup> of photovoltaic panels are required to meet Part L of the Building



Regulations. These are shown on the roof plans.

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

The application site falls within Flood Zone 2. Accordingly, a Flood Risk Assessment and drainage strategy has been submitted. Given the minor nature of the development and relatively low flood risk, there is no requirement to consult the Environment Agency in this instance. Accordingly, the applicant has liaised with the Council's Flood/Drainage Officer prior to submission. As a mitigation measure against flood risk the finished floor levels of the classroom will be 300mm above the 1:100 year flood event. This is considered to be acceptable in this instance.

An attenuation tank would be provided to slow the rate of run off from the site and a water butt would also be provided for the storage and later reuse of rain water.

Notably, the Council's Flood/Drainage officer has raised no objections subject to a condition requiring submission of a scheme for the provision of sustainable water management.

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

Given the small scale and nature of the scheme it is not considered it will have any material impact on noise or air quality issues to the site or locality.

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

The majority of concerns raised relate to highway issues. These have been addressed in the report. It is not considered that the proposal would lead to such an increase in traffic or parking demand such that refusal could be justified.

#### **7.20 Planning Obligations**

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

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

Not applicable to this application.

#### **7.22 Other Issues**

None.

### **8. Observations of the Borough Solicitor**

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for

example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

No objections are raised to the principle of the development in this location, which it is considered would have limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

It is not considered that the proposal would have any detrimental impact on the character or appearance of the school site or on the visual amenities of the surrounding area. Furthermore, it is not considered that it would have any detrimental impact on the amenity of the occupants of the nearest residential properties.

It is not considered that the proposals would result in such an increase in traffic that they would have an unacceptable impact on the surrounding highway network sufficient to justify refusal and notably the Council's Highway Engineer has raised no objections in this respect.

The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

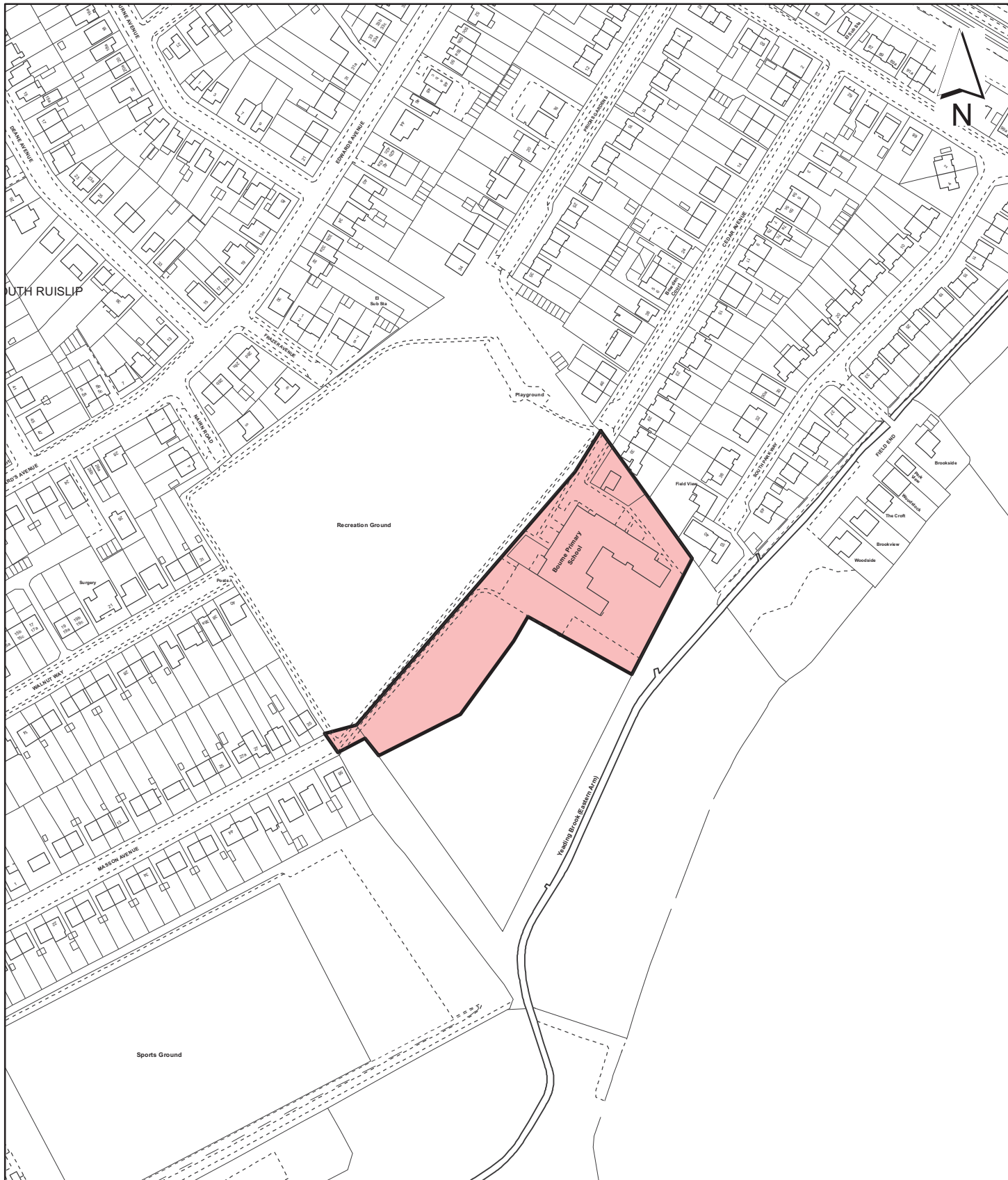
#### **11. Reference Documents**



Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework (2012)  
DCLG Policy statement on planning for schools development (15 August 2011)  
Hillingdon Supplementary Planning Document: Accessible Hillingdon

**Contact Officer:** Johanna Hart

**Telephone No:** 01895 250230





<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Bourne Primary School Cedar Avenue Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>4328/APP/2012/2892</b></p>	<p>Scale</p> <p align="center"><b>1:2,500</b></p>	 <p align="center"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 43</p>	<p>Date</p> <p align="center"><b>January 2013</b></p>	

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## REPORT OF THE DIRECTOR OF RESIDENTS 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 September 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 required local planning authorities to consider how they could 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. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 20 December 2012 and updates the information received by Cabinet in September 2012. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 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 October 2012 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/12' 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 30/06/12" and "Total Income as at 30/09/12".

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 the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 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' (deleted)  
DCLG National Planning Policy Framework adopted March 2012  
District Auditor's "The Management of Planning Obligations" Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008.

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 /

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PART I - MEMBERS, PUBLIC & PRESS

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 /December 2012

**Contact Officer:** NIKKI WYATT

**Telephone No.** 01895 250230

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 November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/278/46/135*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/APP/2007/1072	53,986.57	53,986.57	27,486.57	27,486.57	0.00	26,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection.
PT/278/73	South Ruislip	R.A.F Northolt - South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75/218A	Harefield	The Harefield Academy, Harefield 1109/APP/2006/825	72,011.08	72,011.08	62,153.07	61,733.07	2,094.00	9,858.01	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. <b>Scheme complete, awaiting final invoices.</b>
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G*76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	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).
<b>SECTION 278 SUB - TOTAL</b>			<b>203,437.72</b>	<b>203,437.72</b>	<b>120,080.77</b>	<b>119,660.77</b>	<b>2,094.00</b>	<b>83,356.95</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/25/55*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/7/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2012 / 2013 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12		
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 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. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00		Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	0.00		Funds received towards the undertaking of a TA to assess the cumulative traffic impact of planned 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	Frr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	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).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>147,284.30</b>	<b>147,284.30</b>	<b>28,669.15</b>	<b>28,669.15</b>	<b>0.00</b>	<b>118,615.15</b>	<b>30,000.00</b>		
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>350,722.02</b>	<b>350,722.02</b>	<b>148,749.92</b>	<b>148,329.92</b>	<b>2,094.00</b>	<b>201,972.10</b>	<b>30,000.00</b>		
<b>PORTFOLIO: COMMUNITY, COMMERCE &amp; REGENERATION (CSL)</b>											
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 48299/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/A/PP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00		Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00		Funds received towards improvements to nearby 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 November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12	
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/2006/2284 & 10622/APP/2009/2504	22,350.00	22,350.00	22,350.00	22,350.00	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	28 & 29a 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 Tolly Ho P.H., West End Road, Ruislip, 8418/APP/2008/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	0.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School, Subject to formal approval.
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67080/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
		<b>COMMUNITY, COMMERCE &amp; REGENERATION (CSL) SUB - TOTAL</b>	<b>691,310.33</b>	<b>691,310.33</b>	<b>296,062.80</b>	<b>296,062.80</b>	<b>31,928.00</b>	<b>395,247.53</b>	<b>75,987.88</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
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. £75,652.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/644	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 November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12	
EYL102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	739.00	0.00	739.00	0.00	Funds received towards the provision of nursery school places in the Borough. No time limits. Fund earmarked towards Phase 2 of the Primary Expansion Programme subject to formal allocation.
EYL103/197A	Ruislip Manor	Windmill Public House, Pentbroke 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	8,037.00	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 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	4,085.75	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	8,953.00	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	22,087.13	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	4,441.00	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	7,193.00	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	6,438.00	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	15,492.00	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	5,054.00	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 November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12	
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/2008/2069	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	Highgrove 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.
EYL143/243C	Ruislip	2B & 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&8914	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 Whitebatts 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	Funds 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 43273/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 46552/APP/2009/234	7,102.00	7,102.00	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.
EYL168/279	Northwood	Claremont, Kewberry Drive, Northwood, 62950/APP/2011/2961	2,545.00	0.00	0.00	0.00	0.00	2,545.00	2,545.00	Contribution 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 for spend.

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 November 2012)
EYL/170/280	South Ruislip	12 Walnut Way, Ruislip 68425/APP/2012/659	AS AT 30/09/12 16,138.00	AS AT 30/06/12 0.00	AS AT 30/09/12 0.00	AS AT 30/06/12 0.00	To 30/09/12 0.00	AS AT 31/09/12 16,138.00	AS AT 30/09/12 16,138.00	Contribution 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 for spend.
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743	13,510.00	0.00	0.00	0.00	0.00	13,510.00	13,510.00	Contribution 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 for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,473,356.06	5,441,169.06	1,210,584.67	1,210,584.67	0.00	4,262,771.39	2,911,143.18	
		<b>PORTFOLIO: FINANCE AND CORPORATE SERVICES</b>								
		<b>FINANCE &amp; CORPORATE SERVICES SUB - TOTAL</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION (PPR)</b>								
PPR/57/238D	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).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	9,667.50	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits.
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ikenham Park), High Road - Ikenham. 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.
PPR/65/263C	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.
		<b>COMMUNITY, COMMERCE &amp; REGENERATION (PPR) SUB - TOTAL</b>	115,129.35	115,129.35	0.00	0.00	0.00	115,129.35	40,129.35	
		<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>								
E/48/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27171/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010).
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref. 48233/APP/2006/2353	38,258.39	38,258.39	11,827.57	0.00	11,827.57	26,430.82	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). <b>Works on site, due for completion Nov/Dec.</b>
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3289	2,030.70	2,030.70	1,315.31	0.00	1,315.31	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.

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 November 2012)
			AS AT 30/09/12	AS AT 30/06/12	AS AT 30/09/12	AS AT 30/06/12	To 30/09/12	AS AT 31/09/12	AS AT 30/09/12	
E/50/180B	Northwood Hills	16,Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	20,250.00	20,000.00	250.00	3.00	0.00	Funds received towards the costs of providing local open space facilities at Firthwood 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 Firthwood Park. Funds allocated towards the provision of a new play area at Firthwood Park (Cabinet Member Decision 3/9/2010). Scheme completed April 2011.
E/57/205D	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.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	28,275.50	27,617.26	177.75	27,617.26	658.24	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). <b>Scheme complete June 2012, awaiting invoices.</b>
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	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. 35402/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. <b>£44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012).</b>
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 35402/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	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Escote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Escote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	0.00	0.00	0.00	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/2006/9136914	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 2016).
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, Ruislip. 2292/APP/2006/2475	20,000.00	15,000.00	0.00	0.00	0.00	20,000.00	5,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). <b>Further annual instalment £5,000 received, £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012).</b>
E/78/282	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the nature conservation interest of the site. <b>Estimated time limit for spend 2019 (see agreement for details).</b>
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -</b>	<b>659,693.33</b>	<b>644,693.33</b>	<b>61,010.14</b>	<b>21,493.06</b>	<b>39,694.83</b>	<b>596,683.19</b>	<b>287,369.68</b>	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE AS AT 30/09/12	TOTAL EXPENDITURE AS AT 30/06/12	2012 /2013 EXPENDITURE To 30/09/12	BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/12	COMMENTS (as at mid November 2012)
			AS AT 30/09/12	AS AT 30/06/12				AS AT 31/09/12	AS AT 30/09/12		
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>											
H/9/184C *55	West Ruislip	31-46 Pembroke Rd, Ruislip 59816/APP/2006/2886	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	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	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	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.
H/19/231G *71	Ruislip	Former RAF Ruislip (Clenham Park), High Road, Ckenham. 38402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017).
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	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	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	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2886	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	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/26/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (pp4 A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	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.
<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>			<b>528,445.59</b>	<b>528,445.59</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>528,445.59</b>	<b>0.00</b>	<b>0.00</b>	
<b>SECTION 106 SUB - TOTAL</b>			<b>7,615,218.96</b>	<b>7,568,025.96</b>	<b>1,596,326.76</b>	<b>1,556,809.68</b>	<b>71,622.83</b>	<b>6,018,892.20</b>	<b>3,344,630.09</b>		
<b>GRAND TOTAL ALL SCHEMES</b>			<b>7,818,656.68</b>	<b>7,771,463.68</b>	<b>1,716,407.53</b>	<b>1,676,470.45</b>	<b>73,716.83</b>	<b>6,102,249.15</b>	<b>3,344,630.09</b>		
<b>NOTES</b>											
The balance of funds remaining must be spent on works as set out in each individual agreement.											
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.											
Bold figures indicate changes in income and expenditure											
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 £372,269.15)											
*24: PT25 £37,425.09 reasonable period* for expenditure without owner's agreement has lapsed											
*32: PT27/8/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*48: PT27/8/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).											
*55: H/9/164C £21,675.10 funds have been received to provide Primary Health Care facilities in the borough.											

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/12	TOTAL EXPENDITURE AS AT 30/09/12	TOTAL EXPENDITURE AS AT 30/06/12	2012 / 2013 EXPENDITURE To 30/09/12	BALANCE OF FUNDS AS AT 31/09/12	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/12	COMMENTS (as at mid November 2012)
*57:H11/195B			£3,156.00						
*58:H12/197B			£11,440.00						
*62:PT272787/197			£23,000.00						
*65: H19/205F			£184,653.23						
*66: PT278/72			£18,000.00						
*71:H1/19/231G			£193,305.00						
*72:H1/20/238F			£31,441.99						
*73 H1/21/237D			£22,455.88						
*76:PT78/238G			£5,000.00						
*81:H1/28/263D			£3,353.86						
			£572,269.15						



# Plans for North Planning Committee

23rd January 2013



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** LAND R/O 115 & 117 HALLOWELL ROAD NORTHWOOD

**Development:** Two storey building to create 2 x 1-bedroom flats and 2 x 2 bedroom flats with associated parking and installation of vehicular crossover

**LBH Ref Nos:** 68865/APP/2012/2749

**Date Plans Received:** 06/11/2012

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

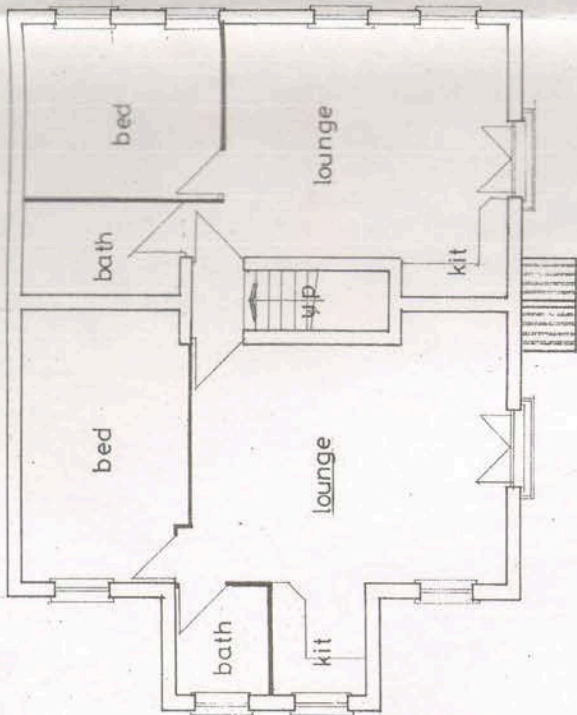
**Date Application Valid:** 14/11/2012

NOTES

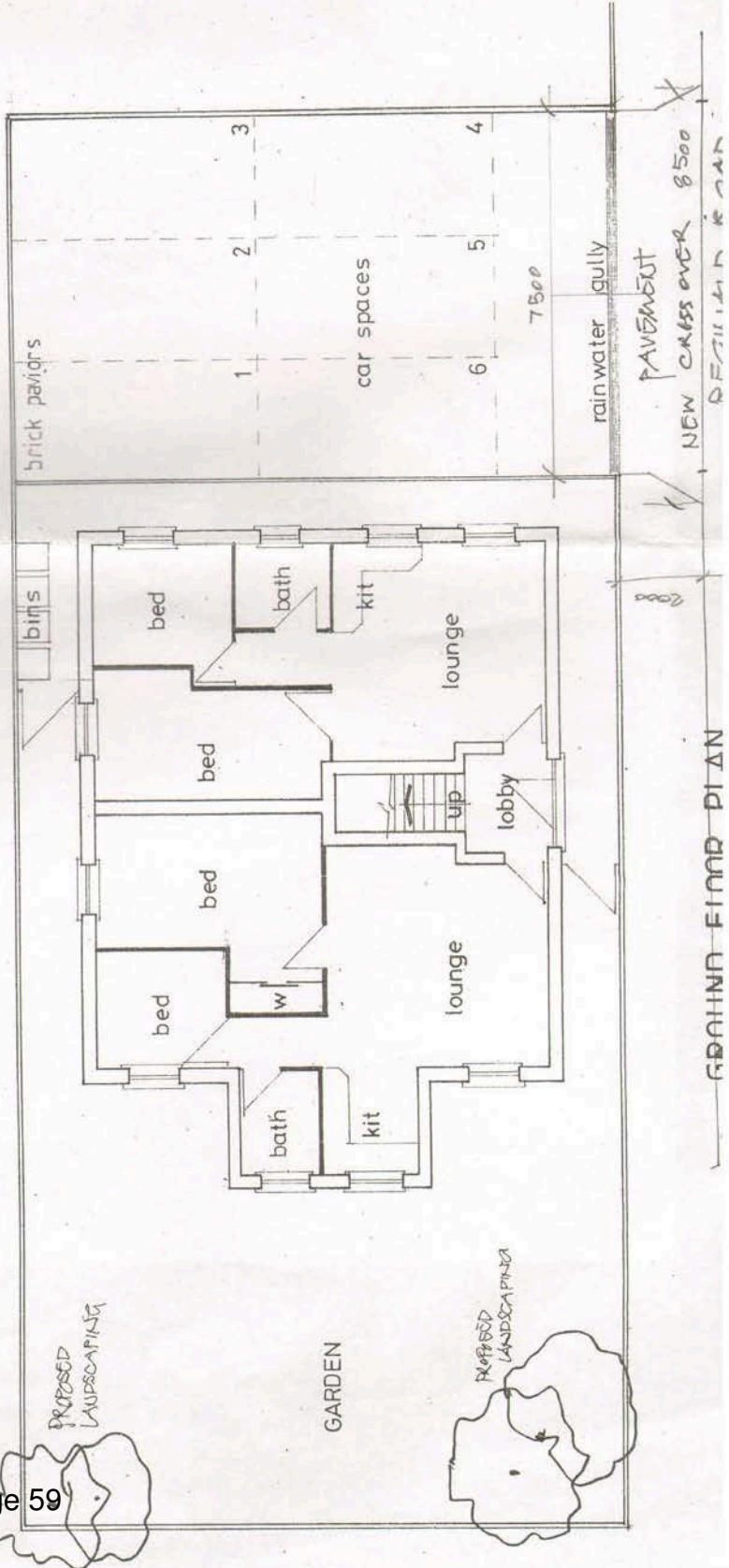
Do not scale to ascertain dimensions.

Figured dimensions and levels should be verified by the Contractor on site before construction.

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FIRST FLOOR PLAN



PROPOSED 4 No FLATS  
to the REAR of 115/117  
HALLOWELL ROAD  
NORTHWOOD MIDDX.

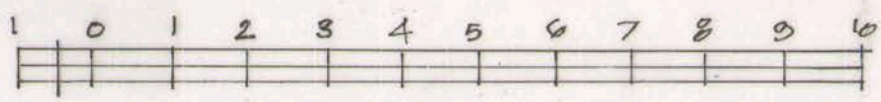
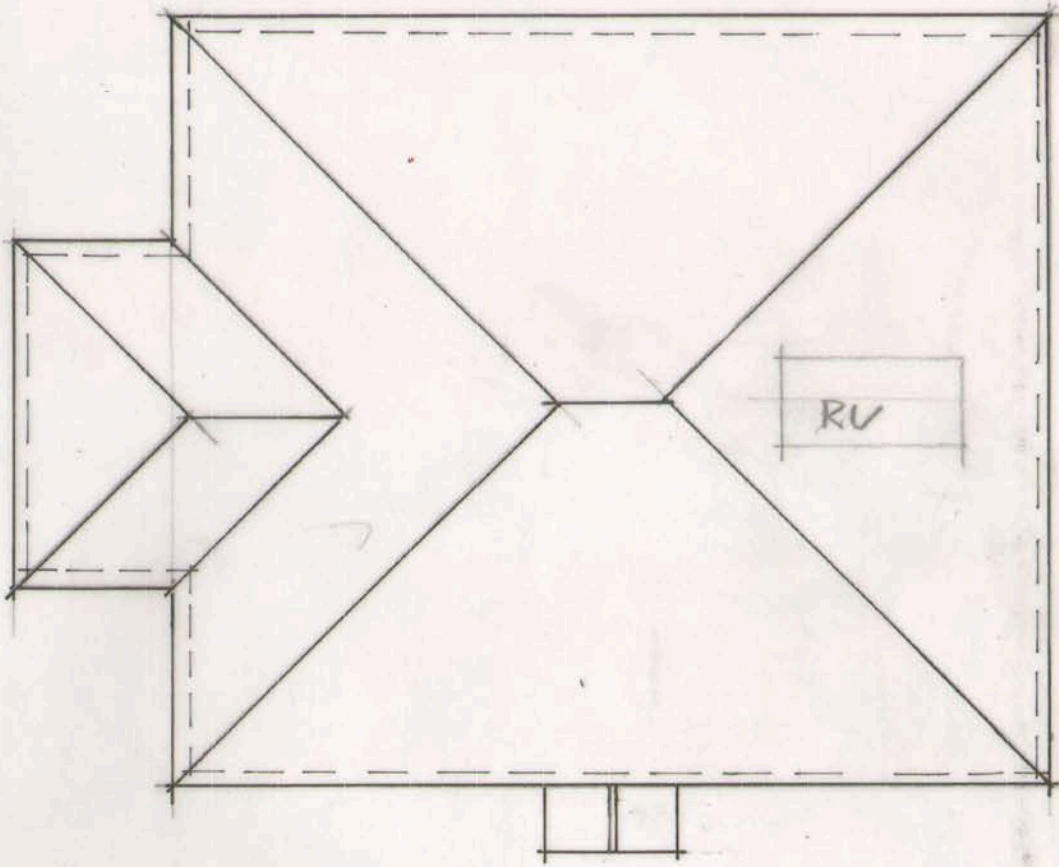
Drg no  
12/TP/01

ALAN C. WATSON DESIGN LIMITED  
115/117 Hallowell Rd  
NORTHWOOD  
Full Town Planning

JAN 2012 1.100 *NATSON*  
Tudor Cottage, Main Street  
Tingewick, Bucks, MK18 4NL  
Telephone 01280 848210  
Fax 01280 848210  
Email design@alancwatson.co.uk



# ROOF PLAN



# ROOF PLAN

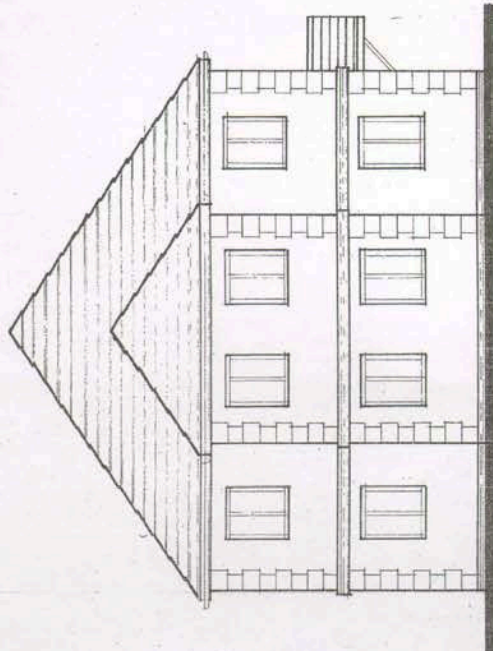
TP REF: 68865/APP/2012/  
2749

DWG NO  
12/TP/03

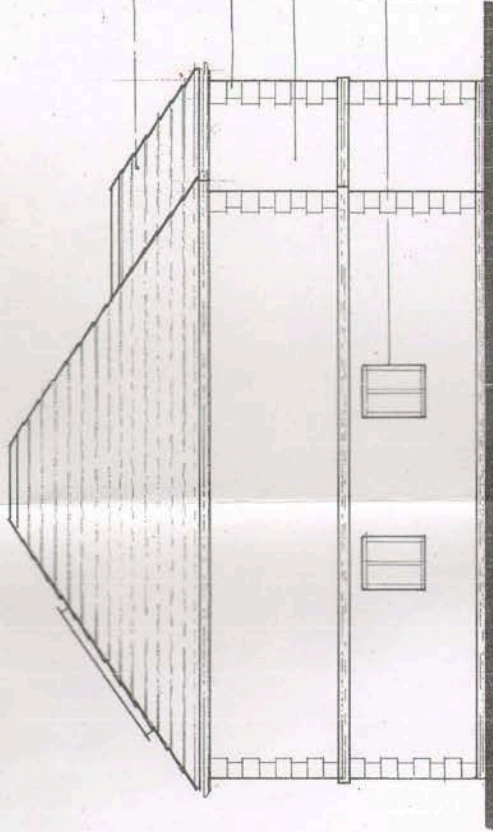
ALAN C WATSON DESIGN LIMITED  
115/117 HALLOWELL RD  
NORTHWOOD  
FIVE TOWN PLANNING

1:100 NOV. 2012 - Watson

Tudor Cottage, Main Street  
Tingewick, Bucks, MK18 4NL  
Telephone 01280 848210  
Fax 01280 848210  
Email design@alancwatson.co.uk

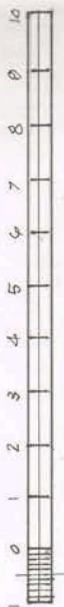


SIDE ELEVATION

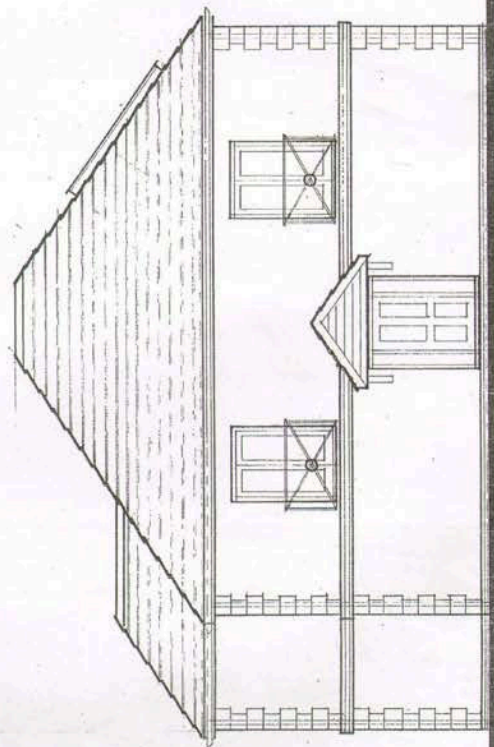


REAR ELEVATION

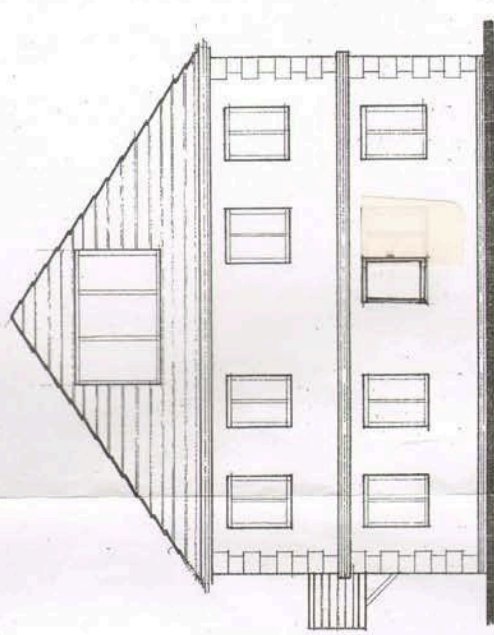
- clay tiles
- stone quoins
- render infill
- UPVC windows



REV. A. 13.11.12. GARDEN PATH FROM WINDOW POSITION ADJUSTED. SCALE BAR ADDED.



STREET ELEVATION onto  
REGINALD ROAD



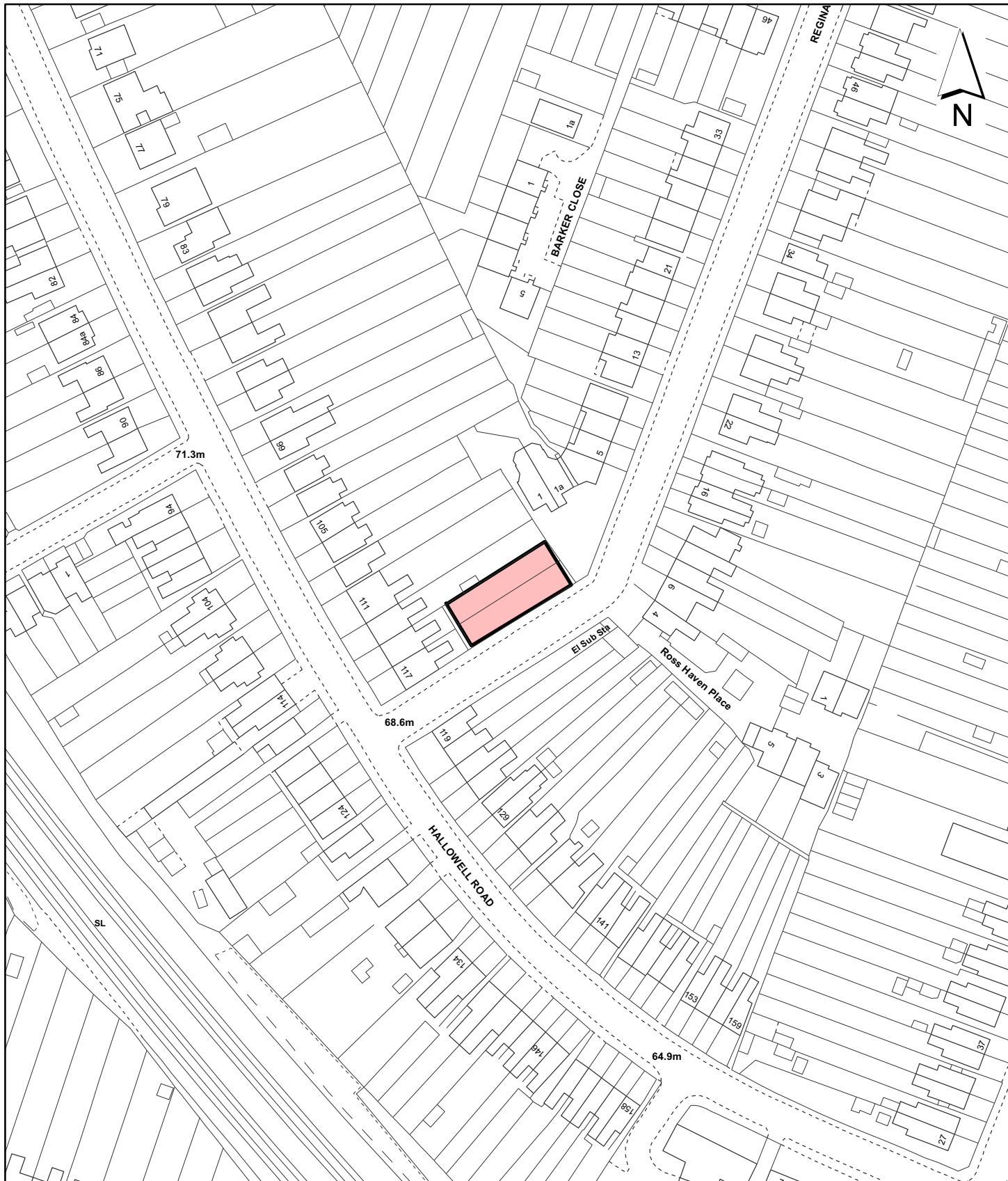
SIDE ELEVATION

Drg no  
12/TP/02  
A


ALAN C. WATSON DESIGN LIMITED  
115/117 Hollowell Rd  
NORTHWOOD  
Full Town Planning

JAN 2012 1.100 *Watson*  
Tudor Cottage, Main Street  
Tingewick, Bucks, MK18 4NL  
Telephone 01280 848210  
Fax 01280 848210  
Email design@alancwatson.co.uk





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**Land rear of  
115 and 117 Hallowell Road  
Northwood**

Planning Application Ref:

**68865/APP/2012/2749**

Planning Committee

**North** Page 62

Scale

**1:1,250**

Date

**January  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** BOURNE PRIMARY SCHOOL CEDAR AVENUE RUISLIP

**Development:** Single storey extension to existing school to provide two new classrooms with ancillary facilities, landscaping and associated works.

**LBH Ref Nos:** 4328/APP/2012/2892

**Date Plans Received:** 21/11/2012

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

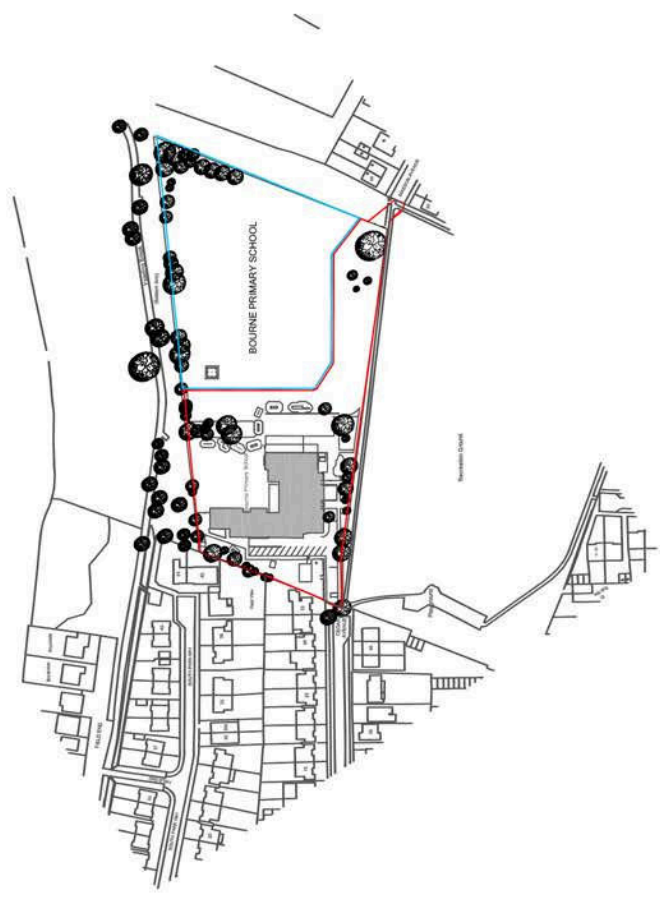
**Date Application Valid:** 27/11/2012



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 08/2015 11/15/15 11/15/15 11/15/15 11/15/15 11/15/15



- Existing building
- Redline boundary
- School boundary
- Existing Trees



**imace**  
 Mace Group  
 City Centre, Hillington  
 Glasgow G11 5JY  
 Telephone: 01502 515100  
 Fax: 01502 515111  
 www.imacegroup.com

**HILLINGTON**  
 LOCAL AUTHORITY  
 EDUCATION DEPARTMENT  
 BOURNE PRIMARY SCHOOL

8345 A 121 -

- Pitches-
- Informal Soft Play-
- Games (hard surface)
- Informal Hard Play-
- Habitat-
- Float-
- Existing building
- Redline boundary
- School boundary
- Existing Trees

**imace**  
 IMACE GROUP  
 100 WOODLAND AVENUE  
 HILLINGDON, MIDDLESEX, U.K. HA5 2NS  
 TEL: 0181 606 5500  
 WWW.IMACEGROUP.COM

**HILLINGDON**  
 LONDON BOROUGH OF HILLINGDON  
 EDUCATION PROGRAMME  
 BOURNE PRIMARY SCHOOL

EXISTING SITE PLAN

8345 | A 122 -



EXISTING SITE PLAN  
 Redline development area = 8602 sqm.  
 SCALE BAR

**KEY PLAN**

**LEGEND**

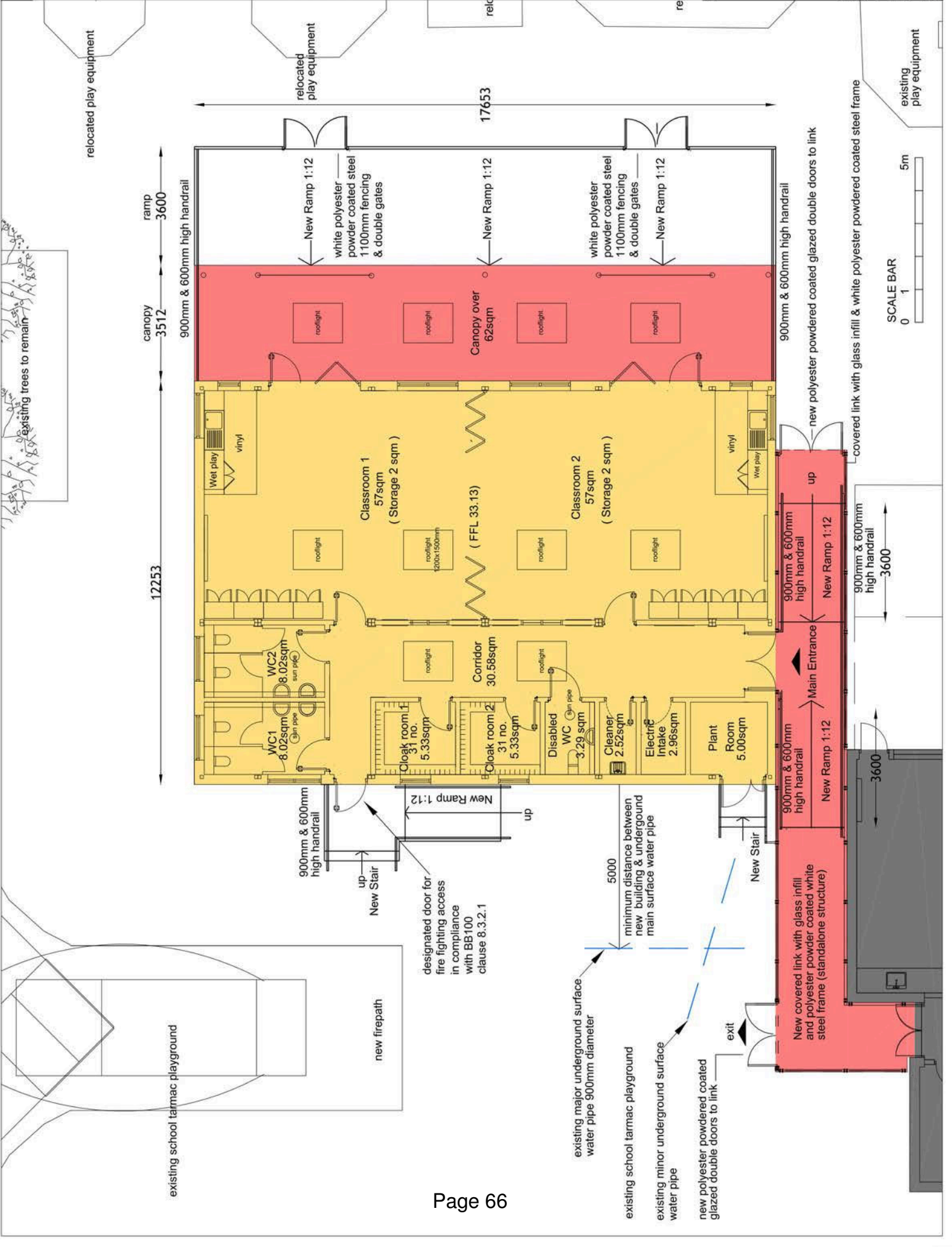
- Existing building
- Proposed building
- New canopy & link
- Redline boundary
- School boundary
- Trees retained

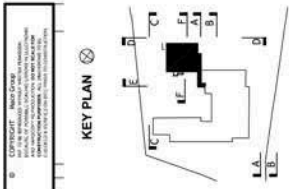
**imace**  
Mace Group  
10000 South Road  
Hillingsdon  
MK44 3JY  
Telephone 01928 855000  
Facsimile 01928 855111  
www.imacegroup.com

**HILLINGDON**  
HILLINGDON PRIMARY SCHOOL  
HILLINGDON PRIMARY SCHOOL

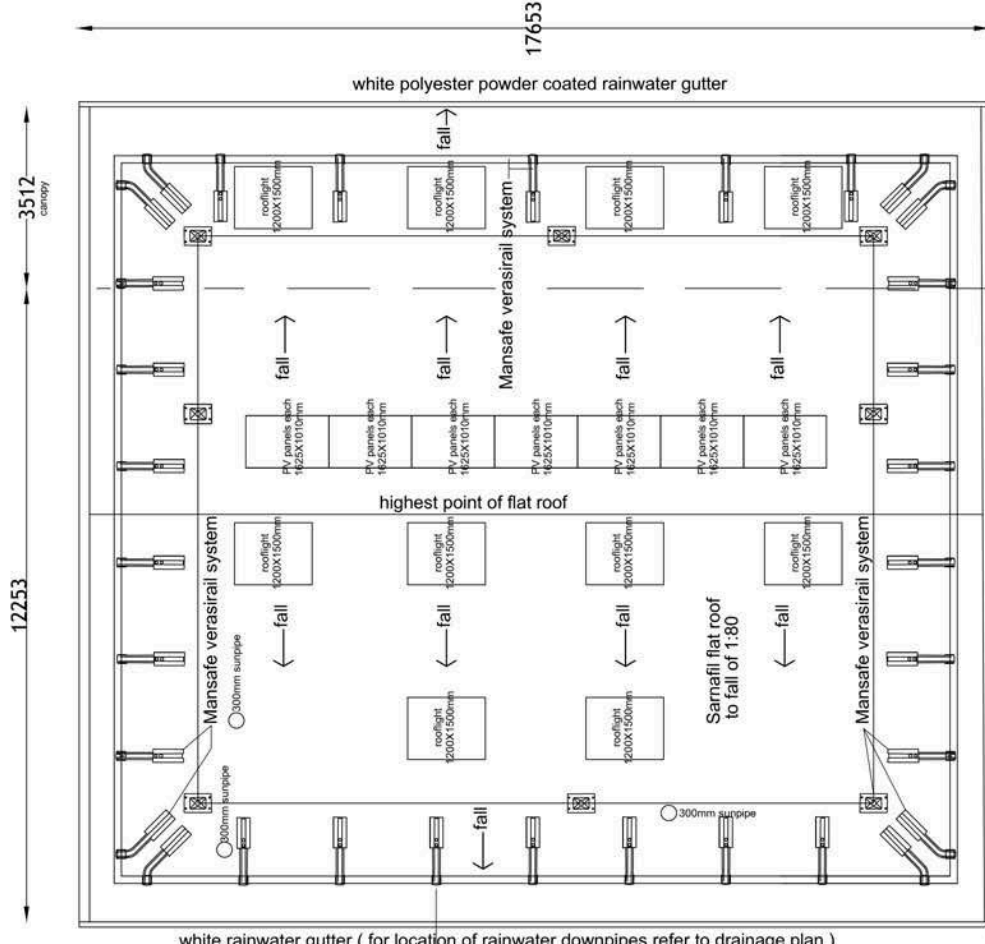
PROPOSED LAUNCH PLAN

**8345 A 127**

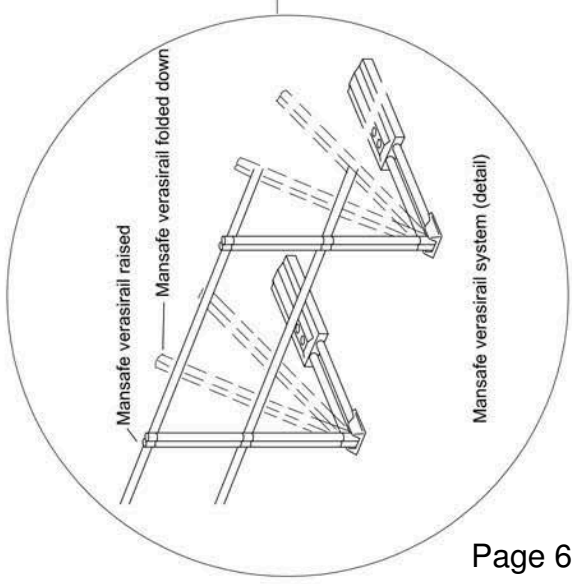
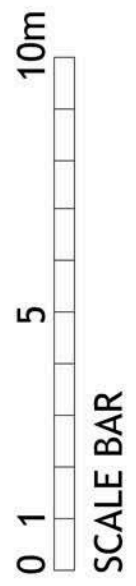




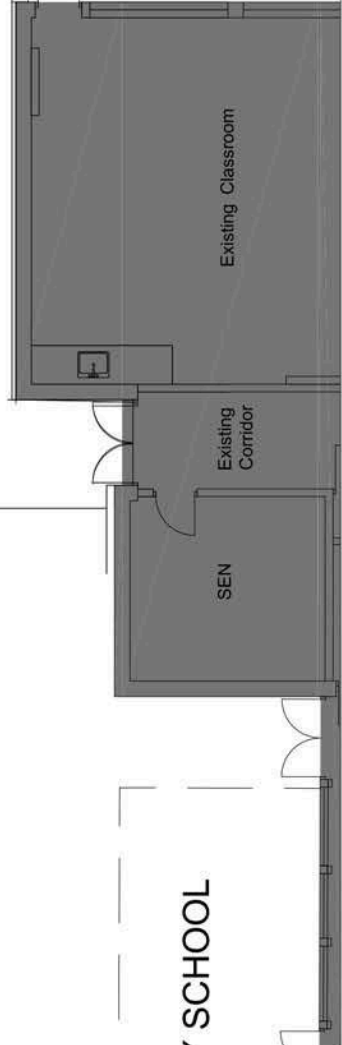
<b>imace</b>	
Mace Group	Telephone: 01902 511200
5001 Home Road	Fax: 01902 511111
Northwood	www.imacegroup.com
SD1 7TY	
HILLINGDON LOCAL AUTHORITY HILLINGDON PRIMARY SCHOOL HILLINGDON, MIDDLESEX, ENGLAND WU10 2LP PROPOSED ROOF PLAN	
8345	A 126
DATE: 12/11/15 DRAWN BY: [Name] CHECKED BY: [Name]	



Proposed Roof Plan



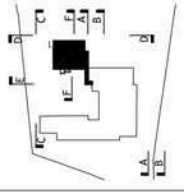
Please note that this is always in folded down position except when there is maintenance/inspection works on roof when the rails and standards are raised temporarily.





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KEY PLAN



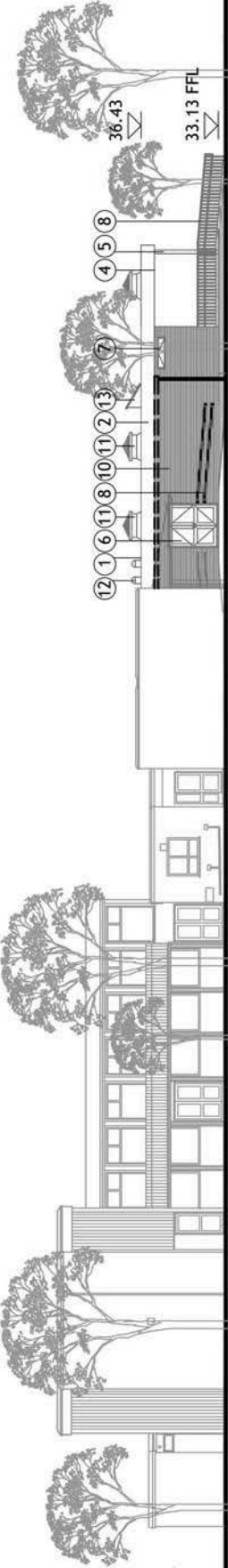
- KEY / LEGEND**
- 1 Small flat roof to fall
  - 2 CEP fascia
  - 3 Polyester powder coated aluminium gutter
  - 4 Timber soffit to underside of canopy
  - 5 Polyester powder coated steel column
  - 6 Polyester powder coated aluminium doors
  - 7 Polyester powder coated aluminium windows
  - 8 Polyester powder coated steel handrails & balustrading
  - 9 Polyester powder coated steel frame/columns & glass infill covered link
  - 10 Surfaced brick work to match existing
  - 11 1200x1500 passivent/rooftlights
  - 12 Sun pipes
  - 13 PV panels each 1625 X 1010mm
  - 14 Manifestation at 1500mm from height above finished floor, Part 14 Building Regulations

**mace Group**  
 100, The Boulevard, Suite 1000  
 San Diego, CA 92108  
 619.444.1000  
 www.macegroup.com

**HILLINGDON**  
 HILLINGDON PRIMARY SCHOOL  
 HILLINGDON, MIDDLESEX, UK

PROJECT NO: 1000111111  
 DRAWING NO: 1000111111  
 DATE: 10/10/2011

**8345 A 130**



Proposed extension

Existing

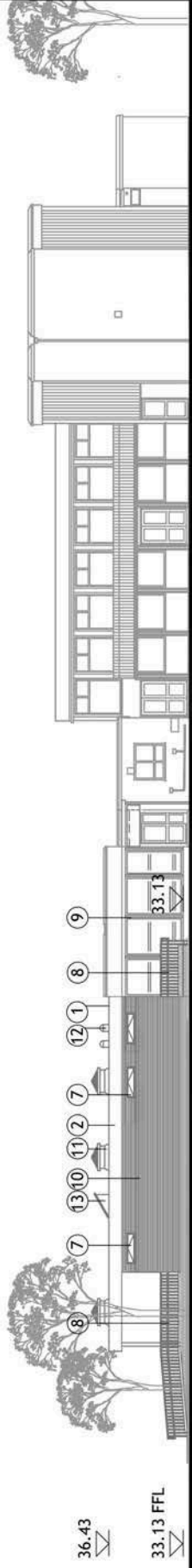
Proposed North West Elevation (cutting through link) A-A



Proposed extension

Existing

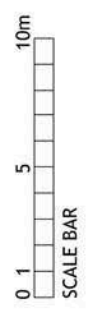
Proposed North West Elevation (with link in elevation) B-B

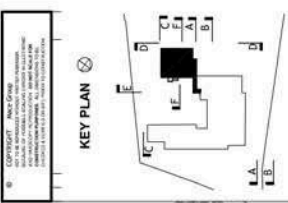


Proposed extension

Existing

Proposed South East Elevation (with link in elevation) C-C





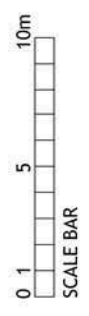
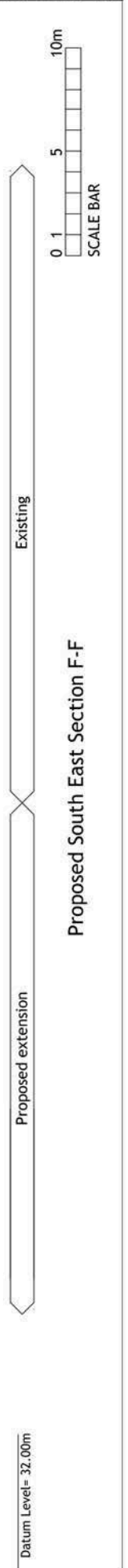
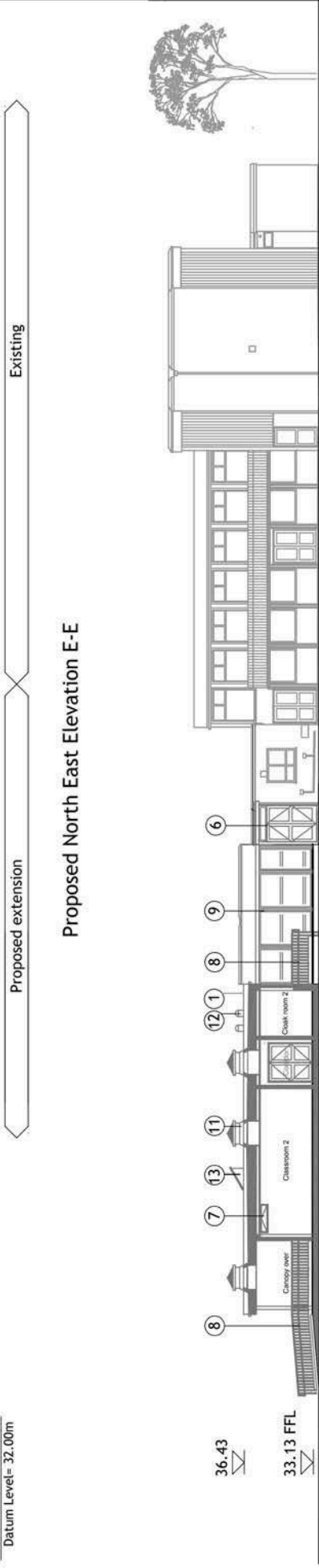
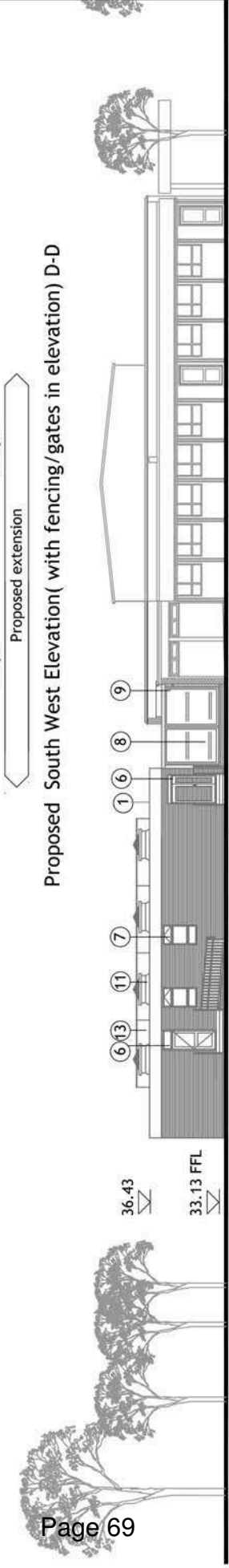
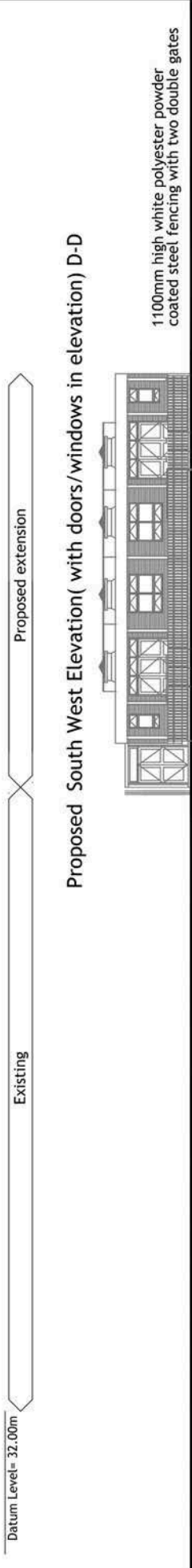
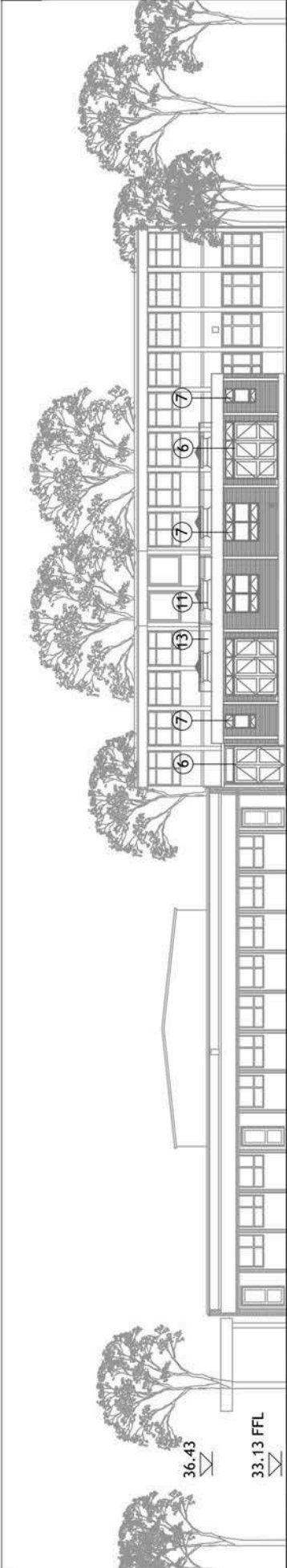
- KEY / LEGEND**
- ① Samalt flat roof to fall
  - ② CEP fascia
  - ③ Polyester powder coated aluminium gutter
  - ④ Timber soffit to underside canopy
  - ⑤ Polyester powder coated steel column
  - ⑥ Polyester powder coated aluminium doors
  - ⑦ Polyester powder coated aluminium windows
  - ⑧ Polyester powder coated steel handrails & balustrading
  - ⑨ Polyester powder coated steel frame/columns & gable with covered tank
  - ⑩ Fairfaced brick work to match existing
  - ⑪ 1200x1500 passvent/ rooflights
  - ⑫ Sun pipes
  - ⑬ PV panels each 1625 X 1010mm
  - ⑭ Manufacture at 1500mm and 925mm height above finished ground level in accordance with Part 4A Building Regulations

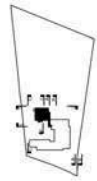
**Mimace Group**  
 100/102 Hillingdon Road  
 Hillingdon, Bucks HP8 5JY  
 Tel: 01494 451100  
 Fax: 01494 451111  
 www.mimacegroup.com

**HILLINGDON**  
 HILLINGDON PRIMARY SCHOOL

PROPOSED SOUTH WEST SECTION

DATE	13.08.2024
SCALE	1:100
PROJECT NO.	8345 A 131





- SITE AREAS (BB09)**  
 Proposed site minimum areas  
 in conjunction with new block  
 for 30 additional pupils
- Site Boundary - 16848.88m2
  - Pitches - 1449.60m2
  - Informal Soft Play - 1458.32m2
  - Games (hard surface) - 1459.04m2
  - Informal Hard Play - 1146.79m2
  - Habitat - 004.25m2
  - Buildings - 4525.12m2
  - Car Parks - 609.97m2
  - Paths - 384.15m2
  - Foak - 911.80m2

- SITE AREAS (BB09)**  
 Calculated using BB09 Appendix 4  
 for a school of 30 additional pupils  
 for a school role of  
 225(existing) + 30(new) pupils
- Pitches - 5240m2
  - Informal Soft Play - 1455m2
  - Games (hard surface) - 1124m2
  - Informal Hard Play - 733m2
  - Habitat - 402m2
  - Foak - 1310m2

- Existing building
- Proposed building
- New canopy & sink
- Redline boundary
- School boundary
- Replacement trees
- Trees retained

**imace**  
 Mac Group  
 10000 Mac Group Drive  
 Suite 1000  
 Dallas, Texas 75243  
 (972) 440-1000  
 www.macgroup.com

**HILLINGDON**  
 HILLINGDON PRIMARY SCHOOL  
 10000 Mac Group Drive  
 Dallas, Texas 75243  
 (972) 440-1000  
 www.macgroup.com

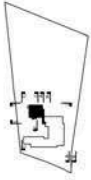
PROPOSED SITE CAPACITY PLAN

Scale	1:1000
Date	10/10/2023
Sheet No.	8345 A 120



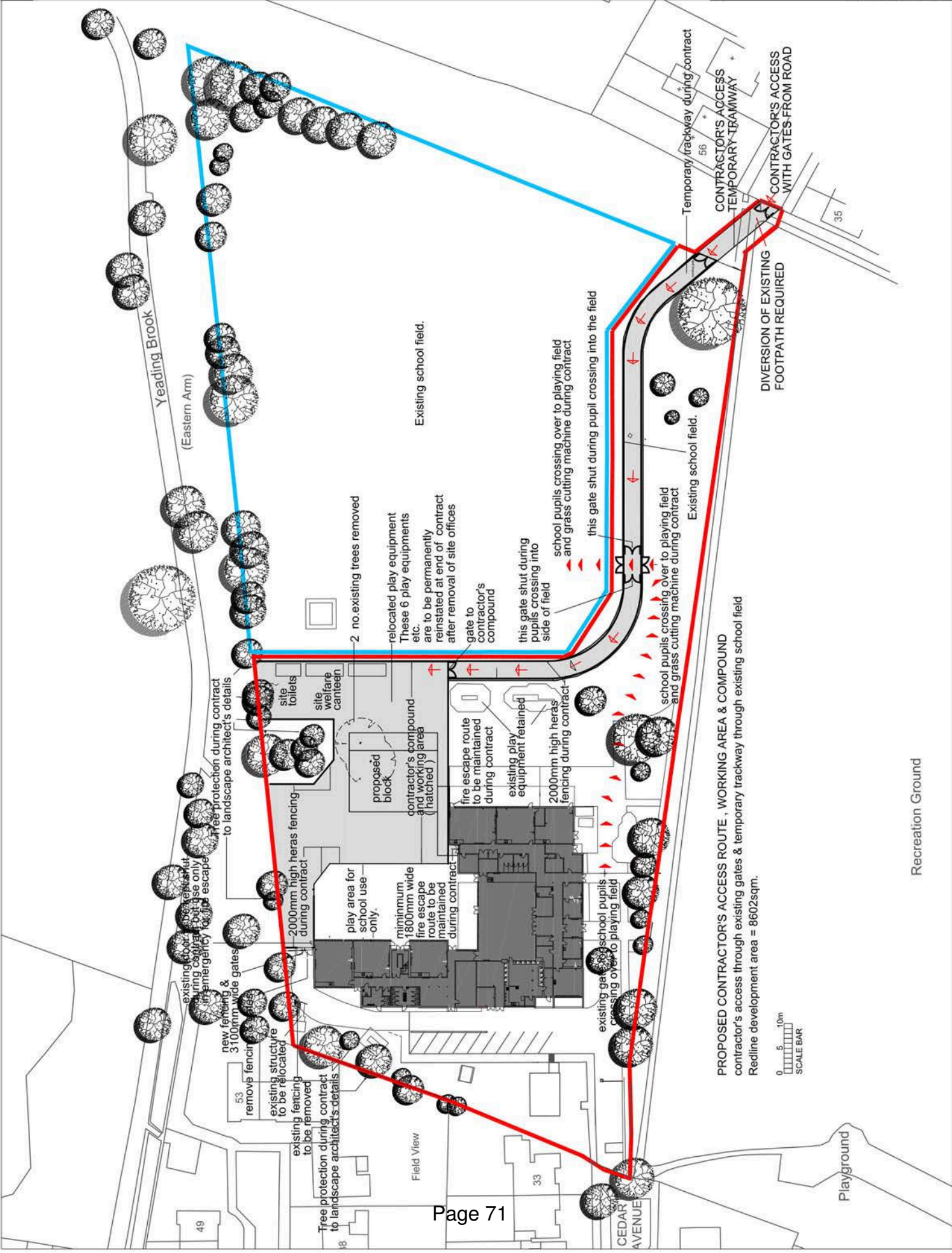
PROPOSED SITE CAPACITY PLAN  
 Redline development area = 6602 sqm.  
 0 10 20 30m  
 SCALE BAR





- Contractor's working area
- Access & compound
- Existing building
- Proposed building
- New canopy & link
- Redline boundary
- School boundary
- Trees retained

<b>imace</b>	Mace Group
020 7000 0000	020 7000 0000
020 7000 0001	020 7000 0001
020 7000 0002	020 7000 0002
020 7000 0003	020 7000 0003
020 7000 0004	020 7000 0004
020 7000 0005	020 7000 0005
020 7000 0006	020 7000 0006
020 7000 0007	020 7000 0007
020 7000 0008	020 7000 0008
020 7000 0009	020 7000 0009
020 7000 0010	020 7000 0010
020 7000 0011	020 7000 0011
020 7000 0012	020 7000 0012
020 7000 0013	020 7000 0013
020 7000 0014	020 7000 0014
020 7000 0015	020 7000 0015
020 7000 0016	020 7000 0016
020 7000 0017	020 7000 0017
020 7000 0018	020 7000 0018
020 7000 0019	020 7000 0019
020 7000 0020	020 7000 0020



**DO NOT SCALE**

- NOTES
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
  2. ALL LEVELS STATED ARE IN METRES ABOVE THE GRNANCE DATUM.
  3. LOCATION OF EXISTING DRAINS ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION OF NEW DRAINAGE.
  4. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE STATUTORY AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
  5. THE MANHOLE COVER LEVELS STATED ARE APPROXIMATE AND SHOULD BE SET TO THE FINISHED LEVELS REFER TO ARCHITECTS DRAWINGS FOR DETAILS OF FINISHED LEVELS AND FALLS.
  6. PROPOSED DRAINAGE LEVELS, GRADIENTS AND MANHOLE SIZES ARE INDICATED AND ARE SUBJECT TO REVEALED DESIGN.
  7. ALL PIPES SHALL HAVE FLEXIBLE JOINTS.
  8. THE LOCATION OF THE PROPOSED DRAINAGE IS TO BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS.
  9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE DRAINAGE WORKS DURING ALL STAGES OF CONSTRUCTION.
  10. ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL ARE TO BE CLASS 3 SULPHATE RESISTING TO BE SPECIAL DRESS 1: 2: 4: 8.
  11. ALL FLOOR AND SURFACE AREAS WITHIN BEDDING AND SURROUNDING TO BE CLASS 3 UNLESS OTHERWISE STATED.
  12. ALL FLOOR DRAINAGE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H LATEST EDITION.
  13. ALL ADAPTABLE DRAINAGE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SPECIES FOR ADOPTION 6TH EDITION.
  14. ALL DRAINAGE TO BE CLAMPAPE PIPES TO BS-EN 285 AND BS85.
  15. THIS DRAWING IS BASED ON WASTE DRAINING MARKERS: 8345-A-111-D AND 8345-A-114-R20 3/19/12.
  16. THIS DRAWING IS TO BE USED FOR SCHEME DESIGN PURPOSES ONLY. A DETAILED DESIGN IS REQUIRED BY THE DESIGN AND BUILD CONTRACTOR.
  17. LOCATIONS OF RAIN WATER PIPES AND SOIL VENT PIPES ARE TO BE CONFIRMED BY THE ARCHITECT.

USE THE DESIGN NUMBER TO CHECK THE USE OF RAWY PRODUCTS WHICH BE CONFORMERS IS LISTED TO USE IN THE SPECIFICATION AND BILLS OF MATERIALS.

NO.	DATE	BY	DESCRIPTION	CHK	APP
1	06/11/12	AG	DAILY AND INITIAL WORKING DETAILS	6.11	6.11
2	07/11/12	AG	REV. 1A	6.11	6.11
3	18/04/12	AG	FINAL DESIGN	6.11	6.11

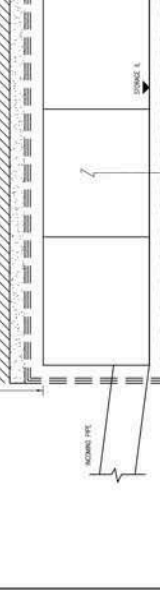
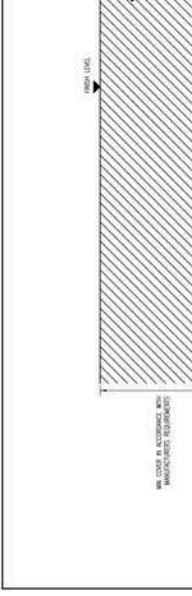
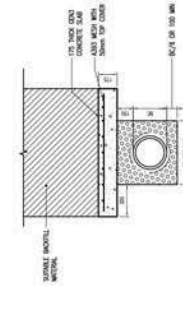
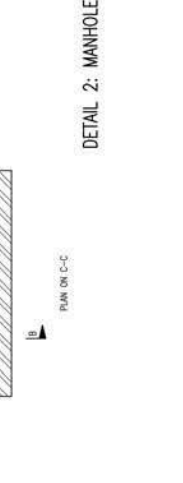
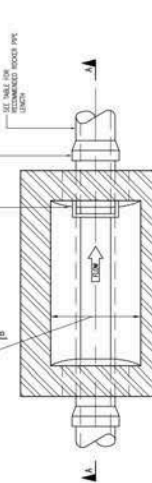
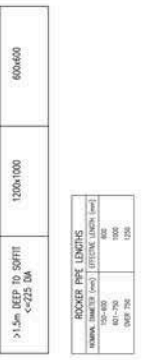
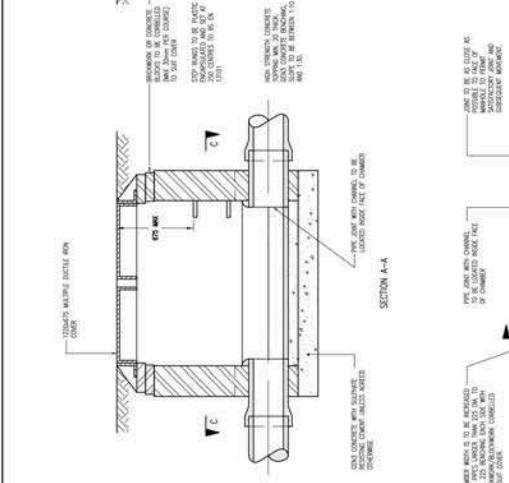
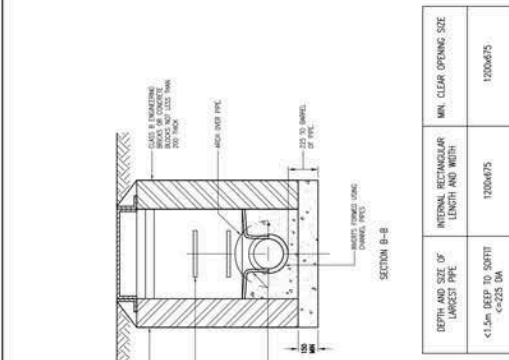
FOR INFORMATION ONLY

WSP  
Unit 9, The Chase, John Dale Road  
Farnborough Business Park, Farnborough, Southampton  
14, 145 (0) 1253 7000  
http://www.wspgroup.com

CLIENT: MACE LTD  
EMPLOYEE: MACE LTD  
PROJECT: FIELD END JUNIOR SCHOOL, RUISLIP  
PROPOSED RECEPTION CLASS BLOCK  
TITLE: DRAINAGE OUTLINE SCHEME DESIGN  
TYPICAL DETAILS

DATE: 06/11/12  
DESIGNED BY: AG  
CHECKED BY: AG  
DATE: 06/11/12  
PROJECT NO: 50600009  
DRAWING NO: 0008-D-02  
SCALE: C

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- NOTES**
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  2. ALL LEVELS STATED ARE IN METRES ABOVE THE ORDNANCE DATUM.
  3. LOCATION OF EXISTING DRAINAGE ARE TO BE CONFIRMED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION OF NEW DRAINAGE.
  4. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE STATUTORY AUTHORITIES AND ESTABLISH THE EXACT LOCATION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY WORKS.
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  6. PROPOSED DRAINAGE LEVELS, GRADIENTS AND MANHOLE SIZES ARE INDICATED AND ARE SUBJECT TO REVEALED DESIGN.
  7. ALL PIPES SHALL HAVE FLOTTABLE JOINTS.
  8. THE LOCATION OF THE PROPOSED DRAINAGE IS TO BE AGREED ON SITE WITH THE ENGINEER PRIOR TO THE COMMENCEMENT OF THE WORKS.
  9. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE DRAINAGE WORKS DURING ALL STAGES OF CONSTRUCTION.
  10. ALL CONCRETE AND CONCRETE PRODUCTS BELOW GROUND LEVEL ARE TO BE CLASS 3 SULPHATE RESISTING TO BRE SPECIAL DCE5 (1:2:4).
  11. ALL FOUL AND SURFACE WATER SEWER BEDDING AND SURROUNDING TO BE CLASS 9 UNLESS OTHERWISE STATED.
  12. ALL PRIVATE DRAINAGE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH BUILDING REGULATIONS PART H LATEST EDITION.
  13. ALL ADAPTABLE DRAINAGE WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH SENDS FOR ADOPTION 6TH EDITION.
  14. ALL DRAINAGE TO BE CLAIMARE PIPES TO BS-285 AND BS85 OR SIMILAR CONSIDERED FOR APPROVAL.
  15. THIS DRAWING IS BASED ON MAZE DRAWING NUMBERS 8345-A-111-0 AND 8345-A-114-R200 31/10/12.
  16. THIS DRAWING IS TO BE USED FOR SCHEME DESIGN PURPOSES ONLY. A DETAILED DESIGN IS REQUIRED BY THE DESIGN AND BUILD CONTRACTOR.
  17. LOCATIONS OF RAIN WATER PIPES AND SOIL VENT PIPES ARE TO BE CONFIRMED BY THE ARCHITECT.

**KEY**

- RED LINE: REDLINE BOUNDARY
- Blue dashed line: PROPOSED PRIVATE SURFACE WATER SEWER (REFER TO NOTE 14 FOR MATERIAL)
- Blue solid line: PROPOSED PRIVATE FOUL WATER SEWER (REFER TO NOTE 14 FOR MATERIAL)
- Yellow box: PROPOSED FOUL WATER P.C. MANHOLE. ALL MANHOLE COVERS TO BE LOCKABLE.
- Blue box: PROPOSED SURFACE WATER P.C. MANHOLE. ALL MANHOLE COVERS TO BE LOCKABLE.

**FOR INFORMATION ONLY**

NO.	DATE	BY	DESCRIPTION	CHK	APP
1	06/11/12	AS	ISSUE FOR INFORMATION ONLY		
2	07/01/12	AS	ISSUE FOR INFORMATION ONLY		
3	07/01/12	AS	ISSUE FOR INFORMATION ONLY		
4	27/02/12	AS	ISSUE FOR INFORMATION ONLY		
5	27/02/12	AS	ISSUE FOR INFORMATION ONLY		
6	27/02/12	AS	ISSUE FOR INFORMATION ONLY		

**WSP**  
 Ltd 9, The Chase, John Dale Road  
 Farnborough Business Park, Farnborough, Hampshire GU14 7JW  
 Tel: +44 (0)1253 766111  
 Fax: +44 (0)1253 766112  
 http://www.wspgroup.com

**MAICE LTD**  
 MAICE LTD  
 BOURNE PRIMARY SCHOOL  
 PROPOSED EXTENSION  
 SURFACE WATER AND FOUL WATER  
 DETAILED DRAINAGE STRATEGY

DATE/REV	1/200	DESIGNED	AGS	APPROVED	MHF
DRAWN	0287-D-01	DESIGNED BY	AGS	SITE	0287-D-01
PROJECT NO.	50600287	DRAWN BY			E

IN ORDER TO ASSESS THE IMPACT OF THE PROPOSED DEVELOPMENT ON THE EXISTING PUBLIC SEWER NETWORK, THAMES WATER REQUIRE A PRE DEVELOPMENT APPLICATION FOR THE PROPOSED DEVELOPMENT. THE APPLICATION WILL BE SUBMITTED TO THAMES WATER AND INFORMATION WILL BE PROVIDED TO THE ENVIRONMENT AGENCY ALONG WITH OUR COMMENTS AS APPROPRIATE.

THE NEW DRAINAGE IS SUBJECT TO ENVIRONMENT AGENCY CONSENT. PROPOSED DETAILS WILL BE SUBMITTED TO THAMES WATER AND INFORMATION WILL BE PROVIDED TO THE ENVIRONMENT AGENCY ALONG WITH OUR COMMENTS AS APPROPRIATE.

THE DRAINAGE WORKS INCLUDE THE USE OF ASPHALT PRODUCTS WITH THE FOLLOWING CHARACTERISTICS: APPROXIMATE MINIMUM 20%.

100 DIA CONTROL PIPE OUTFALL TO METROHOUSE CLASS B REFORCED CONCRETE MANHOLE WITH 1500mm DIA. OR SIMILAR APPROVED EQUIVALENT TO BE PROVIDED. THE OUTFALL IS TO BE LOCATED TO BE 507 ABOVE THE NORMAL SUMMER TIDE.

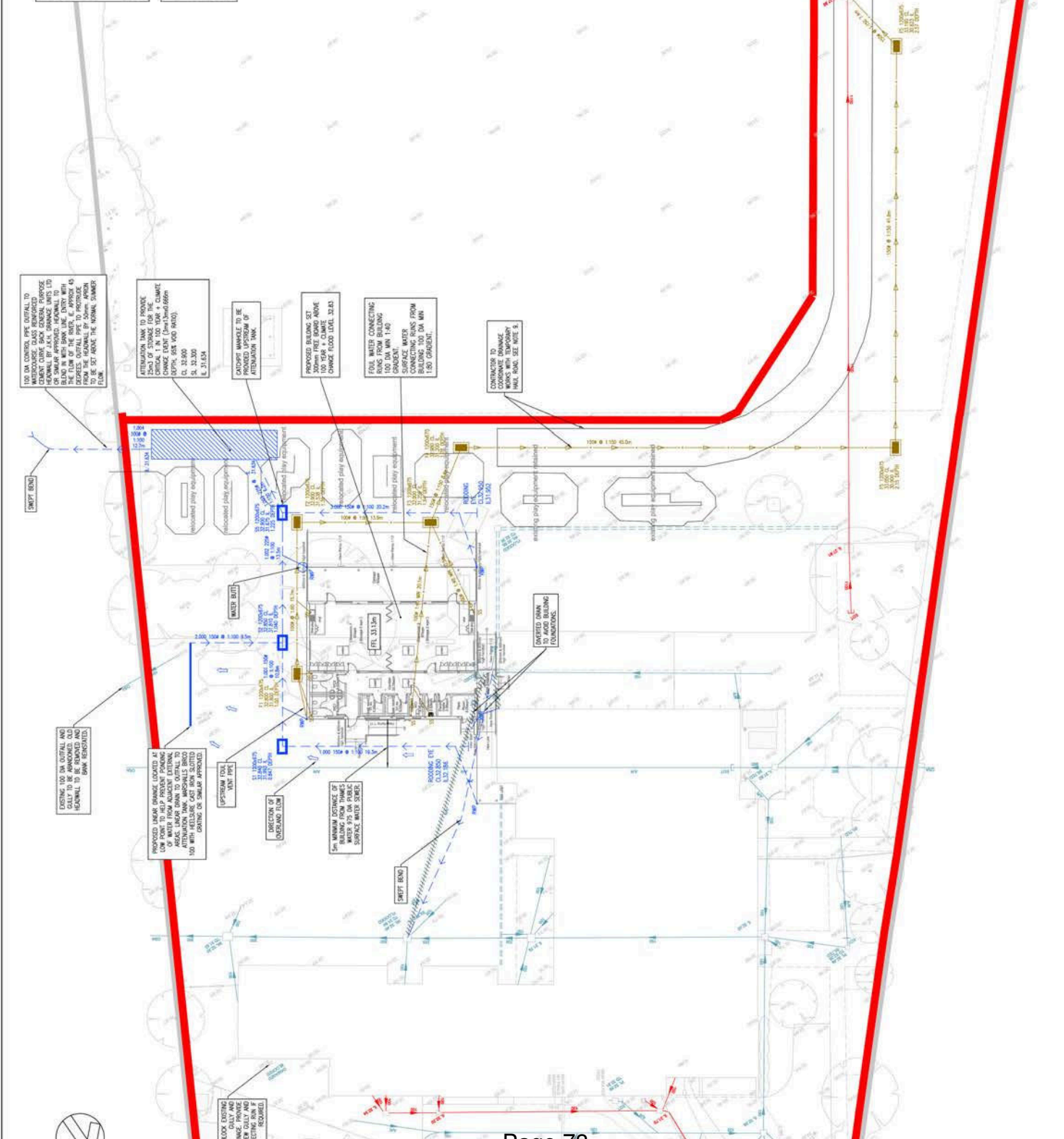
ATTENUATION TANK TO PROVIDE 25m<sup>3</sup> OF STORAGE FOR THE SURFACE WATER. (2m x 15m x 0.8m) (DEPTH 600, VAD 1000, CL. 33.000, SL. 33.000, L. 31.624)

PROPOSED BUILDING SIZE 100 YEAR + CLIMATE RISK CHANGE FLOOD LEVEL 32.63.

FOUL WATER CONNECTING RINGS FROM BUILDING SURFACE WATER CONNECTING RINGS FROM GROUND MIN 1.40 1:50 GRADIENT.

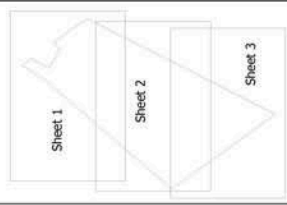
CONTRACTOR TO VERIFY EXISTING WORKS WITH TEMPORARY MAIL HOLES. SEE NOTE 5.

PROPOSED CONNECTION TO EXISTING 1572 DIA BRANCH SEWER MANHOLE REF. 301 CL. 33.24, L. 31.624. CONNECTION BY INTERNAL DUCT BORN BACKDROP. ALL PIPES TO BE 150mm DIA AND THAMES WATER APPROVAL.



No dimensions are to be scaled from this drawing. All stated measurements are to be verified on site. Any discrepancies are to be brought to the attention of the Landscape Architect.

- Crown spread tree/group
- A Category tree Root Protection Area
- B Category tree Root Protection Area
- C Category tree Root Protection Area
- U Category tree/group



Rev.	Date	Description

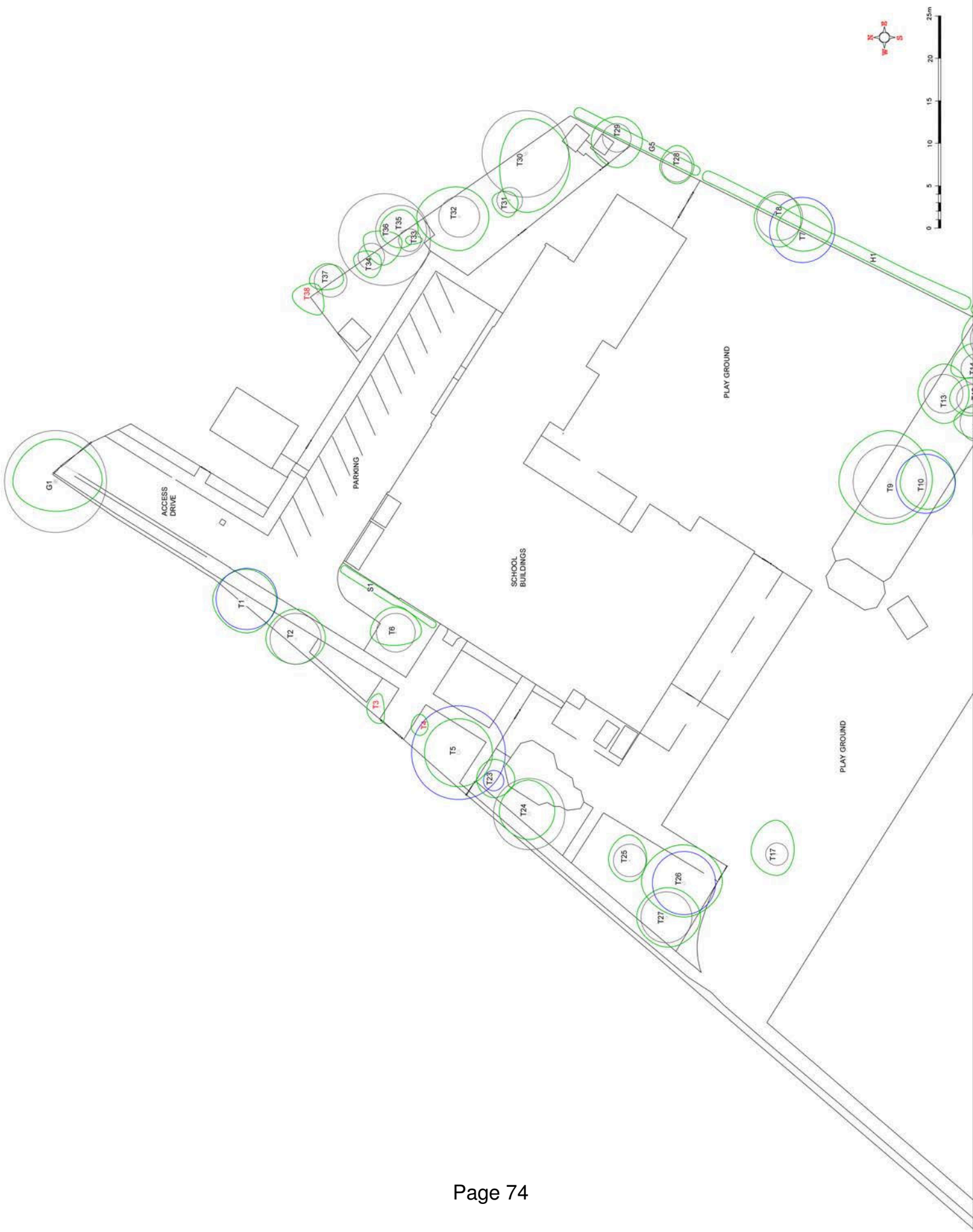
**Client** Messrs

**Project** Bourne School, Bourne, Lincolnshire, HA4 6JU

**Drawing Title** Tree Constraints Plan

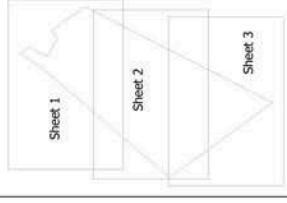
Date:	Sheet Size:	Drawn By:	Drawn On:
Scale:	1:200 on A1	Checked By:	
Draw No:	DS 514-12-1	Rev:	

**Open Spaces**  
 12th Floor, 120 Broad Street, Birmingham, B1 2JN  
 Tel: 0121 633 0200  
 www.openspaces.co.uk  
 Landscape and Architectural Consultancy Limited



No dimensions are to be scaled from this drawing. All stated measurements are to be verified on site. Any discrepancies are to be brought to the attention of the Landscape Architect.

- Crown spread tree/group
- A Category tree Root Protection Area
- B Category tree Root Protection Area
- C Category tree Root Protection Area
- U Category tree/group
- Trees within this area have not been surveyed



Sheet 2

Rev.	Date	Description

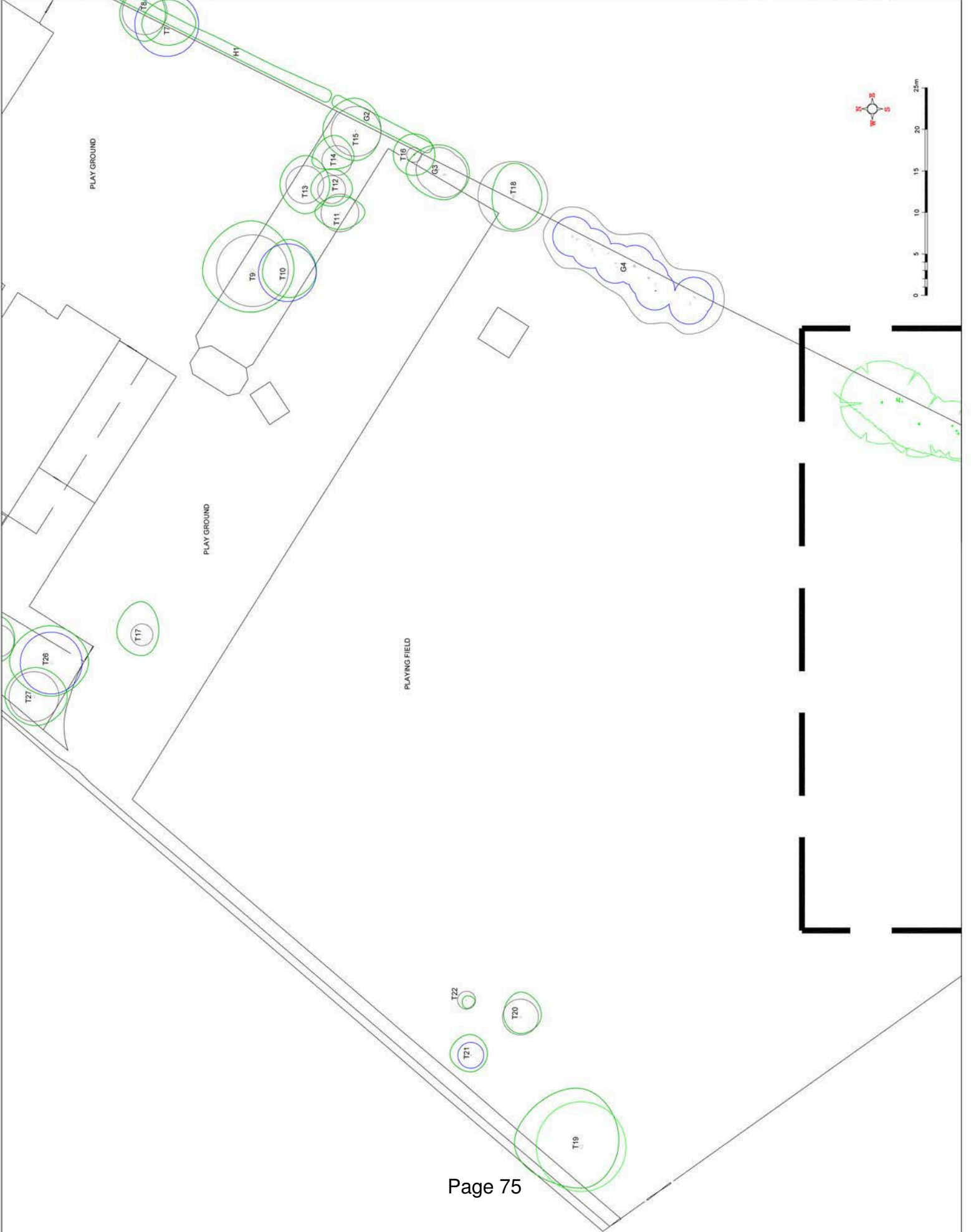
Client: Bourne School, Bourne, Lincolnshire, HA4 8JU

Project: Bourne School, Bourne, Lincolnshire, HA4 8JU

Drawing Title: Tree Constraints Plan

Date: 05/11/2012    Drawn: GT  
 Scale: 1:200 on A1    Checked: DD  
 Draw No: DS 514-12.1    Rev:  

**Open Spaces**  
 1200 North Street  
 Lincoln, Lincolnshire  
 LN1 1PU  
 Tel: 01522 491200  
 www.openspaces.co.uk  
 Landscape and Arboricultural Consultancy Limited

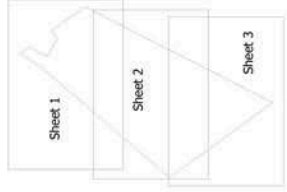




No dimensions are to be taken from this drawing. All stated measurements are to be verified on site. Any discrepancies are to be brought to the attention of the Landscape Architect.

- Crown spread tree/group
- A Category tree Root Protection Area
- B Category tree Root Protection Area
- C Category tree Root Protection Area
- U Category tree/group

Trees within this area have not been surveyed



Sheet 3

Rev.	Date	Description

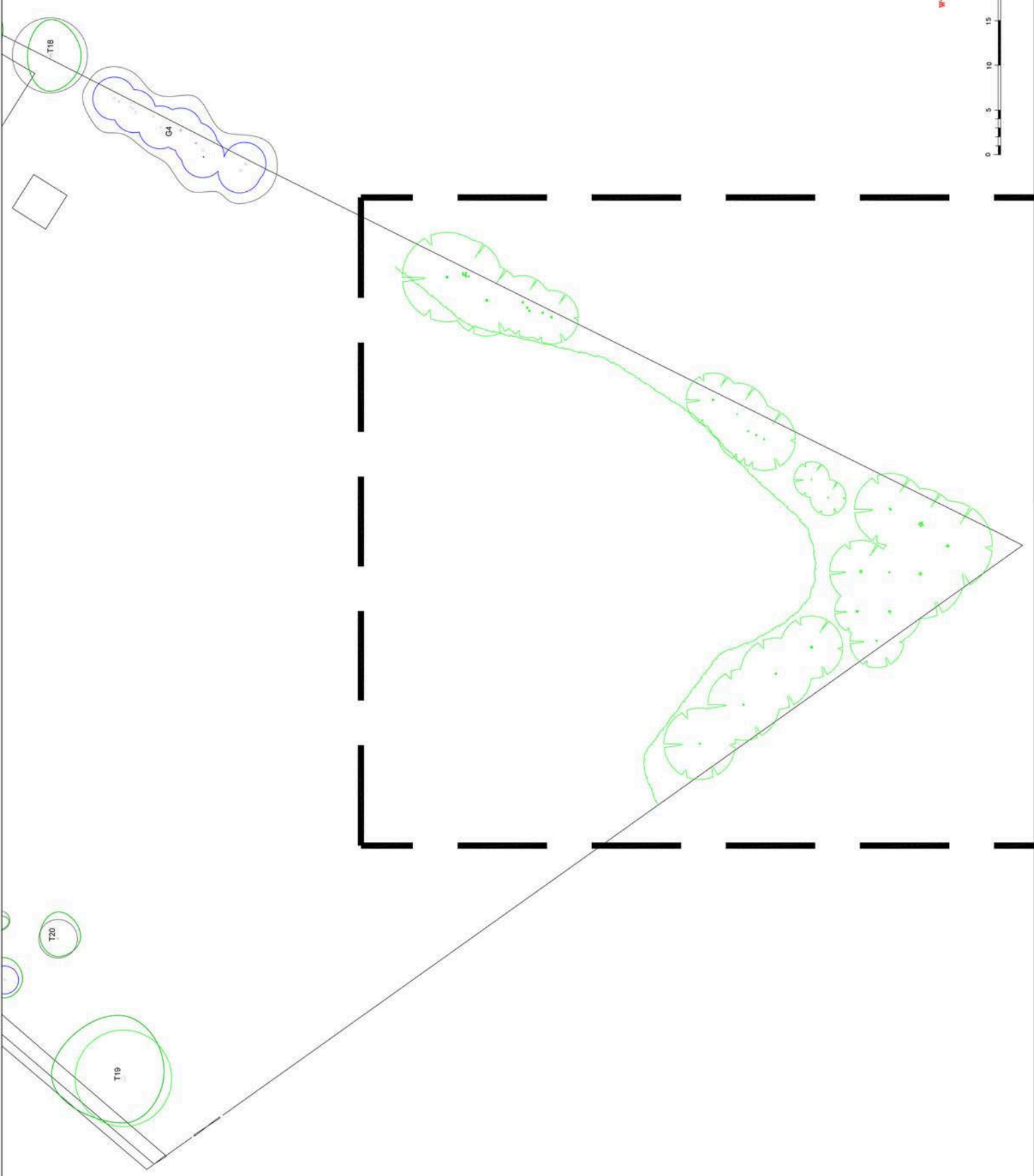
Client:   
 Mess:   
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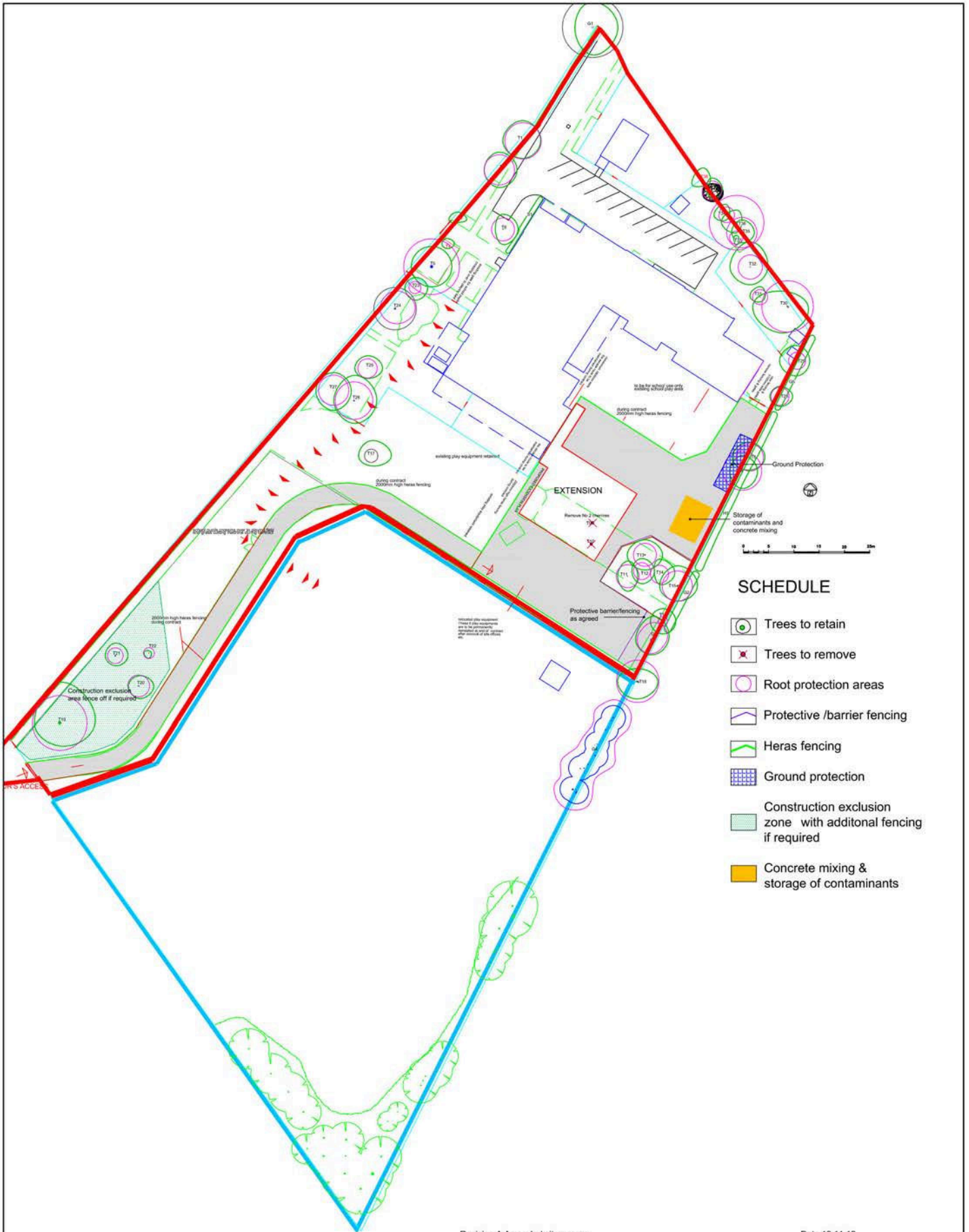
Project:   
 Bourne School,   
 1000 Bourne Road,   
 Bourne, Lincolnshire, HA4 8JU

Drawing Title:   
 Tree Constraints Plan

Date:	Sheet No.:	Drawn By:	Checked By:
15/05/2012	08	SJ	SL

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 HA4 8JU  
 Tel: 01509 200100  
 www.openspaces.co.uk  
 Landscape and Arboricultural Consultants Limited





**SCHEDULE**

-  Trees to retain
-  Trees to remove
-  Root protection areas
-  Protective /barrier fencing
-  Heras fencing
-  Ground protection
-  Construction exclusion zone with additional fencing if required
-  Concrete mixing & storage of contaminants

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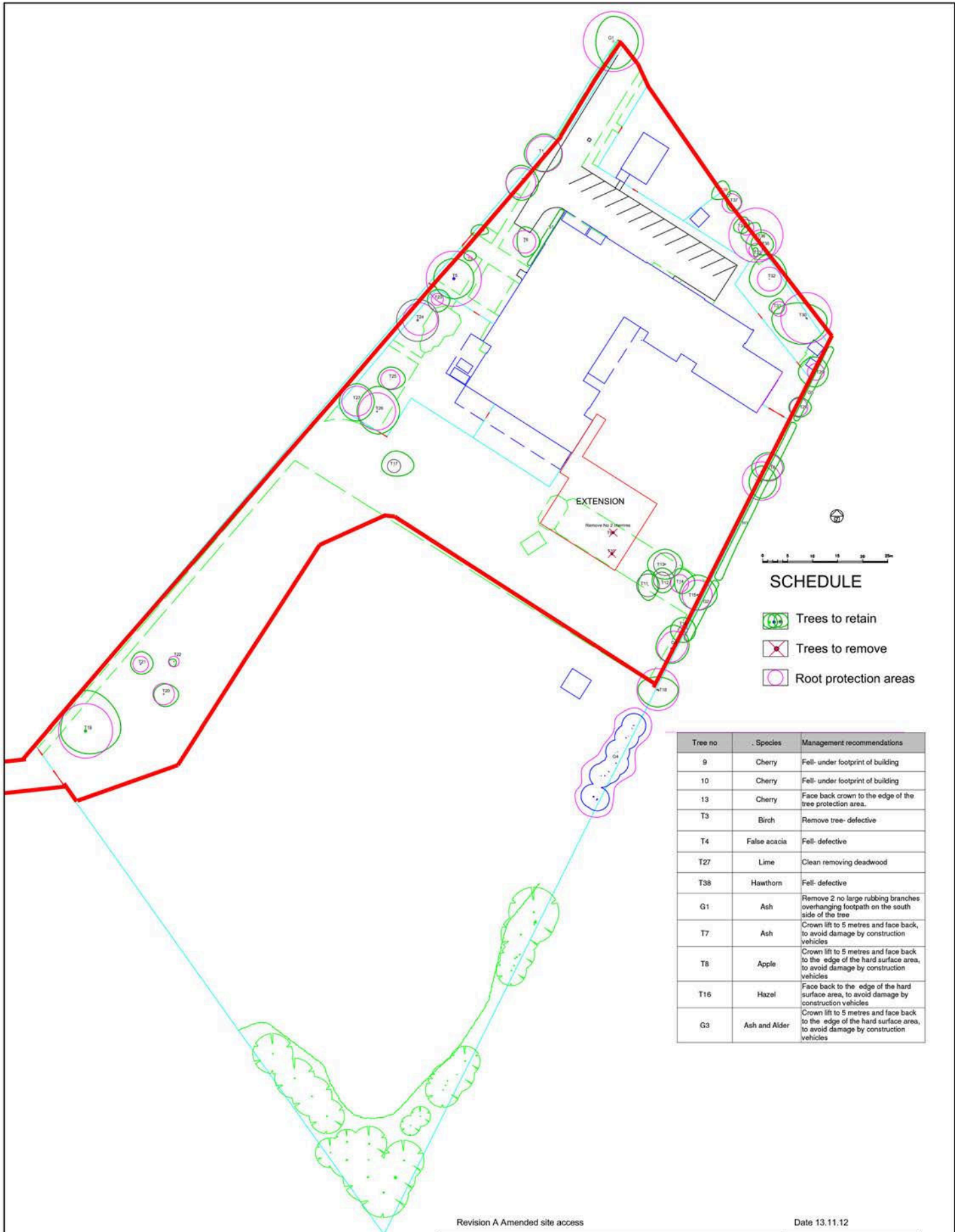


Revision A Amended site access

Date 13.11.12

Scheme <i>The Bourne Primary School.</i>	Date <i>November 2012</i>
Title <i>Tree Protection Plan</i>	Drawn by <i>E.J.G</i>
Scale <i>1:500 @ A2</i>	Job No <i>364.12</i>
Elizabeth Greenwood C.M.L.I., F.Arbor.A 10 Knight Street, Sawbridgeworth, Herts, CM21 9AT. Tel 01279 722381 mobile 07746867402, email lzgreenwood@yahoo.co.uk	Dig No <i>364.12.2A Appendix D</i>





**SCHEDULE**

- Trees to retain
- X Trees to remove
- Root protection areas

Tree no	Species	Management recommendations
9	Cherry	Fell- under footprint of building
10	Cherry	Fell- under footprint of building
13	Cherry	Face back crown to the edge of the tree protection area.
T3	Birch	Remove tree- defective
T4	False acacia	Fell- defective
T27	Lime	Clean removing deadwood
T38	Hawthorn	Fell- defective
G1	Ash	Remove 2 no large rubbing branches overhanging footpath on the south side of the tree
T7	Ash	Crown lift to 5 metres and face back, to avoid damage by construction vehicles
T8	Apple	Crown lift to 5 metres and face back to the edge of the hard surface area, to avoid damage by construction vehicles
T16	Hazel	Face back to the edge of the hard surface area, to avoid damage by construction vehicles
G3	Ash and Alder	Crown lift to 5 metres and face back to the edge of the hard surface area, to avoid damage by construction vehicles

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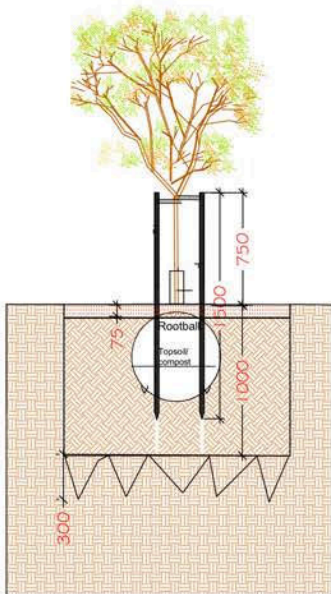
Revision A Amended site access		Date 13.11.12
Scheme <i>The Bourne Primary School</i>		Date <i>November 2012</i>
Title <i>Tree Removal Plan</i>		Drawn by <i>E.J.G</i>
Scale <i>1:500 @ A2</i>		Job No <i>364.12</i>
Elizabeth Greenwood C.M.L.I., F.Arbor.A. 10 Knight Street, Sawbridgeworth, Herts, CM21 9AT. Tel 01279 722381 mobile 07746867402, email lzgreenwood@yahoo.co.uk		Drawn No <i>364.12.1A</i> <i>Appendix C</i>



PLANTING SCHEDULE			
Trees (All 12-14cm stem diameter)			
Code	Species	Size	Qty
Bp	Betula pendula ( height 15-20 metres)	45 ltr	1
Cb	Carpinus betulus ( height 15-20 metres+)	45 ltr	2
Cp	Crataegus monogyna (height 7-10metres)	46 ltr	1
Pap	Prunus avium 'Plena' ( height 15029m)	45 ltr	1
Rpb	Robinia pseudoacacia 'Bessoniana' ( thornless cultivar) ( height 10-15metres)	45 ltr	2
<b>TOTAL</b>			<b>7</b>

**Trees in grass areas**

Double stakes 1.5 x 75mm diameter 750mm into the ground, secured with two loops of Hessian webbing 50mm wide nailed to each tree stake. Excavate pit 1000mm deep by 1500mm diameter, break up pit 300mm deep, plant tree and infill with excavated topsoil and compact. Lay 75mm bark mulch 500mm round trees surrounding the tree and water in. Fit strimmer guards.



**Tree Pit - sizes**

Rootball / Container grown, advanced nursery stock tree 500mm in excess of root ball, 1500mm x 1000mm deep

**Tree Planting Specification**

All PLANTING STOCK SHALL COMPLY WITH the requirements of the British Standards 3936, and shall be healthy, strong with a good shape and strong root system in accordance with the National Plant Specification. Trees are to be supplied as container grown specimens. All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. 40 litres of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pits. Trees are to be staked with two low stakes, 1500mm long, 750mm into the ground and the tree secured by 50mm wide Hessian webbing nailed to the top of each tree stake. All trees are to have strimmer guards- one metre diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch.

**ANNUAL MAINTENANCE OF TREES**

All plants are to be maintained until established. Maintain a 1metre diameter surround to trees free from grass, weeds and rubbish at all times. Newly-planted trees are to be watered during April-September. The intervals between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period. A minimum of 20 litres of water per tree per visit. Fork over panned down areas. Maintain mulched areas at specified depth, topping up as necessary to maintain a 75 mm cover. Check each stake and webbing where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner. Check that each tree is growing healthily and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to the contractors tip. Any wounds shall be neatly pared back to sound wood in accordance with BS 3998: 2010 'Recommendations for Tree Work'. Re-firm trees which have been loosened by the wind or frost. Remove all stakes and webbing after two years or after the trees have rooted successfully. Maintain strimmer guard and if necessary replace if the guard becomes damaged.

Revision B Add mature height of new trees  
Revision A New tree planted re-positioned inside application site boundary

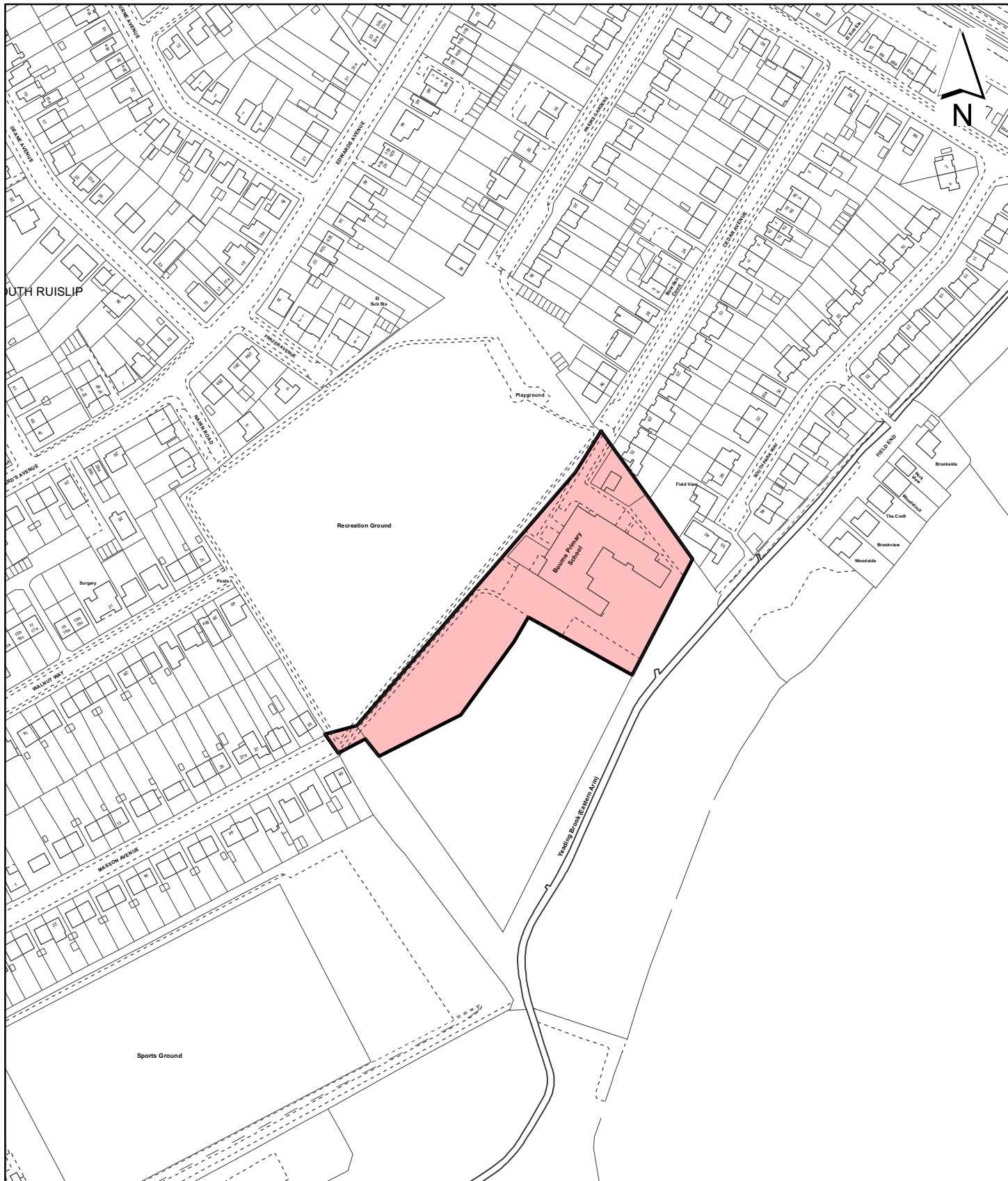
Date 13.11.2012  
Date 13.11.2012



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Scheme <i>The Bourne Primary School- Option B</i>	Date <i>November 2012</i>
Title <i>Tree Planting Plan</i>	Drawn by <i>E.J.G</i>
Scale <i>1:500 @ A2, tree planting detail 1:25</i>	Job No <i>364.12</i>
Elizabeth Greenwood C.M.L.I., F.Arbor.A 10 Knight Street, Sawbridgeworth, Herts, CM21 9AT. Tel 01279 722381 mobile 07746867402, email lzgreenwood@yahoo.co.uk	Dwg No <i>364.12.4B</i>





<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>Bourne Primary School Cedar Avenue Ruislip</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>4328/APP/2012/2892</b></p>	<p>Scale</p> <p align="center"><b>1:2,500</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North</b> Page 80</p>	<p>Date</p> <p align="center"><b>January 2013</b></p>	