



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 26 MARCH 2013

Time: 7.00 PM

Venue: COUNCIL CHAMBER
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

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

To Councillors on the Committee

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

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INVESTOR IN PEOPLE

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

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 12 February 2013
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Harefield Academy, Northwood Way, Harefield 17709/APP/2010/2844	Harefield	Erection of building to house a swimming pool and hydrotherapy pool and associated landscaping and access arrangements. Recommendation: Approval subject to a referral to the Secretary of State as a departure.	7 - 34 324 - 332
7	Glebe Primary School, Sussex Road, Ickenham 8004/APP/2012/3183	Ickenham	Demolition of existing school and erection of a new 3 form entry school including nursery together with associated hard play, Multi Use Games Area (MUGA) and parking and other associated works. Installation of temporary hard play area and classrooms during construction. Recommendation: Approval	35 – 82 333 - 358

8	Ruislip Gardens Primary School, Stafford Road, Ruislip 4183/APP/2012/3090	South Ruislip	Part demolition of the existing building, erection of a new two storey extension, re-organisation and expansion of existing car park, extension of hard play area, introduction of a drop-off/pick-up facility and associated works. Recommendation: Approval	83 – 116 359 - 389
9	South Ruislip Library, Plot B, Victoria Road, Ruislip 67080/APP/2012/2973	South Ruislip	Variation of condition 2 (i.e. changes to the approved plans involving alterations to the internal layout including the removal of the second staircase to 'Block 1' to provide a total of 15 one-bedroom and 16 two-bedroom flats) of planning permission ref. 67080/APP/2010/1420 dated 08/03/2012 (Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space). Recommendation: Approval subject to a Section 106 Agreement	117 – 140 390 - 398

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
10	Eastcote Hockey Club, Kings College Road, Ruislip 2414/APP/2012/2812	Eastcote & East Ruislip	Construction of an all-weather, sand dressed multi-purpose sports playing pitch, with associated floodlighting, fencing and car parking. Recommendation: Refusal	141 – 198 399 - 411

11	51 The Drive, Ickenham 21977/APP/2012/2194	Ickenham	Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling. Recommendation: Approval	199 – 220 412 - 433
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	Harefield Hospital, Hill End Road, Harefield 9011/APP/2012/3074	Harefield	Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping. Recommendation: Approval	221 – 230 434 - 448
13	The Old Orchard, Park Lane, Harefield 3499/APP/2012/2773	Harefield	Installation of replacement extraction plant and close boarded fence (Retrospective). Recommendation: Refusal	231 – 242 449 - 453
14	Rear of 54 Swakeleys Drive, Ickenham 53998/APP/2012/1741	Ickenham	1 x two storey 5-bedroom detached dwelling with habitable roofspace and 1 x two storey 5-bedroom detached dwelling, with associated parking and double garage and alterations to existing driveway and installation of new vehicular crossover to front. Recommendation: Approval subject to a Section 106 Agreement	243 – 266 454 - 464

Other

	Address	Ward	Description & Recommendation	Page
15	Southbourne Day Centre, 161 Elliott Avenue, Ruislip 66033/APP/2009/1060	Cavendish	Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application). Deed of Variation to S106 Agreement determined at Committee 27 th October 2010 Recommendation: Deed of variation to Section 106 Agreement	267 - 310

Part 2 - Members Only

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

16 Enforcement Report 311 - 322

17 Any Items Transferred from Part 1

18 Any Other Business in Part 2

Plans for North Planning Committee

323 - 464

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

12 February 2013

Meeting held at Civic Centre, High Street,
Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Carol Melvin John Morgan David Payne Raymond Graham</p> <p>LBH Officers Present: James Rodger – Head of Planning, Sports and Green Spaces Meghji Hirani – Planning, Contracts and Information Manager Paul Harrison – Traffic Engineer Nicole Cameron – Legal Advisor Charles Francis – Democratic Services</p> <p>Also Present: Cllr Shirley Harper O'Neill</p>	
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>	
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morgan declared a pecuniary interest in Item 9. He left the Committee Room and did not participate in the item.</p>	
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 3 and 23 January 2013 were agreed as an accurate record.</p>	
4.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
5.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda</i></p>	

	<p><i>Item 5)</i></p> <p>All items were considered in public with the exception of items 9 and 10 which were considered in private.</p>	
6.	<p>51 THE DRIVE, ICKENHAM 21977/APP/2012/2194 (Agenda Item 6)</p> <p>Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling</p> <p>Officers introduced the report and drew the Committee’s attention to the changes set out in the Addendum.</p> <p>In accordance with the Council’s constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The residents of the Drive were horrified by the report and the inaccuracies contained within the report • The officer report did not contain references to H5 of the saved Unitary Development Plan • There was no need for luxury flats in the Drive • The flats would not provide adequate amenity space • If approved, the decision would set a dangerous precedent for the area • Parking would be a problem as visitor parking would have to park on the road and cause access issues. <p>The agent spoke and raised the following points:</p> <ul style="list-style-type: none"> • Local residents were worried unduly • The design would integrate with the street scene • The design incorporated 47% planting to the front of the property which significantly exceeded the 25% requirement • If the property was not converted into flats, the plot would have been developed by someone else • The development would free up other properties locally and allow households to downsize <p>No Ward Councillors attended the meeting.</p> <p>To provide clarification, the Head of Planning read out policy H5 and confirmed that the Council was actively trying to encourage balanced communities. In relation to sitting and size, Officers confirmed that the proposal was located on a large plot and would be a larger building than the one it replaced, being 3 metres off each boundary.</p> <p>In discussing the application, Members noted that there were no other flats in the road and if approved, the development would give rise to increased vehicular movements. Members also expresses concern</p>	<p>Action by</p> <p>James Rodger & Meghji Hirani</p>

	<p>about the potential size, scale and bulk of the proposal and on this basis decided to defer a decision until a site visit had been conducted.</p> <p>It was moved and seconded that the application be deferred site visited.</p> <p>Resolved –</p> <p>That the application be deferred for a site visit.</p>	
7.	<p>42 RAISONS HILL, EASTCOTE 27718/APP/2012/2930 (<i>Agenda Item 7</i>)</p> <p>Two storey rear extension, part first floor side extension and alterations to elevations</p> <p>Officers introduced the report and drew the Committee’s attention to the changes set out in the Addendum.</p> <p>In accordance with the Council’s constitution, a representative of the petition received in objection to the application was invited to address the meeting.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • The proposal would adversely affect Raisins Hill which was in an Area of Special Local Character (ASLC), • The proposal was out of keeping with the street scene. • The proposal would lead to the loss of a garage space. • The 45 degree angle drawn on the site plan provided a wrong impression. The double storey building would cause a loss of visual amenity by virtue of over-looking which would lead to a loss of privacy. • The proposal would lead to a loss of sunlight to number 44 • There was no other detached property in the vicinity of Raisins Hill that has a complete two storey development at the back. If this was allowed it would set a precedent in the local area. <p>The agent did not attend the meeting.</p> <p>A Ward Councillor attended the meeting and the following points were raised:</p> <ul style="list-style-type: none"> • The size, scale and bulk of the proposed extension was noted. • The 45 degree angle would have a detrimental affect on surrounding properties and lead to overshadowing and a loss of privacy • To request that the application be refused or deferred for a site visit <p>Members discussed the size and scale of the proposal and concerns were expressed about its width and full height. The Committee agreed that the proposal did not appear to be subordinate to the main dwelling</p>	<p>Action by</p> <p>James Rodger & Meghji Hirani</p>

	<p>and if it were approved, the visual amenity of the proposal would detract from an area of special local character. The legal officer confirmed that visual amenity and its impact on an area of special local character were sufficient grounds to overturn the officer recommendation for approval and refuse the application.</p> <p>On being put to the vote, it was moved and seconded with 6 votes in favour, with 1 abstention, that the officer recommendation for approval be overturned and the application refused.</p> <p>Resolved –</p> <p>That the officer recommendation for approval be overturned and the application be refused with the exact wording for the refusal to be agreed by the Chairman and Labour Lead outside the meeting.</p>	
8.	<p>ASTRAL HOUSE, THE RUNWAY, RUISLIP 42570/APP/2012/2734 <i>(Agenda Item 8)</i></p> <p>Change of use from Use Class B1 (Office) to Use Class D1 (Non-residential Institutions)/D2 (Assembly and Leisure) (Resubmission)</p> <p>Officers introduced the report and drew the Committee’s attention to the changes set out in the Addendum.</p> <p>A Ward Councillor attended the meeting and the following points were made:</p> <ul style="list-style-type: none"> • Concerns were raised about the consultation process which had been undertaken by officers and further clarification was requested about how this had been conducted. • Assurance was requested about the type of worship anticipated at the site and whether there were any restrictions in place. <p>Officers advised the meeting that the consultation on the application had been undertaken for a building measuring 985m net. The application had therefore been considered as a minor application. Had the building been considered as 1,010m gross, the application would have been deemed a major application and a wider consultation undertaken. This would have included a wider ranging consultation and incorporated the uses of surrounding buildings.</p> <p>The Committee was unclear as to the potential use of the application site and requested officers to clarify what this was.</p> <p>Concerns were raised about the traffic implications that might arise from the proposed use of the development and the Committee requested officers to provide further information on proposed parking arrangements.</p> <p>It was moved and seconded that the application be deferred for further consultation and information.</p>	<p>Action by</p> <p>James Rodger & Meghji Hirani</p>

	<p>Resolved –</p> <p>That the application be deferred.</p>	
9.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p> <p>The recommendation set out in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report be agreed; with the exception of recommendation 1.5 which was withdrawn by the Head of Planning.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meghji Hirani</p>
10.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>James Rodger & Meghji Hirani</p>

	<p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer's report be agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
<p>The meeting, which commenced at 7.00 pm, closed at 8.50 pm.</p>		

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

Report of the Head of Planning & Enforcement Services

Address HAREFIELD ACADEMY NORTHWOOD WAY HAREFIELD

Development: Erection of building to house a swimming pool and hydrotherapy pool and associated landscaping and access arrangements.

LBH Ref Nos: 17709/APP/2010/2844

Drawing Nos: 1094 (0-) 03 Rev. A
1094 (0-) 01
1094 (0-) 02
1094 (0-) 04
1094 (0-) 05
1094 (0-) 06
Design and Access Statement including Policy Statement
Energy Statement
Chemical use sheet
Transport Statement
Lighting manufacturer's specification sheets
1094 (0-) 07 Rev. B
Agent's covering email dated 13/12/12
Agent's covering email dated 19/10/12

Date Plans Received:	08/12/2010	Date(s) of Amendment(s):	08/12/2010
Date Application Valid:	10/08/2012		13/12/2012
			19/10/2012
			13/08/2012

1. SUMMARY

This application seeks permission for a new detached single storey building to house a swimming pool and hydrotherapy pool on the Harefield Academy site which is located within the Green Belt. The pools would also be made available for use by the wider community.

Although the proposal does represent inappropriate development, it is considered that 'very special circumstances' have been demonstrated to justify the development.

The proposed building would be sited on the built-up part of the site, close to other buildings. The building is acceptable on design grounds and being mainly cedar clad, it would harmonise with the materials of other modern buildings on site whilst integrating with its more rural surroundings. The building is sufficiently remote from neighbouring residential properties so that their amenities would not be adversely affected. The scheme makes adequate provision for the protection and enhancement of existing landscaping. The highway impacts of the development are also acceptable, subject to an acceptable community use scheme. Energy efficiency and a sustainable urban drainage system would be secured by conditions.

Although the application has been referred to the Mayor, the GLA consider that the application does not raise any strategic issues and it does not need to be referred back to them. The application does need to be referred to the Secretary of State.

On this basis, the application is recommended for approval.

2. **RECOMMENDATION**

That delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission, subject to the following:

1. That the application be referred to the Secretary of State as a departure from the provisions of the Development Plan, in accordance with the Town and Country Planning (Consultation) (England) Direction 2009.

2. That should the Secretary of State not call in the application, the application be deferred for determination by the Head of Planning, Sport and Green Spaces under delegated powers.

3. That if the application is approved, the following conditions be attached:

1 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.

2 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 1094 (0-) 03 Rev. A, 1094 (0-) 01, 1094 (0-) 02, 1094 (0-) 04, 1094 (0-) 05, 1094 (0-) 06 and 1094 (0-) 07 Rev. B 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 (November 2012) and the London Plan (July 2011).

3 COM6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. No site clearance works or development shall be commenced until the fencing has been erected in accordance with the approved details. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.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).

6 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 Landscape Maintenance
 - 1.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 1.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
2. Schedule for Implementation
3. Other
 - 3.a Existing and proposed functional services above and below ground
 - 3.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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 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 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been 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 proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

9 NONSC Non Standard Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately:-
2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services,
3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP),
4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate).

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO2 emissions by a minimum of 25% from the baseline (step 1). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan (July 2011).

10 NONSC Non Standard Condition

The site's car parks shall be accessible to members of the community using the swimming pool outside of school hours.

Reason

To ensure adequate on site car parking in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Non Standard Condition

Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the swimming pool, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of the use of the development.

REASON

To ensure that the development accords with the terms of the application to ensure that the swimming and hydrotherapy pools are made available for use by the wider community and adequate off-street parking would be provided in accordance with Policies AM14 and R10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

Notwithstanding the details shown on Drw. Nos. 1094 (0-) 01 and 03 Rev. A, the changing facilities for use by disabled people shall be designed and built in accordance with 'Changing Places' specifications as detailed in BS 8300: 2009.

REASON:

To ensure that adequate facilities are provided to ensure an inclusive environment in accordance with Policy 7.2 of the London Plan (July 2011).

13 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

14 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

15 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority which shall also encompass the use of the swimming pool. 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 [insert desired for target(s)];
- (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.

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.

NPPF1

NPPF4

NPPF7

NPPF8

NPPF9

NPPF10

NPPF11

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.2 (2011) Improving health and addressing health inequalities

LPP 3.16 (2011) Protection and enhancement of social infrastructure

LPP 3.18 (2011) Education Facilities

LPP 3.19 (2011) Sports Facilities

LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

LPP 5.3 (2011) Sustainable design and construction

LPP 5.7 (2011) Renewable energy

LPP 5.11 (2011) Green roofs and development site environs

LPP 5.12 (2011) Flood risk management

LPP 5.13 (2011) Sustainable drainage

LPP 5.15 (2011) Water use and supplies

LPP 6.3 (2011) Assessing effects of development on transport capacity

LPP 6.9 (2011) Cycling

LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
R3	Indoor sports, leisure and entertainment facilities
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.

AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

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 I3 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 I11 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 I12 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 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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 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
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of

building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

10 158 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

11 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/publications/safeguarding.asp)

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The applicant is advised that in order to discharge condition 11, the community use scheme should be supported by highway and/or parking surveys that demonstrate that the level and timings for community use of the swimming pool would not be detrimental to highway safety.

3. CONSIDERATIONS

3.1 Site and Locality

Harefield Academy is located on the north eastern edge of Harefield village and forms a 9.75 hectare rectangular site extending from Northwood Road in the east to Rickmansworth Road in the west. The academy caters for upto 1,000 pupils from ages 11 - 18 and provides a standard curriculum whilst offering specialisms in sports, sport sciences and health on the site of the former John Penrose school. The Academy is open from 7:30 - 20:00 Mondays to Fridays and on Saturdays from 09:00 to 12:00. The main academy buildings, hardsurfacing and car parking are located towards the eastern end of the site, with the main entrance and access taken from Northwood Way to the south. Playing fields comprise the western part of the site.

Whilst the academy is visually part of the built up area of the village, surrounded

predominantly by residential development to the south and east, it is located within the Green Belt. Adjoining the site to the west and north is essentially open land, with the land to the north forming part of a Countryside Conservation Area.

The site to which this application relates forms an area to the rear (north east) of the main academy building, currently in use to provide a school mini bus parking compound, container storage and a small goal/penalty practice area. To the north west, the site is adjoined by the academy's dry training building (indoor sports building) whereas to the south east is a multi-use games area (MUGA). To the north east, this section of the academy's northern boundary is marked by mature trees and shrubs and adjoined by the extensive grounds of Roundwood House and Bluebell Cottage, with open fields beyond.

3.2 Proposed Scheme

This scheme is for a new detached single storey 'L'-shaped building which would have an overall length of 51.4m and width of 35.1m with the two limbs of the building having gently sloping mono-pitched roofs which fall from maximum roof heights of 5.3m and 4.9m on the south eastern and north western elevations respectively, to form a valley where the limbs of the building join. The building would be cedar clad between white painted rendered columns. A glazed entrance with a glass canopy would be sited on the front (south western) elevation and two cedar framed windows would be installed on the rear elevation and rooflights providing natural light.

The building would house a 25m long, 6 lane swimming pool and a separate 8.0m x 5.0m hydrotherapy pool. Separate changing, staff and plant facilities would be provided for each of the pools with seating for around 150 spectators for the main pool.

The pool would be available to the wider public outside of school hours and the hydrotherapy pool would be available for use by patient referrals from hospitals and doctor's surgeries. Access to the pool by the public would be through membership, daily charges or letting, with prices set in line with LEA prices to ensure parity. Capacity of the facility is assumed to be 20 adults at any one time. The swimming pool would be generally open between 07:00 to 22:00, with anticipated term time usage as follows:-

Pre-academy	Early swim lessons for the academy and community;
08:00 to 16:00	Academy use along with local partner schools;
16:00 to 18:00	Community use;
18:00 to 22:00	Club use

Additional staff required would comprise 1 manager, 6 to 8 pool attendants/life guards working on a shift/needs basis and 2 swimming teachers. Car and cycle parking provision would be provided by the existing academy car park and cycle parking facilities. Hardstanding and the rear access would be altered to re-provide mini-bus parking at the rear of the new building and landscaping would be re-configured.

The application is supported by the following documents:-

Design and Access Statement, including Policy Statement:

This provides the background to the proposals advising that a pool on this site formed part of the original proposals but had to be put on hold due to funding issues at the time. The site is then described and the location of other pools described. The report advises that due to poor accessibility, there is demand for a pool in Harefield. The pool will fulfill curricular obligations of the school and meet the needs of the wider community. The

hydrotherapy pool would be opened to the the community on a referral basis from hospitals and doctors surgeries. The report then goes on to describe the site selection process. The proposals and accessibility issues are described and relevant planning policies assessed. The demand and benefits of the proposed pool are assessed.

Transport Statement:

This provides an introduction to the study and describes the site and its access. Car parking usage of the site was surveyed in November 2011 and figures are presented. The proposal and the existing highway situation are then described and accident records assessed. Walking, cycling, public transport and traffic/parking impacts are assessed. The report concludes that the pool will mainly be used by the academy during school times and that the minimal additional traffic during the peak periods will not have a material impact on the local highway network. The existing car park provided at the site will be sufficient to accommodate the public use of the pool which will only occur outside academy opening times when parking demand from academy staff is significantly reduced and capacity exists.

Energy Statement:

This assesses the various energy requirements for the building and proposes the use of a number of technologies to maximise energy efficiencies.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site has been redeveloped in accordance with planning permission granted on 16/06/06 (17709/APP/2006/825) to provide a modern sports academy with educational facilities for 1,000 pupils. Community use of some of the facilities was an integral part of the planning permission.

An earlier scheme for the redevelopment of the site to provide a sports academy for 1,000 pupils, approved on 6/7/05 (17709/APP/2004/1914) was very similar to the later implemented permission in terms of the overall layout of the site, buildings and facilities proposed, but this earlier scheme also included a creche and a 723 sqm swimming pool adjoining the south-western corner of the main building. These elements were omitted from the later scheme and a sports hall originally sited to the north of the swimming pool on the western side of the main building was re-sited in place of the pool.

Following the grant of the original permission, other buildings granted permission on site include retrospective approval for 2 temporary classroom blocks, 2 temporary changing rooms and storage container on 25/08/05 (17709/APP/2005/983), a single storey detached building for use as changing rooms together with a bike shed and landscaping on 24/07/07 (17709/APP/2007/472) and a three storey building to provide accommodation for 50 boarders and 4 staff with ancillary amenity space, landscaping, car parking and biomass boiler enclosure on 18/09/09 (17709/APP/2009/624).

Permission was refused for two outdoor tennis courts with flood lights and removable dome on the open playing fields, away from the existing buildings on 30/6/10 (17709/APP/2009/2486), due to concerns over the likely permanence and impact of the dome and flood lighting on the green belt.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area. Replaced by PT1.EM2 (2012)
- PT1.C11 (2012) Community Infrastructure Provision
- PT1.C12 (2012) Leisure and Recreation
- PT1.C13 (2012) Culture
- PT1.E5 (2012) Town and Local Centres
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.

Part 2 Policies:

- NPPF1
- NPPF4
- NPPF7
- NPPF8
- NPPF9
- NPPF10
- NPPF11
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.2 (2011) Improving health and addressing health inequalities
- LPP 3.16 (2011) Protection and enhancement of social infrastructure
- LPP 3.18 (2011) Education Facilities
- LPP 3.19 (2011) Sports Facilities
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.9 (2011) Cycling
- LPP 6.10 (2011) Walking

LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
R3	Indoor sports, leisure and entertainment facilities
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces

	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-NO	Noise Supplementary Planning Document, adopted April 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th September 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

49 neighbouring properties have been consulted, two notices have been displayed on site and the application has been advertised in the local press. 1 objection has been received from a neighbouring property, which also states that the occupiers of Bluebell Cottage, an independent dwelling on site also fully endorse the concerns raised. These are:-

- (i) Plans accompanying application do not show neighbouring properties,
- (ii) Neither adjoining occupiers, the two who are arguably the most affected by the proposals were informed of Residents' Association meeting on 18/3/10 so applicant's claim in para. 6.4 of D & A Statement that there is 'overwhelming support for the scheme' is questionable,
- (iii) As this site is Green Belt, and appears there are no plans to remove site from this designation, presumption against development must be applied,
- (iv) Since 2006, significant changes have occurred on site, predicated upon its educational requirements, with substantial new buildings and facilities have been granted permission,
- (v) Current proposal yet another substantial building in the Green Belt which is not necessary to ongoing functioning of the school,
- (vi) Other swimming pools exist within reasonable distance of school and not unusual for schools to use public facilities elsewhere,
- (vii) Latest policy guidance offers strongest possible protection to Green Belts and 'very special circumstances' need to be established. Applicants rely upon social, educational and health benefits, sporting strategy of the academy, lack of alternative sites, sustainability and transport benefits. Only educational aspect could possibly constitute 'very special circumstance' and this does not justify why the facility has to be erected on the Green Belt. Very special circumstances have not been demonstrated and application should be refused,
- (viii) There are 6 pools in Hillingdon, including the recently refurbished lido pool and a 50m, 8 lane pool at the Hillingdon Sports and Leisure complex just over 4 miles from the school which is hardly a considerable distance to travel,
- (ix) The D & A Statement ignores presence of adjoining properties and garden and has no regard to the vulnerability of the north-eastern boundary which already has a hard edge which will be consolidated by the pool building, creating a physical barrier which would damage Green Belt,
- (x) Proposal will result in further loss of visual amenity from neighbouring properties as this additional building will be located very close to joint boundary
- (xi) 'Landscaping' adjacent to boundary is nothing more than overgrown scrub and weeds with a few trees that does not create a visual barrier. Previously promised evergreen screening has not been implemented,
- (xii) Building has been designed with large windows overlooking neighbouring property, reducing

privacy,

(xiii) Light spillage over neighbouring site and rural area beyond,

(xiv) Noise and activity will be exacerbated by new building. Clarification sought that windows and rooflights should be fixed shut. No information about noise from plant and machinery. Operation from 7 to 22:00 could be seven days a week throughout the year and residential amenity should be protected from any unsociable noise,

(xv) Surface water from development should not exacerbate existing flooding problems of neighbouring land associated with the school,

(xvi) Various revisions and conditions are suggested,

GLA:

The erection of a building to house a swimming pool and hydrotherapy pool, associated landscaping and access arrangements does not raise any strategic issues as the proposed built development remains within the developed portion of the site.

The Mayor of London does not need to be consulted further on this application.

TfL:

Site and Surrounding

The Harefield Academy site is bounded to the east by Northwood Road and to the south by Northwood Way. The north and west boundaries abut open land. The nearest section of Transport for London Road Network (TLRN) is the A40 Western Avenue, which lies 5.2km to the south of the site. The nearest section of the Strategic Road Network (SRN) is the A404 Rickmansworth Road located approximately 2.3km to the east of the site.

Bus route 331 operates between Ruislip Station and Belmont Road, Uxbridge, and can be accessed on Northwood Road. The nearest London Underground Station to the site is Northwood (Metropolitan Line), which is some 3.4km east of the site. The Harefield Academy site is estimated to have a poor Public Transport Accessibility Level (PTAL) of 1a, on a scale of 1-6 where 6 is most accessible.

Car Parking

The development does not propose any additional parking spaces. Users of the sports facility will use the Academy's existing car park (145 spaces) on site, which includes 6 blue badge bays. The parking proposals are therefore considered in line with the London Plan policy 6.13 'parking'.

Cycle Parking

Harefield Academy currently provides 100 cycle parking spaces on site and the applicant has committed to providing additional facilities in accordance with the draft alterations to London Plan policy 6.9 'Cycling'. For swimming pools, these require 1 cycle parking space per 10 staff and 1 per 10 visitors. The applicant considers that this equates to only 1 additional space, which is accepted by TfL, in addition to the existing provision of 100 spaces.

Buses

Given the ancillary nature of the proposed development TfL considers that any impact on the bus network will be negligible and that no mitigation is required in this respect.

Travel Plans

TfL welcomes the proposed swimming pool integration into Harefield School's existing Travel Plan. Arrangements for delivery, servicing and construction activities should be agreed between the applicant and Hillingdon Council, and secured through condition if necessary.

Community Infrastructure Levy

From the information submitted with the planning application TfL consider a CIL contribution is required from the development. Whilst TfL understand that this is an educational development, the facility will also be open to the public and therefore falls within the CIL criteria.

Summary

Overall, TfL has no objections to the proposed development.

Environment Agency:

The Environment Agency did not need to be consulted on this application.

The main flood risk issue at this site is the management of surface water run-off and ensuring that drainage from the development does not increase flood risk either on-site or elsewhere.

Surface water management good practice advice should be used to ensure sustainable surface water management is achieved as part of the development.

Sport England:

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The proposed building is located such that it is considered to accords with the following:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance and adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on site.

This being the case, Sport England does not wish to raise an objection to this application.

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

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

English Heritage (Archaeology):

The present proposals are not considered to have an affect on any significant heritage assets of archaeological interest. The playing fields adjacent the Academy were subject to an archaeological evaluation in 2005 and no remains of significance were observed.

Any requirement for archaeological assessment of this site in respect to the current application could be waived.

HAREFIELD VILLAGE CONSERVATION AREA ADVISORY PANEL:

The Panel welcomed the proposal which was subordinate to but well related to the existing Academy building and overall layout of the campus.

In addition to being an important addition to the school, it would also be very much appreciated as it would also be available to the community.

Internal Consultees

Policy and Environmental Planning

The existing planning permission allowed for a pool in a Green Belt location.

In terms of the current application, the impact on the Green Belt is not so significantly greater than the existing planning permission to warrant a refusal.

Conservation/Design Officer:

No objections are raised on conservation or design grounds to this application.

Highway Engineer:

The applicant has submitted that out of the 145 car parking spaces available on site (incl. 32 spaces within the 6 mini bus spaces, but no layout is provided of the suggested 32 spaces), there is an average spare capacity of 28 spaces at the time of peak parking demand i.e. 6pm. No parking survey information is submitted to validate the applicant's submission. The academy's opening times are 7:30am to 8pm Monday to Friday, and 9am to 12pm on Saturdays. It is reported that on street parking takes place during the academy opening/finishing times, but no information is submitted in relation to this.

The swimming pool is proposed to be open between 7am and 10pm, with the anticipated term time usage as follows:

Pre-academy Early swim lessons for the academy and community;
8am to 4pm Academy use along with local partner schools;
4pm to 6pm Community use;
6pm to 10pm Club use

In the absence of information, it is recommended that details of the hours of community use be secured by condition to minimise highway impacts.

Tree/Landscape Officer:

There are several mature trees in the belt of landscaping containing immature shrubs and trees on the strip of land along the northern boundary of the site, which is divided (by a weld mesh fence) from the rest of the site. There is also a line of immature trees within the site, which was planted as part of the approved landscaping scheme for the development of the site.

The revised scheme makes provision for the retention and protection of the mature trees and immature trees and shrubs and for supplementary tree and shrub planting in the belt of landscaping. It also involves the transplanting or replacement of the line of immature trees to facilitate the proposed development.

Subject to conditions COM8 (modified to require the implementation of the approved tree protection measures), COM9 (modified to require the implementation and maintenance of the approved landscaping scheme) and COM10, the revised application is acceptable in terms of Saved Policy BE38 and the relevant Green Belt Policy (landscaping).

Access Officer:

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

As the proposal seeks to construct a new building to house a swimming pool and hydrotherapy pool with associated changing facilities for use by the Academy and external hirers (including hospitals and organisations supporting disabled people), the enlarged changing facility shown on plan for use by disabled people should be designed to accord with 'Changing Places' specifications as detailed in BS 8300: 2009.

Conclusion:

Acceptable, subject to a suitable planning condition attached to any grant of planning permission.

SUSTAINABILITY OFFICER:

I have no objections to the proposed development subject to the following comments and conditions:

Energy

The submitted energy assessment does not show:

1. An adequate baseline describing the total energy demand (kWhr) and CO2 emissions

(KgCO₂) from a 2010 Building Regulations compliant development.

2. How the efficiency measures impact on the total kWhr and KgCO₂.

3. How the development will use renewable energy to complete the required 25% reduction in CO₂ emissions.

4. Plans showing the incorporation of renewable energy on the final scheme.

The following condition is therefore necessary:

Condition

Prior to the commencement of a development, an energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include:

1. The calculation of the energy demand and carbon dioxide emissions covered by Building Regulations and, separately.

2. Proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services,

3. Proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP),

4. Proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies (clearly shown on plans and elevations where appropriate).

The assessment shall demonstrate that the measures proposed to meet steps 2 -3 above will reduce the CO₂ emissions by a minimum of 25% from the baseline (step 1). The development shall then proceed in accordance with the approved assessment.

Reason

To ensure the development reduces its impact on climate change in accordance with Policy 5.2 of the London Plan.

Sustainability

The site is in a severely water stressed area. The development is likely to have a high potable water demand through the extensive use of showers and wash basins. It is therefore necessary to reduce the pressure on existing water demands through the following condition:

A condition to reduce water consumption should also be imposed.

Environmental Protection Officer:

The application has been examined and we have no comments to make.

S106 Officer:

I have taken a look at the following proposal and do not consider there to be any planning obligation requirements at this time. This is however dependent upon assessments by other specialists feeding into this proposal.

Please note that they may have to meet a Mayoral CIL liability however this is to be determined when assessing against criteria they may be exempt.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Green Belt Policy

The main policy issue in relation to this development is the principle of additional development within the Green Belt and its impact upon its openness.

The application site forms part of the Green Belt. The NPPF advises that the essential characteristics of Green Belts are their openness and permanence. Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "very special circumstances" will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.' At paragraph 89, the NPPF goes on to advise that the construction of new buildings should be regarded as inappropriate. Exceptions to this include appropriate facilities for outdoor sport and recreation, but not indoor facilities.

Policy 7.16 of the London Plan seeks to maintain the protection of London's Green Belt and seeks to ensure that inappropriate development in the Green Belt should not be approved except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) endorse national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Furthermore, the application site is not identified in the Local Plan as a 'Major Developed Site'; is not a site suitable for deletion from the Green Belt; and is not a damaged, derelict or degraded land site. The proposal therefore represents inappropriate development and 'very special circumstances' therefore need to be demonstrated.

Very Special Circumstances

The swimming pool was included as part of the original proposals on this site for the academy buildings (17709/APP/2004/1914), albeit with a different siting, contained within the projecting limb on the western corner of the main academy building. Although this part of the building has been constructed, it now houses a sports hall, which has been re-located from the originally proposed siting at the north western end of the building, an area which is now mainly laid to lawn. This proposal therefore does not significantly alter the overall footprint of the originally approved scheme, which was justified in terms of 'very special circumstances' as the proposed academy buildings replaced the former John Penrose School buildings on site, offered visual improvements in terms of design and landscaping and afforded significant educational benefits. Although other buildings have been added to the site since, these buildings, including their Green Belt justification, were considered on their own individual merits.

In respect of the current proposal, the applicants argue that the proposed pool was an integral part of the original permission and its provision will complete a further phase of the academy's vision and complement existing facilities at the school, fulfilling its curricular obligations, whilst satisfying the needs of the wider community and a previous community commitment on this site. Although there are public pools available, the nearest being Highgrove Pool in Ruislip, some 7.5km away and at the Hillingdon Sports and Leisure Complex at Uxbridge, some 8km away, given the lack of good quality public transport and the inconvenience of travelling, there is demand for a pool in Harefield. In support of this, the applicants refer to the GLAs 'The provision of public swimming pools and diving facilities in London', October 2008 which identifies Hillingdon as one of the worst London boroughs in terms of accessibility to swimming pools, with 68% of its residents residing over a mile or a 20 minute walk from a public swimming pool. This is compounded by the fact that many of these residents also live in areas of poor public transport accessibility, such as is the case in Harefield. The report also goes on to highlight the general demand

for additional swimming pools which are accessible to the public in the London area and that school pools are seen as a vital resource in tackling some of the demand deficit. As such, a clear case can be made for the demand for the proposal.

The applicants advise that water based sports are currently taught off site and on site provision will have benefits in the level of teaching that can be provided and efficiencies in the timetable. The facility would significantly reduce the amount of travelling by students and the wider community in visiting other swimming venues thereby enhancing sustainability benefits and credentials of the academy.

The applicants then advise that alternative non-green belt sites within Harefield were assessed, but their availability is restricted. A total of 5 sites were investigated, but these were discounted as either being too close to residential areas and more readily suited to future housing supply or were already in use to provide allotment and sports facilities. 3 sites were then considered within the academy site but the current site represents the most suitable in terms of minimising its impact on the openness of the Green Belt, reducing impacts on the site perimeter and benefiting from existing services.

The proposed pool building would be located within the built-up eastern part of the academy site. The site has minimal amenity value, mainly providing hardstanding, in use as a mini-bus compound and a penalty practice area with the more important landscaping on site being re-provided/retained. Being single storey, the proposed building would be well screened by the adjoining taller academy buildings to the south east and north west. The MUGA and its fencing to the south east would also provide more limited screening from the established residential areas to the east. To the north, this part of the northern site boundary is reasonably well landscaped, with a landscaping belt. A condition will ensure that any significant gaps in this landscaped strip are filled. Furthermore, the proposed building would be mainly timber clad, which would allow the building to harmonise with existing buildings on site and assimilate with its rural surroundings.

It is therefore considered that as the provision of a swimming pool was previously justified in terms of very special circumstances and this scheme does not significantly alter the built-up appearance of the site, the pool would afford additional education and community benefits, reduce the need to travel, whilst its impact upon the openness of the Green Belt and the adjoining Countryside Conservation Area would not be significant. It is considered that the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is outweighed by these other considerations and very special circumstances have been demonstrated.

This view is supported by the Mayor, as the GLA's letter dated 4/10/12 states that the application 'does not raise any strategic planning issues as this proposed built development remains within the developed portion of the site'. On this basis, the GLA advise that the LPA may determine the application without further referral to the GLA.

Land use and loss of recreational space

The proposal also needs to be considered in the context of Hillingdon Local Plan Policies R4, R10 and R16. Policy R4 seeks to resist the loss of recreational open space particularly if there is (or would result in) a local deficiency, while Policy R10 regards proposals for new meeting halls, buildings for education, social, community and health services as acceptable in principle subject to other policies of the Plan. Policy R16 requires proposals for facilities open to the public to have inclusive access.

The proposed building would be sited on an area of land between existing buildings which does not form part of the formally laid out sports provision on the site and would not affect the quality or usability of the existing open space. Furthermore, Sport England raise no objections to the proposal. Policy R10 is generally supportive of new education, community and health buildings and Policy R16 is considered to have been satisfied (see Section 7.12).

7.02 Density of the proposed development

Not applicable to this scheme.

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

Policy BE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seeks to protect remains of archaeological importance. English Heritage (Archaeology) advise that as the playing fields adjacent to the Academy were subject to an archaeological evaluation in 2005 when no remains of significance were observed, any requirement for archaeological assessment of this site in respect of the current application can be waived.

The application site does not form part of or is sited close to a conservation area or an area of special local character and there are no listed or locally listed buildings nearby that would be affected by this proposal.

The Council's Urban Design/Conservation Officer raises no objections to the proposal.

7.04 Airport safeguarding

The proposal does not raise any airport safeguarding issues.

7.05 Impact on the green belt

This has been dealt with in Section 7.05.

7.07 Impact on the character & appearance of the area

The proposed building would be sited well away from the road frontages to the site, largely screened by existing buildings, structures and landscaping. The bulk and scale of the building is considered acceptable and the design and choice of materials is considered appropriate in the context of the modern buildings on site. On this basis, the Council's Urban Design/Conservation Officer raises no objections to the proposal.

The impact of the proposal upon the Green Belt is considered in Section 7.05 of this report.

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seek to ensure that the design and layout of new buildings do not result in a significant loss of residential amenity due to overdominance, loss of light or loss of privacy.

The nearest residential properties to the proposed pool building would be Roundwood House and Bluebell Cottage, immediately adjoining the Harefield Academy site to the north and the residential properties on the southern side of Northwood Road, opposite the site. Although the pool building would adjoin the residential curtilage of Roundwood House/Bluebell Cottage, the proposed building would be sited towards the rear of its extensive grounds, with the nearest part of the residential building being separated from the proposed pool building by a distance of some 130m and 115m from the nearest properties opposite. These separation distances greatly exceed the 21m distance required to ensure privacy recommended by the Council's design guidance and coupled with the single storey height of the proposal, the tree and shrub belt on the northern boundary of the site and windows in the pool building being kept to a minimum and well away (over

20m) from the boundary, the proposal would have no material impact on the amenities of surrounding residential occupiers by reason of dominance, loss of sunlight or privacy.

Similarly, adjoining residential properties are sufficiently remote from the proposed building to ensure that light spillage would not affect neighbouring properties. It is also noted that the number of windows has been kept to a minimum and would be positioned away from the site boundaries. Noise issues are considered in section 7.18 of this report.

Overall, it is not considered that the proposed development would have any adverse impacts on the amenity of nearby residential occupiers.

7.09 Living conditions for future occupiers

Not applicable to this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Saved Policies UDP states that planning permission will not normally be granted for developments whose traffic generation is likely to have a detrimental impact on the free flow of traffic, pedestrian or highway safety. Policies AM14 and AM15 also apply adopted car parking standards.

The submitted Transport Statement advises that the public would utilise existing car parking facilities on site, totalling 145 spaces (including 7 accessible spaces). The Council's Highway Engineer does not raise any objection to the proposal, being satisfied that adequate spare capacity for parking would be available at the times of public use, but recommends that details of the community use and timings need to be agreed. This has been conditioned.

TfL have also commented on the application. They raise no objections to the proposal and are supportive of the pool being included within a revised travel plan which has been conditioned. Any need for additional cycle parking could also be assessed as part of this process.

7.11 Urban design, access and security

Relevant planning considerations have been addressed elsewhere within this report.

7.12 Disabled access

The Council's Access Officer has examined the proposals and advises that the scheme is generally acceptable, but that the enlarged changing facility shown on plan for use by disabled people should be designed to accord with 'Changing Places' specifications as detailed in BS 8300: 2009. This would be controlled by a recommended condition.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided when necessary.

The Council's Tree and Landscape Officer advises that there are several mature trees in the belt of landscaping containing immature shrubs and trees on the strip of land along the northern boundary of the site, which is divided (by a weld mesh fence) from the rest of the site. There is also a line of immature trees within the site, which was planted as part of the approved landscaping scheme for the development of the site.

The revised scheme makes provision for the retention and protection of the mature trees and immature trees and shrubs and for supplementary tree and shrub planting in the belt

of landscaping. It also involves the transplanting or replacement of the line of immature trees to facilitate the proposed development.

The officer advises, that subject to conditions, the scheme is acceptable.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has examined the proposals and raises no objections, although conditions are recommended to deal with energy and water usage.

7.17 Flooding or Drainage Issues

The application site is not located within a flood risk area. Surface water run-off would be managed by use of a sustainable urban drainage scheme which has been conditioned.

7.18 Noise or Air Quality Issues

The proposed swimming pool building would be sited over 100m from neighbouring properties and any noise from users of the pools would largely be contained within the building. No additional car parking is proposed with the existing parking facilities on site serving the pool which are located at the front of the site. Also, the proposed mini-bus parking at the rear of the pool building would replace an existing parking compound. As such, the proposal would be unlikely to give rise to any significant additional noise or general disturbance.

Similarly, the proposal is unlikely to give rise to any material air quality issues.

The Council's Environmental Protection Officer has examined the application and advises that it is acceptable. A condition has been added to control noise levels.

7.19 Comments on Public Consultations

In terms of the comments raised by the neighbouring occupiers, points (i) and (ii) are noted, but in as regards point (i), the relationship of neighbouring properties is described in the officer's report and impacts are fully considered. As regards points (iii) - (viii), Green Belt issues are considered in the officer's report as have points (ix) - (xiv) raising residential amenity issues. As regards point (xv), flooding of neighbouring land would be mitigated by a sustainable urban drainage system, the provision of which is controlled by condition. As regards point (xvi), all material planning issues have been considered in the report and all necessary and appropriate conditions are recommended.

7.20 Planning Obligations

Given the nature of the proposed development, the scheme does not give rise to the need for any planning obligations.

7.21 Expediency of enforcement action

There are no enforcement issues raised by this application.

7.22 Other Issues

The application does not raise any other planning issues.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposal does represent inappropriate development, but it is considered that 'very special circumstances' have been demonstrated to justify the development.

The proposed building would be sited on the built-up part of the site, close to other buildings. The building is acceptable on design grounds and being mainly cedar clad, it would harmonise with the materials of other modern buildings on site whilst integrating with its more rural surroundings. The building is sufficiently remote from neighbouring residential properties so that their amenities would not be adversely affected. The scheme makes adequate provision for the protection and enhancement of existing landscaping. The highway impacts of the development are also acceptable. Energy efficiencies and a sustainable urban drainage system would be secured by conditions.

Although the application has been referred to the Mayor, the GLA consider that the application does not raise any strategic issues and it does not need to be referred back to them. The application does need to be referred to the Secretary of State.

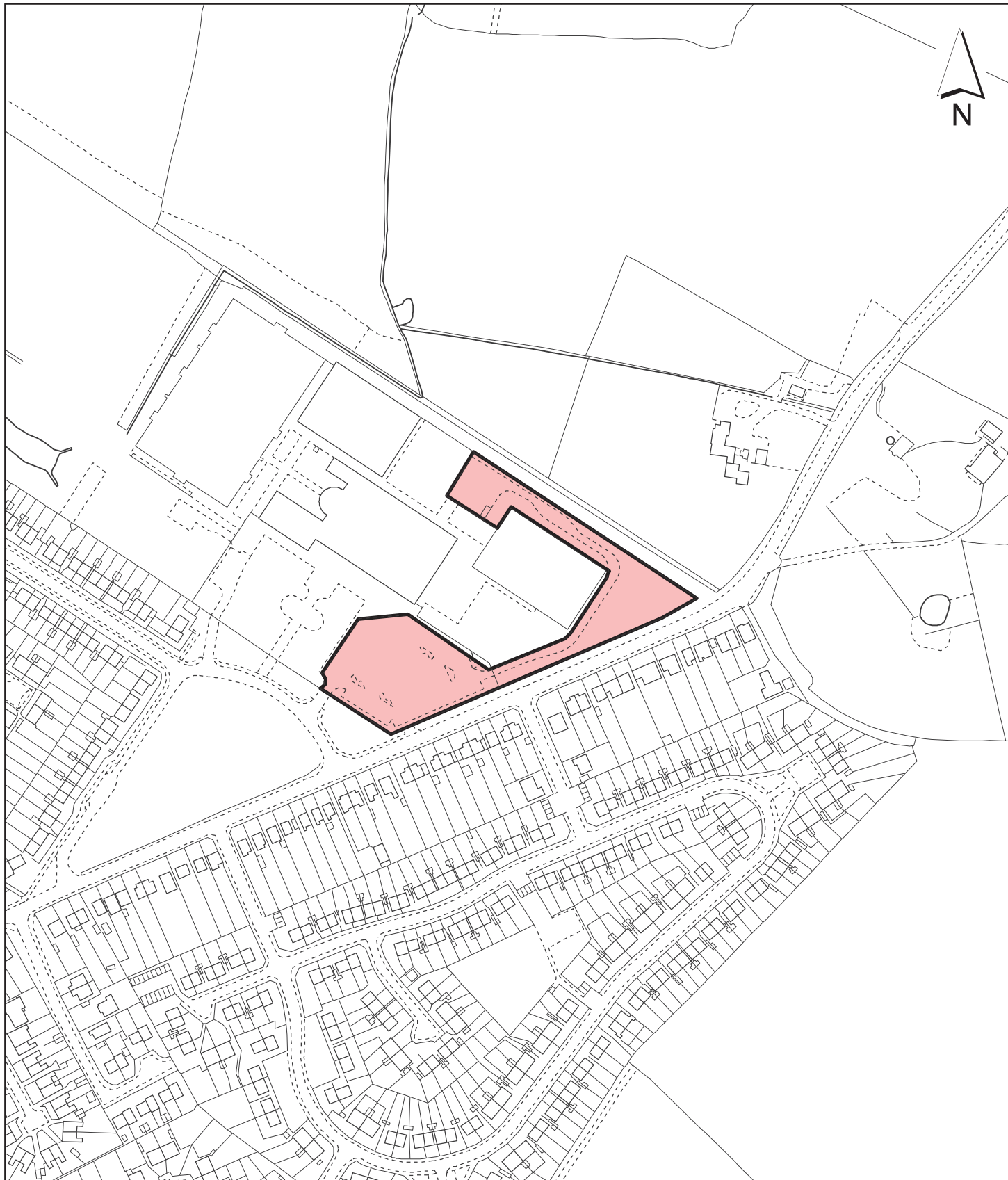
The application is recommended for approval.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan (November 2012)
HDAS: 'Accessible Hillingdon'
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Academy
Northwood Way
Harefield**

Planning Application Ref:

17709/APP/2010/2844

Planning Committee

North Page 34

Scale

1:3,000

Date

**March
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 GLEBE PRIMARY SCHOOL SUSSEX ROAD ICKENHAM

Development: Demolition of existing school and erection of a new 3 form entry school including nursery together with associated hard play, Multi Use Games Area (MUGA) and parking and other associated works. Installation of temporary hard play area and classrooms during construction.

LBH Ref Nos: 8004/APP/2012/3183

Drawing Nos:

- 8219-100-location plan
- 8219-101-extg site plan.
- 8219-A-102-Proposed Site Capacity Plan
- 8219-A-110-Prop site plan
- 8219-A-111-PropGround
- 8219-A-112-PropFirst
- 8219-A-114-Proposed Contractors Access
- 8219-A-116 Proposed landscaping
- 8219-A-117-Site and building access strategy
- 8219-A-118-PropSiteSections
- 8219-A-121-PropElevations
- 8219-A-122- Bin store elevations
- 8219-A-124-Sprinkler enclosure
- 8219-A-125-MUGA details
- 8219-A-131-PropSections
- 8219-A-150-logistics plan.
- 8219-A-151-phase1
- 8219-A-152-phase2
- 8219-A-153-phase3
- 8219-A-154-phase4
- 8219-E-001-External Lighting Plan
- 8219-E-002-External Lighting Elevs
- LO1132_DR01_P06 Drainage
- Roof plan
- WWA_1255_AL_701_TPP
- 1255_LL_101 Landscape Layout
- Planning statement
- Transport Assessment 2915_022_R028B
- 4390 Tree report
- 8219 Glebe Energy Statement rev1
- Design and Access Statement RevA
- Ground Investigation Report
- Glebe PS BREEAM_2011_Pre-Assessment_Estimator
- Flood Risk Assessment
- BRUKL Document
- BRUKL Document Part L Doc
- SITE CAPACITY PLAN-EXTG
- SUSTAINIBILITY CHECKLIST-
- Statement of Community Involvement
- Air Quality Assessment

Date Plans Received: 21/12/2012

Date(s) of Amendment(s):

Date Application Valid: 06/01/2013

1. SUMMARY

Planning permission is sought for the erection of a new primary school and nursery within the existing school site, providing a purpose built three form entry primary school for 630 pupils and a registered nursery for 90 nursery pupils (across two daily sessions). This is to replace the existing two form of entry (2 FE) school, which will be demolished upon completion of the new school, in order to create the new external hard play areas. The proposals also include relocation of the school informal hard play area, playing fields, a Multi-Use Games Area (MUGA), car parking, landscaping and associated works.

The growth in the birth rate, combined with net in-migration 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. Glebe Primary School has been identified to provide some of the additional primary forms of entry required over the next five years. Accordingly, the Council wishes to redevelop Glebe School, to provide additional places for the children of the borough.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan Policy 3.18 and Local Plan Part 2 Saved Policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. The principle of the development is considered to be acceptable.

It is considered that the proposed development would enhance the visual amenities of the school site and surrounding area. The proposal would not have any detrimental impact on the amenities of the occupiers of neighbouring residential properties and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

The proposal is considered to comply with relevant Saved UDP Local Plan Part 2 and London Plan policies and accordingly, it is the proposal is recommended for approval, subject to conditions.

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 T8 Time Limit - full planning application 3 years

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

REASON

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

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

8219-100-location plan
8219-101-extg site plan.
8219-A-102-Proposed Site Capacity Plan
8219-A-110-Prop site plan
8219-A-111-PropGround
8219-A-112-PropFirst
8219-A-114-Proposed Contractors Access
8219-A-116 Proposed landscaping
8219-A-117-Site and building access strategy
8219-A-118-PropSiteSections
8219-A-121-PropElevations
8219-A-122- Bin store elevations
8219-A-124-Sprinkler enclosure
8219-A-125-MUGA details
8219-A-131-PropSections
8219-A-150-logistics plan.
8219-A-151-phase1
8219-A-152-phase2
8219-A-153-phase3
8219-A-154-phase4
8219-E-001-External Lighting Plan
8219-E-002-External Lighting Elevs
LO1132_DR01_P06 Drainage
Roof plan
WWA_1255_AL_701_TPP
1255_LL_101 Landscape Layout
SITE CAPACITY PLAN-EXTG

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 2 - Saved UDP Policies (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:

- Design and Access Statement Rev. A
- Ground Investigation Report
- Flood Risk Assessment

- Transport Assessment 2915_022_R028B
- Arboricultural Impact Assessment;
- Sustainability Checklist;
- 8219 Glebe Energy Statement rev1
- Glebe PS BREEAM_2011_Pre-Assessment_Estimator
- BRUKL Document
- BRUKL Document Part L Doc
- Pre Breeam Assessment;
- 4390 Tree report and
- Drainage Strategy;

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 in the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

5 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Such details shall include:

- Entrance canopy details
- information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

6 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 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 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.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 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

8 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 Covered and secure Refuse Storage

2.b Covered and secure Cycle Storage for 10 bicycles and 10 scooters

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are

served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.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.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.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 Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

9 COM6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

10 COM15 Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Robert West Flood Risk Assessment 2915/022/R031 Dated Dec 12, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

ii. provide a management and maintenance plan for the lifetime of the development of

arrangements to secure the operation of the scheme throughout its lifetime.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii incorporate water saving measures and equipment.

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.

vi. a scheme for the reduction in potable water.

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

REASON

1. To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding in accordance with Policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 of the London Plan (July 2011) and the NPPF.

ii. To ensure that surface water is handled as close to its source as possible, in compliance with Policy 5.13 of the London Plan (July 2011), and

iii. To conserve water supplies in accordance with Policy 5.15 of the London Plan (July 2011).

11 NONSC Non Standard Condition

The MUGA hereby approved shall not be used between the hours of 21:00 and 08:00 Monday to Friday, before 10.00 or after 19:00 on Saturdays, before 10.00 or after 18:00 on Sundays and not at all on Bank Holidays and other Public Holidays.

REASON

In the interests of residential amenity in accordance with polices BE19, OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) dated December 2012, with reference 2915/022/R031 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

The scheme shall include a restriction in run-off and surface water storage on site as outlined in the Flood Risk Assessment.

REASON

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in compliance with Policy EM6 of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of the London Plan (July 2011) and the NPPF.

13 COM26 Ecology

Prior to the occupation of development a plan showing how the borders of the site and existing wildlife area shall be enhanced to benefit biodiversity. In addition, the plan shall also show the inclusion of bat and bird boxes, as well as habitat walls. The development

can only be occupied once the measures have been incorporated into the development.

Reason

To ensure the development delivers wildlife improvements in accordance with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

14 NONSC Non Standard Condition

Before development commences, plans and details of 2 electric vehicle charging points, serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 5.3.

15 NONSC Non Standard Condition

Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation measures to ensure the safety of children, access (vehicular and pedestrian) and the parking provision for school and contracting staff and the delivery of materials during construction. The measures shall be provided in accordance with the approved details and thereafter permanently retained.

REASON

To ensure that the construction does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

16 COM28 Visibility Splays - Pedestrian

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

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

Within 6 months of the date of this permission, a Pedestrian Environment Review (PERS) and cycle audit (including recommendations, phasing and timetable for implementation) shall be undertaken of the surrounding highway network and the results submitted to the Local Planning Authority for its approval. The recommendations of the Pedestrian Environment Review and cycle audit, including the phasing of any agreed measures shall be implemented in accordance with the approved details.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

18 NONSC Non Standard Condition

Prior to first occupation of the development hereby approved, details of pedestrian guard

rails outside the proposed pedestrian entrances to the site on Sussex Road and Vehicle Activated Signs along Glebe Avenue and adjacent to the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works which have been approved by the Local Planning Authority have been completed and shall thereafter be permanently retained.

REASON

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

19 COM29 No floodlighting

No floodlighting or other form of external lighting, including of the MUGA, shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type, hours of use and direction of light sources and intensity of illumination. The details shall also include measures to ensure lights automatically switch off when not in use. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012); and

To protect the ecological value of the area in accordance with Policy EC3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

20 B25 External Openings/Machinery (Not Shown in Plans)

Where external machinery/equipment or external openings are proposed, details of the siting and sound insulation of such works (for example, refrigeration and air conditioning, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved by the Local Planning Authority, implemented before the use hereby approved is commenced and thereafter permanently retained. The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS 4142/BS 8233.

REASON

To ensure that the use does not detract from the amenities of local residents and to comply with policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

21 RES13 Obscure Glazing

The first floor south facing secondary windows serving the proposed ICT room facing No 3 Sussex Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

22 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, route from the car park to the main entrance, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

23 COM31 Secured by Design

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

24 SUS6 Green Travel Plan

Prior to first occupation of the development hereby approved, the details of the proposed mitigation measures identified within the Transport Assessment (by Robert West, dated December 2012) are required to be included as part of the existing school Travel Plan which shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter a Travel Plan review shall be undertaken and submitted in writing to the Local Planning Authority for approval on an annual basis. The mitigation measures identified in the Transport Assessment and the Travel Plan review shall be implemented for the duration of the development.

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

25 NONSC Non Standard Condition

The applicant shall carry out a landfill gas survey in the ground at the development site. It is recommended that some of the landfill gas tests within the survey shall be taken below the proposed footprint of new school building. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any new building on the development site to the satisfaction of the Local Planning Authority.

REASON

The site investigation shows that there is made ground on that the development site. The condition is required to clarify whether or not there is any hazard due to gas migration from the made ground, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental

Protection Unit on 01895 277440

26 NONSC Non Standard Condition

The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A written method statement providing details of a remediation scheme to remove or render the contamination found in the site investigation innocuous and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(b) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(c) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON

To ensure that risks to the future users of the new school and neighbouring land are minimised and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

27 NONSC Non Standard Condition

Prior to commencement of the development/use hereby approved, details of the size, design and layout of MUGA which shall comply with Sport England's guidance, 'Artificial Surfaces for Outdoor Sport, 2012' shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The MUGA shall be constructed in accordance with the approved design and layout details.

REASON

To ensure the development is fit for purpose, subject to high quality design standards, in compliance with Policy R3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the NPPF.

28 NONSC Non Standard Condition

Prior to the occupation of the development hereby approved, an emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

29 NONSC Non Standard Condition

Prior to the occupation of the development hereby approved, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the grass pitches and artificial grass pitch by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

REASON

To ensure adequate community usage of the development, to secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport, in compliance with Policies AM2, AM7, AM14 and R3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the NPPF.

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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
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
OL5	Development proposals adjacent to the Green Belt
R10	Proposals for new meeting halls and buildings for education, social, community and health services

R9	Proposals for the use of buildings for religious and cultural purposes
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
NPPF	

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 I11 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).

5 I12 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.

6 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works 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 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.

7 119 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).

8 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).

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

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

10 I58 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

11

Advice to applicant on surface water condition:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

3. CONSIDERATIONS

3.1 Site and Locality

Glebe Primary School is a mixed two form entry (2 FE) Infant and Junior school for pupils aged between 3-11 years. It is understood that the school is not currently operating at full 2FE capacity, with a total of 370 primary school pupils and 50 nursery pupils (attending in two sessions of 25 children per day). It is understood that the school currently operates with 51 members of staff.

The school is located within a predominantly residential area, towards the east of Sussex Road. The site has an area of approximately 2.1 hectares, and is bound by Sussex Road to the west, housing fronting Glebe Avenue to the north and housing fronting Tavistock Road to the south. The eastern boundary adjacent to the school playing fields is tree lined, beyond which is open space (Ickenham Marsh), which is designated Green Belt. Further trees are sited within the north east and south west corners of the site.

The site currently comprises a flat roofed part single part 2 storey timber, concrete and brick clad 1960's building, together with a total of six temporary mobile classrooms, currently used by nursery, and junior school pupils and for reception.

Located to the west of the existing school building are the games courts and a playground. Playing fields lie to the east, while the temporary mobile classrooms are located to the north and south. The site also includes caretaker's living accommodation with access at first floor level, at the north end of the school building.

The main vehicular and pedestrian access to the school site is via Sussex Road. The vehicular access leads to a secure car park comprising 25 spaces for staff and visitors. The southern part of the site lies within Flood Zone 2, and has a PTAL rating of 2, indicating poor public transport accessibility.

3.2 Proposed Scheme

Planning permission is sought for a new primary school on the existing site, providing a purpose built three form of entry (3 FE) primary school for 630 pupils and a registered nursery for 90 nursery pupils (across two daily sessions). This is to replace the existing two form of entry (2 FE) school, which will be demolished upon completion of the new school, to make way for the new external hard play areas.

The proposed development will provide 21 new classrooms within a single new two storey flat roofed 'L' shaped building, with the main axis parallel to Sussex Road. The main block (oriented north-south) will contain the main entrance, 12 classrooms, administration and community facilities, as well as the halls, the latter being a storey and a half in height. The secondary block (oriented east-west) will accommodate an Early Years provision, including the new Nursery with secure independent access.

The proposals also incorporate the provision of a MUGA, which is to be sited at the north east corner of the school site. A wildlife habitat will be located directly to the north east of the MUGA.

On-site car parking is to be reconfigured to provide a total of 37 spaces. Two of these are to be designated disabled spaces and will be located adjacent to a disabled access path leading directly to the main entrance. Access to the car park will remain from Sussex Road.

The proposals include two areas of covered cycle and scooter storage, one located

adjacent to the main School entrance and one located by the Nursery entrance. Each are to contain space for 10 cycles and 10 scooters.

The proposals are part of the identified need to provide an additional 34.5 forms of entry across the borough by 2015. In recent years the school has experienced an increase in pupil numbers and this is set to increase in line with the borough's projected birth rates for the Educational Planning Area.

A comprehensive hard and soft landscaping scheme is incorporated as part of the proposals. This includes new and replacement trees. The Sussex Road elevation of the site will be tree lined, providing screening for the new building.

The proposed design of the surface water drainage strategy for the site is to incorporate a rainwater harvesting system with an underground tank.

The main pedestrian access point linked with the vehicle access will also remain open. The remaining two existing pedestrian access points on Sussex Road will be closed. Two new pedestrian access points will be located to the east of the main entrance, providing access to the nursery entrance. Emergency access will be taken from the existing vehicular entrance on Sussex Road.

Upon completion of the permanent building, the existing building and all temporary mobile classrooms will be removed from the site, and the area currently occupied by the main school building will be redeveloped to form the hard play areas for the new permanent school.

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

- Planning Statement

The report provides a summary of the proposals and assesses them against policy and planning guideline considerations.

- Design and Access Statement;

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

- Transport Assessment

Reviews the existing traffic and highways conditions in the area surrounding the school. It considers the impact of the expansion on the local highway network and in particular, road safety, capacity for on-street parking and junction capacity.

- Tree Report;

Tree Report by Broad Oak Tree Consultants. The report assesses the condition and value of 23 individual trees.

- Sustainability Checklist and Energy Statement

The energy statement that accompanies the application sets out that in order to reduce the carbon emission by 25% of PV panels will be required.

- Pre Breeam Assessment;

This demonstrates that at this stage of the design process, the proposals are likely to achieve a Breeam Excellent rating. The proposals have therefore been developed in a

sustainable manner.

· Drainage Strategy;

A drainage strategy has been compiled to incorporate suitable SuDS techniques to cater for the increase in flood volumes and rates of discharge of surface water run-off from the site and reduce the flood risk to the site and neighbouring sites.

· Flood Risk Assessment (FRA)

The FRA notes that the the southern part of the site lies within Flood Zone within Flood Zone 2.

· Statement of Community Involvement

A public consultation event was held at the school on the 28th June 2012 and was attended by local residents and parents at the school. An additional meeting for parents of children at the school was held on 29 June 2012.

3.3 Relevant Planning History

8004/APP/2001/2455 Glebe Primary School Sussex Road Ickenham

ERECTION OF AN ADDITIONAL MOBILE CLASSROOM UNIT

Decision: 24-04-2002 ALT

8004/APP/2006/2237 Glebe Primary School Sussex Road Ickenham

DEMOLITION OF DOUBLE MOBILE CLASSROOM UNIT AND CONSTRUCTION OF SINGLE STOREY EXTENSION TO PROVIDE 2 CLASSROOMS AND A STAFFROOM

Decision: 02-03-2012 NFA

8004/APP/2007/3885 Glebe Primary School Sussex Road Ickenham

RETENTION OF MOBILE CLASSROOM (RETROSPECTIVE APPLICATION).

Decision: 15-02-2008 Approved

8004/APP/2008/3305 Glebe Primary School Sussex Road Ickenham

ERECTION OF A NEW SINGLE STOREY RELOCATABLE CLASSROOM BLOCK CONSISTING OF TWO CLASSROOMS, ACCESSIBLE WC AND STANDARD WC, TO REPLACE EXISTING BLOCK TO NORTH SIDE OF SCHOOL

Decision: 13-01-2009 Approved

8004/APP/2011/932 Glebe Primary School Sussex Road Ickenham

Installation of temporary mobile double classroom for a period of 3 years

Decision: 02-06-2011 Approved

8004/G/82/0734 Glebe Primary School Sussex Road Ickenham

Erection of mobile classroom.

Decision: 10-08-1982 ADH

Comment on Relevant Planning History

Glebe School has a varied planning history, mainly relating to the erection and/or retention of mobile classrooms on the school site. It is noted that all of the temporary classrooms will be removed from the site to make way for the development subject to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- 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.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- 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
OL5	Development proposals adjacent to the Green Belt
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R9	Proposals for the use of buildings for religious and cultural purposes
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.7	(2011) Renewable energy
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **31st January 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 167 local owner/occupiers and the Ickenham Residents' Association. Site and press notices were also posted. Four letters of objection have been received which raise the following concerns:

1. This is a residential area which really cannot cope with the proposed increase of 300 pupils and approximately another 36 members of staff to Glebe School.
2. During the construction stage alone this will place additional pressure on the roads with the delivery of the building equipment necessary for the works to be carried out, not to mention the increase in noise.
3. Additional pupils also means additional vehicles. Again, this is going to generate considerably more noise and pollution. The roads surrounding Glebe School are not very wide and already sufficiently overloaded with parents dropping their children off at school.
4. Some parents do not park considerately and have been known to park over driveways.
5. The junction at Glebe Avenue/Long Lane is blocked-up at school peak time and really cannot cope with a further increase in traffic
5. Ickenham itself has, and still is, undergoing an increase in residential development again resulting in an increase of traffic. Long Lane and Swakeleys Road are already extremely congested and quite often gridlocked at peak times and any further development at Glebe School is only going to serve to increase this.
6. Complaining for the last 2 years, in relation to parking in Glebe Avenue and Milverton Road at school time related traffic to Glebe School. Any increase in capacity will just make matters worse.
7. There needs to be either a provision for parents to have a drop off point at the school, enforceable parking restrictions and proper enforcement officers. Failure to provide such needed restrictions will result in a child's serious injury or death. There have been a few near misses caused by excessive traffic at these times.
8. Sussex Road is on a bus route and during school pick up and drop off it is impossible for large vehicles to transverse the road. This would also be the case for emergency vehicles at these times.
9. There are only two access roads to the estate via Glebe Road and Austins Lane. These both

lead onto Long Lane, the congestion caused at these times is bad now. Any increase in capacity would make it unbearable to the residents.

10. What provisions would be made, if the building work were to go ahead, for the protection of residents? Would there be a restriction on working times? Would there be a restriction on construction traffic parking, including contractors?

(This is dealt with under separate legislation).

11. The bridges leading to the estate have a weight restriction. The roads are in a bad state of repair now, construction traffic will make it worse.

(This is not a planning matter)

ENVIRONMENT AGENCY

We have no objections to the proposed development subject to the inclusion of the of a condition outlined below. Without this condition we consider this proposal to pose an unacceptable risk to the environment.

Condition

Development shall not begin until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) dated December 2012, with reference 2915/022/R031 has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details.

The scheme shall include a restriction in run-off and surface water storage on site as outlined in the FRA.

Reason

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Advice to applicant on surface water condition:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and drainage storage tanks. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or tanks, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and

Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The application proposes the demolition of existing school and the erection of a new 3 form entry school including nursery together with associated hard play, multi use games area (MUGA) and parking and other associated works.

The proposed new school and nursery buildings are on previously developed land, not effecting playing field land or sporting provision. Sport England has no comment to make regarding these parts of the proposed development.

The proposed new hard play areas will encroach onto the grass playing field. This hard play area will be marked out with games courts. Whilst the hard play games courts do not, constitute a formal sports facility, they will be used for games and informal sport, including netball at a PE curriculum level. The hard play area infill is an area of playing field land, which is set back from the line of built form to its north and south. This infilled area is land incapable of forming a pitch or part of a pitch. The proposed hard play area is therefore considered acceptable to Sport England as it meets the following:

E3 - The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

The proposed MUGA is to be located to the north of the site on an area of grass playing field. Play equipment is currently sited in this location. The loss of usable playing field is therefore less than the size of the MUGA owing to the fact that the presence of the play equipment renders part of the site unusable for sport. The MUGA would be 27.7m x 35.3m in size and the MUGA will be fenced. The drawings submitted with the application suggest that the proposed surface type will be a type 5 3G surface.

Sport England needs to assess whether the sporting benefit of the MUGA outweighs the loss of grass playing field. This cannot be assessed without definitive detailed plans being submitted. The MUGA has scope to accord with the Sport England's playing field policy, and in particular the

exception below:

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

However, in order for this to be the case, further information is required on the specification of the MUGA. Details of the actual surface, size, courts layouts and fencing are therefore required to be submitted. Regarding the size of the MUGA, it should either be 21.35m x 36.60m, with line markings for tennis, mini tennis and netball or 18.5m x 37m 18.5m x 37m with recessed goals, rebound boards and with line markings for five-a-side football. The above matter can be dealt with by planning condition.

This being the case, Sport England raises no objection to this application, subject to the following condition(s) being attached to the decision notice (if the Council are minded to approve the application):

1. Prior to commencement of the development/use details of the size, design and layout of MUGA which shall comply with Sport England's guidance, Artificial Surfaces for Outdoor Sport, 2012 shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The MUGA shall be constructed in accordance with the approved design and layout details.

Reason: To ensure the development is fit for purpose, subject to high quality design standards.

2. Prior to the commencement of the use/development a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall include details of pricing policy, hours of use, access to the grass pitches and artificial agrees pitch by non-school users/non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.

Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport.

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

If your Authority decides not to attach the above condition(s), Sport England would wish to maintain/lodge a statutory objection to this application. Should your Authority be minded to approve this application without the above condition(s), then in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011, the application should be referred to the National Planning Casework Unit.

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

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

ICKENHAM RESIDENTS ASSOCIATION

Having studied the Glebe School application in detail, we wish to raise an objection.

The need for Glebe primary to expand from a two form entry to a three form entry is not disputed. We fully acknowledge that the Borough needs additional school places given projected population rises. We also understand that given the size and state of the school and recent nearby housing developments, Glebe is a sensible choice for expansion.

Our concerns relate to the transport assessment, and as a result the application as a whole. We do not feel that the measures proposed to mitigate the additional car traffic from several hundred additional school places are anywhere near sufficient given the current high levels of local car traffic congestion at peak hours.

We call on you to re-assess the transport assessment because Ickenham and surrounding areas simply cannot take the hundreds of additional car journeys that the school could bring. The only way for the area to accommodate so many extra journeys is for a much higher percentage of them to be made on foot and bicycle. Please re-appraise the proposed mitigation measures to take more account of the Local Plan commitments to promote walking and cycling. A key part of the re-appraisal should be serious considerations of improvements to the two Metropolitan Railway bridges near the school to make them safer. We feel that the car traffic mitigation strategy as proposed in the planning application does not address this well known local issue, and so, in our view is flawed and will only deliver a fraction of the required increase in non-car journeys to make the development sustainable.

These unsafe bridges are a clear disincentive to walking and cycling. Questionnaire responses flagged up parental concerns about safety in relation to both the width of the pavements and the speed of cars. One bridge has no pedestrian provision at all. The other, locally agreed to be more dangerous, has a pavement so narrow, that cars pass within inches of pedestrians, and parents have to walk in single file, struggling to guide their children safely.

We feel that the proposed mitigation measures are so inadequate, they fail to satisfy Local Plan Policy T1 on Accessible Local Destinations. We also have a reasonable expectation that the Council will adhere to Strategic Objective 12 in the Hillingdon Local Plan: 'Reduce the reliance on the use of the car by promoting safe and sustainable forms of transport, such as improved walking and cycling routes and encouraging travel plans'.

We are also concerned that there is a contravention of national planning policy, because we cannot find evidence of where material considerations have been presented to indicate that the policies and objectives in the Local Plan can be overridden.

The Local Plan goes on to state in paragraph 9.13:

'The Council is working with schools to introduce sustainable means of transport to and from school through engineering works, education and encouragement of walking and cycling. Schools are encouraged to prepare and implement Travel Plans to reduce congestion and improve safety'.

We strongly urge you to consider a new pedestrian footway near Ickenham Station, possibly over the embankment to the carpark below.

In addition, we urge you to strengthen the traffic mitigation measures by considering a School bus service and a possible local one-way-system near the school .

We would also like to re-assert our support for a bus route from the south of the A40 to the north.

The transport assessment also proposes changes to the sequencing of the traffic lights at

Hillingdon Circus. We ask that this be reconsidered, both to avoid exacerbating existing congestion in the area and to avoid further complication in assessing the traffic assessments for the Tesco and Morrisons planning applications.

Finally, Local Plan policy CI2 calls for opening up formal play and play community access to school facilities. We couldn't find any references in the application addressing wider community use of the new school, and call on the Council to revise the application to outline the sorts of out-of-school-hours community uses will be available.

We ask for a meeting with local planners at the earliest possible opportunity to discuss our concerns and any other local issues that have been raised during the consultation on this very important local issue.

Ward Councillor

I would expect to see reference to a green travel plan in the S106/conditions for planning permission to be granted, which the school will need to be cognised of to demonstrate a reduction of vehicular trips to the school by parents is made and sustained.

Internal Consultees

URBAN DESIGN AND CONSERVATION OFFICER

BACKGROUND: Glebe School is located within the Ickenham ward in a predominantly residential area. The site currently comprises of flat roofed single storey timber, concrete and brick clad buildings typical of the 1960s. The site also includes a number of temporary mobile class rooms. From a design point of view, the buildings on site are not considered to be of any architectural merit.

COMMENTS: There are no objections to the demolition of the existing buildings of the school. The removal of the temporary blocks and a good quality modern block to replace the existing 1960s building would be considered an improvement to the appearance of the area and the street scene.

Layout and setting: The new building will be in an 'L' shaped footprint, closer to the street frontage with landscaping along the boundary. As such there are no objections to its siting and layout.

Design and appearance: There is an attempt to break the overall bulk with use of various materials.

It is felt that the entrance canopy could be a more prominent feature of the design. The Nursery entrance could also be improved by use of colourful materials, and further details of the same should be submitted.

Conclusion: Acceptable in principle. Further information/details would be required to assess the appearance of the building. This should be conditioned.

FLOOD AND DRAINAGE OFFICER

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Robert West Flood Risk Assessment 2915/022/R031 Dated Dec 12, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide details of how the surface water strategy will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of

arrangements to secure the operation of the scheme throughout its lifetime.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

iii. incorporate water saving measures and equipment.

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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

ENVIRONMENTAL PROTECTION UNIT

I refer to your consultation of 4 January 2013 on the above application. I can provide the following comments on the contaminated land issues within the ground investigations. It does not appear as though the site had a contaminative use although on the historic maps a canal feeder ran through the school. It looks quite thin on the old maps from 1888-1915 and 1900-1949. The report above indicates it may have been filled about 1940. The investigation refers to a past desk study by DTS Consultants which was not submitted. This could be submitted to support the ground investigation although it is very briefly summarised in the site investigation.

The report will be sufficient to support the planning application. It summarises the contamination testing of six samples and details the soils present below the site. There is some made ground on the site above two types of clay. The made ground is to a depth of 1.5 metres to 2.3 metres and looks fairly inert with some wood and ash also included. The soil testing showed some elevated hydrocarbons at one location. This appears to be a lubricant oil or heavy fuel with an odour. I would anticipate this would likely be removed and perhaps we should apply a partial condition to effect the submission of the details of this work.

The made ground looks fairly inert from the logs and photos, and the consultant indicates that it is unlikely to produce gas. However there is a gap in the site investigation in that no gas monitoring was undertaken. Four boreholes / window samplers are set up for gas monitoring but this was not in the scope. I would advise some readings are taken to complete the investigation as we have new buildings. Although I do not expect gas this should be clarified as is standard practice.

No major concerns have been found but I would advise conditions to effect the removal of the oily ground and any unknown contamination (eg: canal feeder), and assess gas levels. I would also advise adding an imported soil condition. I have modified COM30 as a suggestion. You may want to use this.

Soil Import Testing Condition

All imported soils used for landscaping purposes including soils shall be clean and free of contamination. Imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON: To ensure that the users of the school development are not subject to any risks from soil

contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan.

Gas Condition

The applicant shall carry out a landfill gas survey in the ground at the development site. It is recommended that some of the landfill gas tests within the survey shall be taken below the proposed footprint of new school building. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to any new building on the development site to the satisfaction of the LPA.

REASON: The site investigation shows that there is made ground on that the development site. The condition is required to clarify whether or not there is any hazard due to gas migration from the made ground, and if there is a hazard to ensure any necessary gas remediation work is completed. Advice on this condition can be obtained from the Environmental Protection Unit on 01895 277440

Contaminated Land Condition to remove oil contamination and any unknown contamination

The development hereby permitted shall not commence until a scheme to deal with contamination has been submitted in accordance with the Supplementary Planning Guidance Document on Land Contamination and approved by the Local Planning Authority (LPA). The scheme shall include all of the following measures unless the LPA dispenses with any such requirement specifically and in writing:

(a) A written method statement providing details of a remediation scheme to remove or render the contamination found in the site investigation innocuous and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

(b) If during development works contamination not addressed in the submitted remediation scheme is identified, the updated watching brief shall be submitted and an addendum to the remediation scheme shall be agreed with the LPA prior to implementation; and

(c) All works which form part of the remediation scheme shall be completed and a comprehensive verification report shall be submitted to the Council's Environmental Protection Unit before any part of the development is occupied or brought into use unless the LPA dispenses with any such requirement specifically and in writing.

REASON: To ensure that risks to the future users of the new school and neighbouring land are minimised and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The standard Construction Informative should be attached to any planning permission.

TREE AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: This primary school site occupies a relatively flat area of approximately 2.1 hectares and is situated within a predominantly residential area to the east of Sussex Road. The site fronts onto Sussex Road on its west boundary and the open space of Ickenham Marsh (designated Green Belt) beyond the playing fields on the east boundary. To the north and south the school is bounded by the rear gardens of Glebe Avenue and Tavistock Road.

The original school building is built along a north-south axis through the site with the main playing fields to the rear, on the east side. As the school has expanded, mobile classrooms have been added to the north and south of the main building. Tree cover on the site is limited to a small group of trees on the northern boundary behind 162 and 164 Glebe Avenue, two prominent Weeping Willows near the east boundary of the playing fields and a number of trees in the south-west corner of the site. This planting has been re-inforced in recent years to provide additional screening of the

temporary / mobile classrooms which are overlooked by the Tavistock Road residents. Offsite, the school benefits from a tree-lined boundary to the east on the Green Belt land.

There are no trees on the site which are protected by Tree Preservation Order or Conservation Area designation.

PROPOSAL: The proposal is to demolish the existing school and erect a new 3 form entry school including nursery together with associated hard play, Multi Use Games Area (MUGA) and parking and other associated works. Installation of temporary hard play area and classrooms during construction.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- The Design & Access Statement sets out clear landscape objectives for the school grounds in section 3.5. This includes the provision of a high quality environment, and the benefits of visual and ecological enhancement of the school grounds, through the introduction of new planting and habitat creation.
- The submission is supported by a Tree Report by Broad Oak Tree Consultants. The report assesses the condition and value of 23 No. individual trees. The tree references can be seen on MACE drawing No.101 Rev C.
- There are no 'A' (best) category trees. 5 No.trees are considered to be 'B' quality (fair, whose retention is desirable), 15 No. are 'C' quality (poor, but could be retained due to their collective and / or screening value, as in this case) and 3 No 'R' (now referred to as 'U' in the re-issued BS5837:2012) value. These trees should be removed in the interests of good arboricultural management. There is no objection to these assessments
- The report also identifies 6 No. trees requiring safety works, of which the school should be aware. This includes the two mature Weeping Willows in the playing fields (T17 and T18) and the 3No Purple leafed / Pissard Plums (T7, T8 and T10) in the south-east corner. The recommendation for the Pissard Plums is to reduce the crowns, or remove altogether. The local planning authority would accept selective removal of these trees if the opportunity is taken to provide suitable additional / replacement tree planting.
- MACE drawing No.116 Rev G Proposed Landscaping provides a masterplan, and the general arrangement of hard and soft landscape features within the context of the new L-shaped building. This includes breaking up and softening with planting the car park in the in the north-west corner of the site, a soft (planted) edge of trees and hedges along the Sussex Road frontage and the retention and re-reinforcement of tree planting in the south-west corner.
- Wynne-Williams drawing No. 1255/LL/101 provides further illustrative detail (with indicative species). This drawing proposes new native tree and shrub planting along the southern boundary (east) and a serpentine edge of wildflowers meadows along the east boundary, wrapping around the north-east corner of the site. Approximately 16No. new trees are proposed.
- The Wynne Williams plan does not clarify the outcome of the 3No. Pissard Plums in the south-west corner. If they are to be removed, replacement planting will be required. Furthermore, many of the existing trees indicated along the east boundary are not present and should be indicated on plan as proposed trees (see MACE drawing No. 101 Rev C). Clarification is required.
- Full hard and soft landscape details are required, including planting plans, supported by schedules, specifications and management and maintenance details, by condition.
- MACE drawing No. 114 Rev C indicates the proposed access route and compound for the contractors. This drawing includes the alignment of protective fencing for the existing. Details of the protective fencing to BS5837:2012 are required, by condition.
- MACE drawing No. 125 Rev A provides plans and elevations of the MUGA. Final details and samples are required of the ball-stop fencing (< 5metres in height), by condition.
- Landscape conditions are necessary to preserve and enhance the visual amenities of the locality and to ensure that adequate facilities are provided.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions COM8, COM9 (parts 1,2,4,5 and 6) and COM10.

SUSTAINABILITY OFFICER

Comments

I have no objections to the proposed development subject to the following comments and conditions:

Energy

The development must proceed in accordance with the approved plan and submitted roof layout.

Water Consumption

No information on sustainable water consumption has been submitted. The BREEAM assessment simply says that two credits will be achieved for the water consumption category, but gives no further information. The sustainability checklist submitted is of a poor quality and the areas regarding water consumption are left blank. The borough is in a severely water stressed area with demand outstripping supply. Schools have a particularly high water demand putting further pressure on the water supplies. As a result of the situation with water consumption, all developments are required to demonstrate reductions in potable water demand, with all major developments needing to demonstrate re-use of collected water.

The following condition is therefore necessary:

Condition

Prior to the commencement of development a scheme for the reduction in potable water use including the harvesting and reuse of rainwater as well as the recycling and reuse of grey shall be submitted to and approved in writing by Local Planning Authority. The scheme shall clearly set out how collected water will be reused in areas where potable water is not required, i.e. toilet flushing and irrigation of landscaped areas. The scheme shall also demonstrate how rainwater and grey water will be collected and treated appropriately for reuse in the building to further reduce potable water demand. The development must proceed in accordance with the approved scheme.

Reason

To ensure the development reduces the pressure on potable water in accordance with Policy 5.15 of the London Plan and Policy EM8 of the London Borough of Hillingdon Local Plan Part 1.

Ecology

No ecology information has been submitted with the application, and the landscaping plan strangely does not show the whole site. The following condition is therefore necessary:

Condition

Prior to the occupation of development a plan showing how the borders of the site and existing wildlife area shall be enhanced to benefit biodiversity. In addition, the plan shall also show the inclusion of bat and bird boxes, as well as habitat walls. The development can only be occupied once the measures have been incorporated into the development.

Reason

To ensure the development delivers wildlife improvements in accordance with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

HIGHWAY ENGINEER

The development proposals are for the provision of additional classroom facilities at the existing

Glebe Primary School. The proposed expansion is expected to be completed by 2018 and will have an intake of pupils on a year on year bases until fully occupied.

As part of the development, it is proposed to expand the existing staff car park within the site to provide a total of 37 car parking spaces. There are no proposals to provide additional cycle parking facilities.

When considering the development it is noted that the local area surrounding the site is predominantly residential in use and is lightly trafficked, other than at the start and end of the school day. Furthermore, it is noted that the site is located on a bus route (U10), which has a frequency of 4-6 minutes during school peak times and operates an on demand service allowing patrons to request the bus to stop in this area.

In order to assess the development in relation to the expected impact along the adjacent highway network, a Transport Assessment(TA) has been submitted in support of the development.

The TA has undertaken an assessment of the parking demand in relation to the existing and future on street parking capacity along the adjacent highway network, which has been based on the current modal share at the school and by undertaking a parking beat survey.

The parking beat survey was undertaken along Sussex Road, Glebe Avenue, Burnham Avenue, Tavistock Road and Milverton Drive within a 5 minute walking distance of the school. From the survey, it has been identified that during the existing morning peak period there is available on street parking capacity within the surrounding area, apart from Sussex Road, adjacent to the school and Burnham Avenue. During the afternoon peak period, the highway within the surrounding area is at capacity.

When considering the increased parking demand associated with the development, it is noted that there will be available capacity within the morning perk period. However, during the afternoon peak period, the surrounding highway network will be over capacity.

Therefore, it is considered that if mitigation measures are not provided, the proposed expansion of the school would result in an increase in parking demand at drop off/pick up times. Given the existing parking demand immediately adjacent to the school, mitigation measures are therefore required to achieve null detriment.

In order to consider the increase of vehicle trips associated with the development, the TA has undertaken a capacity analyses of the signal controlled junction of Western Avenue/Long Lane and the priority junctions of Long Lane/Glebe Avenue and Long Lane Swakeleys Road for the design year 2018 and future year - 2028.

From the assessment, it has been demonstrated that all three junctions will operate at or over capacity in both the design and future years with and without development traffic assigned to the highway network.

The TA has undertaken a review of accident data along the adjacent highway within a 400m radius of the school for a five year period. This shows the area is not an accident hotspot.

When assessing the proposed cycle parking provision within the site, this has been based on the current mode share at the school, which has identified that there is currently no demand for cycle parking. However, in order to encourage cycling, an additional 10 cycle parking spaces are required be provided.

The TA has identified a number of measures to mitigate against the increase in demand for on

street parking from the dropping off/picking up of pupils and by staff and associated vehicle trips. Measures will focus on achieving an increase in the existing mode share to encourage a shift away from car usage alongside peak spreading in order to achieve null detriment above the existing demand from the school.

The proposed mitigation measures will be incorporated within the existing school Travel Plan, which will include the expansion of existing before/after school clubs, staggering school start/end times and implantation of a car sharing scheme for staff and pupils.

However, additional measures are required to be identified and included to provide a robust Travel Plan, which should include age appropriate road safety education, the operation of a walking bus, a cycle club and the promotion of public transport. As a result, an up to date Travel Plan is required be submitted and agreed in writing by the LPA and implemented before occupation of the site, which should be secured under a suitable planning condition.

Thereafter, the Travel Plan is required to be reviewed at regular intervals (at least annually) and if required, update and/or amended in order that its aims and objective are achieved. A Travel Plan review is required to be undertaken and submitted to the LPA for approval and this should be secured under a suitable planning condition/S106 Agreement.

In addition to the mitigation measures detailed above, it is proposed to increase the existing cycle time at the signal controlled junction of Western Avenue/Long Lane, in order to achieve null detriment in terms of capacity. However, as the additional traffic through the junction will be negligible and will not have a material impact, there is no requirement to alter the existing cycle time.

When considering increased pedestrian movements associated with the expansion of the school, it is noted that the main pedestrian route to the site is along Glebe Avenue. This route passes along a section of highway adjacent to Ickenham rail station that only provides a pedestrian footpath along one side of the carriageway, which is limited in width. As a result, it is recommended that a Pedestrian Environment Review (PERS) and cycle audit be undertaken to establish specific in issues relation to pedestrians and cyclists

Furthermore, it is recommended that a scheme be devised to provide footway widening and traffic calming measures along Glebe Avenue and to undertake kerb realignment at the junction of Glebe Avenue and Sussex Road.

In addition, vehicle activated signs are required to be installed along the highway adjacent to the school and along Glebe Avenue before occupation of the site.

As part of the planning consent, the development is required to provide electrical charging points within the proposed staff car parking bays, which is required to be covered through a suitable planning condition.

Finally, a condition should be imposed on the planning consent requiring a traffic management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction.

In summary, the flowing details are required to be made conditional to the planning consent;

- Submission of an updated Travel Plan to be agreed in writing by the LPA and implemented before occupation of the site and thereafter reviewed at regular intervals.
- Pedestrian Environment Review (PERS) and cycle audit to be undertaken.
- Traffic Management scheme footway widening and traffic calming measures along Glebe Avenue,

- Vehicle activated signs to be installed along Glebe Avenue and adjacent to the site,
- Provision of electric charging points,
- Provision of a management plan.

ACCESS OFFICER

Full planning permission is sought for the construction of a new purpose-built two-storey primary school for 630 pupils, and an additional 45 nursery children. The new school would replace the existing school building (which will remain in place until the new building is complete).

A total of 37 car parking spaces are proposed of which two would be accessible. Whilst the proposed provision falls below the Council's minimum 10% threshold, 2no. accessible parking bays in a primary school setting is considered to be adequate. The accessible parking bays shown on plan have been positioned closest to the new entrance, however, there appears to be no direct route from the car park to the main entrance. To access the building, it would seem that one would first be required to exit the car park via the vehicle entrance and travel back along Sussex Road. Further details in respect of the entrance access arrangements should be requested.

Automatic doors are shown on plan, which would lead into a welcome area with a general office and reception point. Details should be submitted to demonstrate that the reception point would be accessible to wheelchair users and people of short stature. The ground floor would incorporate two standard accessible toilet facilities and a hygiene facility which is shown on plan to include an H-frame track hoist. The proposed first-floor includes one accessible toilet facility which is considered to be adequate provision. The first-floor plan indicates a refuge area suitable for a single wheelchair user.

The following additional details should be requested:

1. The details submitted within the Design and Access Statement regarding level access are ambiguous as they refer also to ramped access. The new school should achieve level access from the external landscape into both the primary school and nursery element of the new building.
2. Notwithstanding the above observations on the hygiene facility, further details should be submitted to demonstrate that the provision would be designed in accordance with 'Changing Places' criterion.
3. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartment (e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: Additional details required in respect of points 1, 2 and 3 above, or it may be appropriate to attach suitable planning conditions to any grant of planning permission.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Under part 1, schedule 3, section 13 of the Education Act 1996, Local Authorities have a duty to educate children within their administrative area. The Hillingdon Primary Capital Schools Programme is part of Hillingdon Council's legal requirement to meet the educational needs of the borough. In recent years the borough, as well as the country as a whole, has seen a rise in birth rates up to 2008 and the trend has continued through 2009, 2010 and 2011. This growth in the birth rates, combined with net in migration and new large scale housing developments in the borough, has meant that there is now a

need to provide 34.5 additional primary school classrooms across the borough by 2015. This was ratified by the Council, at its Cabinet meeting in May 2010. The strategy is to provide permanent accommodation, as part of the programme to meet all existing and future needs in the period to 2015.

The Local Education Authority has undertaken a review of each of the fourteen school catchments, known as Educational Planning Areas, in terms of its educational needs and has identified schools to meet these needs having regard to the following:

- Whether they are within the statutory walking distance for pupils, this being two miles for a child under the age of eight or three miles for a child aged eight or over;
- Whether each school is of a sufficient site size for expansion (some local schools have been ruled out as the sites are too small);
- Where schools met the above criteria, those schools that are already very large and/or at which building works for expansion are already scheduled, have been excluded; and
- Consideration has been given to planning constraints and the school's operational requirements.

The Glebe School site has been chosen as a viable and appropriate location within Educational Planning Area 4 for the development of a new permanent primary school when assessed against the above criteria. The school is presently a mixed 2 FE school, however, due to the increase in birth rates and migration in to the Educational Planning Area of the school, there is a need for expansion by one form of entry, equating to an additional 21 classrooms. The proposals also look to replace all temporary accommodation on site. These classrooms, together with halls, offices and other associated spaces, are to be provided within a new two storey building arranged in an 'L' shape. A Type 5 Multi Use Games Area (MUGA) is to be provided at the northern end of the existing field in order to meet the requirements for hard play generated by the expansion in the school's capacity. Additionally, cycle and car parking capacity is to be increased. Several options were explored with regard to expanding the school and the proposed development is considered to be the most efficient use of the site.

In terms of planning policy, at the local level, Policies R9 and R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) support the principle of the redevelopment of the school and community facilities, subject to their compliance with other relevant development plan policies. In particular, the principle of providing new educational accommodation is considered acceptable, by virtue of Policy R10. This policy 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. Part A of this policy states:

"The Mayor will support the provision of early years, primary and secondary school and further and higher education facilities adequate to meet the demands of the growing and changing population and to enable greater educational choice, particularly in parts of London with poor education performance".

Part C of policy 3.18 goes on to state that:

"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."

Of further relevance is Part D which states:

"Proposals for new schools should be given positive consideration and should only be refused where there are demonstrable negative local impacts, which substantially outweigh the desirability of establishing a new school and which cannot be addressed through the appropriate use of planning conditions or obligations".

This policy recognises the need to increase educational provision and to ensure that educational establishments are capable of supporting the ever growing need for school places over the plan period.

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.

Playing Fields and Open Space

Notwithstanding the above mentioned policies, which seek to encourage educational development, it should be noted that the proposed development would result in loss of part of the playing field, albeit this would be in order to provide a multi-use games area (MUGA)/new hard play area. The MUGA is required in order to meet the hard play requirements for the 3FE school.

Paragraph 74 of the National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

Given that an element of the proposed development comprising the new Multi Use Games Area is to be sited on part of a playing field, Sport England was consulted. Sport England has considered the proposal against exception E5 of its playing field policy which states; E5 - The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

Sport England acknowledges that the proposed new school and nursery buildings are to be built on previously developed land, not effecting playing field land or sporting provision and as such, has no comment to make regarding these parts of the proposed development.

The proposed new hard play areas which will be marked out with games courts will encroach slightly onto the grass playing field. Whilst the hard play games courts do not constitute a formal sports facility, they will be used for games and informal sport, including netball at a PE curriculum level. The hard play area infills an area of playing field land which is set back from the line of built form to its north and south. This infilled area is land incapable of forming a pitch or part of a pitch. The proposed hard play area is therefore considered acceptable to Sport England, as it meets exemption criteria E3.

The proposed MUGA is to be located to the north of the site, on an area of grass playing field. Sport England notes that play equipment is currently sited in this location, which renders that part of the site unusable for sport. In addition, the loss of usable playing field is less than the size of the MUGA, owing to the presence of the play equipment.

Sport England considers that the MUGA has scope to accord with its playing field policy, and in particular the exception E5. However, in order to assess whether the sporting benefit of the MUGA outweighs the loss of grass playing field, Sport England requires definitive details of the actual surface, size, courts layouts and fencing. Sport England has stated that the above matter can be dealt with by planning condition. In this instance, Sport England has therefore raised no objection, subject to conditions requiring details of the MUGA and community use of the sporting facilities on the school site. It is therefore considered that the provision of the MUGA will enhance the sporting function of the site, for both the school and the wider community. Accordingly, no objections are raised to the principle of the development.

Loss of Residential Use

The existing school building includes caretaker's flat at first floor level, at the northern end of the school building. This residential space cannot be severed from the school site in that access is via the Glebe Primary School. Furthermore, the utilities associated with the residential accommodation are also linked to the school. As such, the caretaker's accommodation is considered to be ancillary to the main Class D1 educational use of the site. Therefore, in policy terms, it is not considered that the redevelopment would involve a loss of independent Class C3 residential floorspace. Furthermore, the need for pupil places and the provision of a new primary school are considered to be of sufficient benefit

to outweigh the loss of the ancillary residential accommodation.

Conclusion

The site does not fall within the Green Belt and has no other specific designations. As is set out in the body of this report, it is considered that subject to relevant conditions, the scheme could achieve compliance with relevant development plan policies. As such, no objection is raised to the proposal in relation to policies R9 or R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan Policy 3.18 and the aspirations of the NPPF.

7.02 Density of the proposed development

Not applicable to this application. The London Plan density guidance relates specifically to residential development.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Listed Buildings within the vicinity of the school site.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

The site is bounded by the open land of Ickenham Marsh (designated Green Belt) beyond the playing fields on the east boundary of the school. Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires development affecting the setting of the Green Belt to preserve the visual amenities of the Green Belt.

In this case, the scheme will consolidate the existing buildings on site into a single stand alone building. The proposed building would be sited further away from the site's eastern boundary with the Green Belt than the existing buildings to be demolished. It is considered that other locations within the school for the new school building would be more damaging to the openness of the adjoining Green Belt.

A Type 5 Multi Use Games Area (MUGA) is also proposed at the northern end of the existing field as part of the proposals. The MUGA would be surrounded by a fence some 3.2 metres high for most of its length, rising to 5 metres behind each goal. However, this will occupy a relatively small section of the school site and will be screened by a belt of trees from the sensitive Green Belt boundary. This will further reduce the visual impact. The remaining land adjacent to the school's eastern boundary with the Green Belt will be informal soft landscaping with tree planting and school playing pitches.

It is considered that the development has been designed to minimise impacts on the openness and visual amenity of the Green Belt, in compliance with Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.06 Environmental Impact

Contaminated Land Issues

A Ground Investigation Report dated October 2012 has been submitted in support of the application.

The Environmental Protection Unit advises that historically, it does not appear that the site has had contaminative use. However, a canal feeder ran through the school which may have been filled about 1940. The report summarises the contamination testing of six

samples and details the soils present below the site. There is some made ground 1.5 metres to 2.3 metres deep on the site above two types of clay, which appears fairly inert . However the soil testing showed some elevated hydrocarbons at one location. This contamination is likely to be removed and the Environmental Protection Unit recommend a condition to that effect. In addition, insufficient information has been provided in the site investigation to determine whether there would be gas migration from the made ground.

The Environmental Protection Unit raises no major concerns with regard to ground contamination. However, in light of the above assessment conditions are recommended to effect the removal of the oily ground and any unknown contamination (eg: canal feeder), to assess gas levels and ensure that imported soils are free from contamination. Subject to these conditions, it is considered that the proposal can be implemented without the users of the school development being subject to any risks from soil contamination, in accordance with policy OE11 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Saved UDP Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 requires new developments to incorporate appropriate landscaping proposals.

There are no objections to the demolition of the existing buildings at the school site, which are not considered to be of particular architectural merit. The removal of the temporary mobile classrooms and a good quality modern block to replace the existing 1960's building would be considered an improvement to the appearance of the area and the street scene.

In terms of the layout and setting of the new building, its footprint would be 'L' shaped and closer to the street frontage than the existing building, but with new tree planting along the boundary with Sussex Road. The block has been broken-up into sections, laid out at varying angles, to reflect the line of the Sussex Road boundary. This fragmenting of the block also helps to reduce the impact of the two-storey structure. It is considered that the proposed building would be sufficiently set back from the school's boundaries and as such, there are no objections to its siting and layout.

Although the design of the new school building is not particularly inspiring, it is considered that this could be improved by providing a more prominent entrance feature, whilst the nursery entrance could also be improved by use of colourful materials. These could be secured by conditions.

The Urban design and Conservation Officer considers the scheme acceptable in principle, subject to a materials condition and a condition detailing the proposed entrances. Subject to these conditions, it is considered that the proposal is consistent with Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1 and Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), seek to protect the amenity of neighbouring occupiers, requiring new buildings to be laid out, designed and of a scale which ensures that harm is not caused to

amenity in terms of loss of privacy, outlook and levels of sunlight and daylight.

The site is bounded by residential properties in Sussex Road, Tavistock Road and Glebe Road. The proposed building, which would have a maximum height of two-storeys, would be located closer towards the front (Sussex Road) boundary of the site than the existing building and would be screened from the street by new tree planting. The building would be located some 40 metres from the nearest property in Glebe Avenue (No.142) to the north, and 24 metres from the nearest property in Sussex Road, (No. 3) to the south. Accordingly, it is not considered that the proposed building would have a detrimental impact on residential amenity in terms of overdominance, loss of outlook or loss of light.

In terms of potential overlooking, a distance of 38 metres will be maintained between the first floor north facing windows and the boundary of the nearest property in Glebe Avenue. To the south, a distance of between 21 and 27 metres would be maintained between the south facing first floor windows and the boundary of the nearest property in Sussex Road (No. 3). As such, the proposal meets the minimum standards to prevent loss of privacy to adjoining occupiers. It is also noted that there is a belt of existing trees between the proposed building and the southern boundary, which will be enhanced as part of the proposed landscaping scheme. Notwithstanding this, it is recommended that the first floor south facing secondary windows serving the proposed ICT room be obscure glazed and non opening except at top vent level, to prevent the perception of overlooking into the garden of No 3 Sussex Road. This can be secured by condition.

With regard to the MUGA, this would be located in the north eastern corner of the school site, between 9 and 24 metres from the rear gardens of properties fronting Glebe Avenue. The drawings indicate that the MUGA fence be 3.2 metres high for most of its length, rising to 5 metres behind each goal. Given its distance from the school's northern boundary and the interveigning belt of trees and wild life habitat, it is not considered that the MUGA would have any detrimental impact on residential amenity in terms of loss of outlook.

It is noted that this area is already used as a play area and no objections are raised in principle to the MUGA in this location. However, it is recommended that conditions regarding hours of use and lighting are attached, should approval be granted, to ensure that the use of the MUGA does not have an unacceptable impact on residential amenity in terms of noise and disturbance, in compliance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved UDP Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) are concerned with traffic generation, on-site parking and access to public transport.

The planning application includes a Transport Assessment (TA), which reviews the existing traffic and highways conditions in the area surrounding the school. It considers the impact of the expansion on the local highway network and in particular, road safety, capacity for on-street parking, parking demand and junction capacity. The TA takes the site as a whole into consideration and assesses the number of pupils on the school role, and staff for each element.

Parking Demand/Provision

The proposed expansion of the school is expected to be completed by 2018 and will have an intake of pupils on a year on year bases until fully occupied. It is proposed to expand the existing staff car park within the site to provide a total of 37 car parking spaces. There are also proposals to provide additional cycle/scooter parking facilities. The proposed level of off street parking is considered adequate. However, should approval be granted, the development is required to provide electrical charging points within the proposed staff car parking bays. This can be covered through a suitable planning condition.

The Highway Engineer notes that the surrounding area is predominantly residential and is lightly trafficked, other than at the start and end of the school day. Furthermore, it is noted that the site is located on a bus route (U10), which has a frequency of 4 to 6 minutes during school peak times and operates an on demand service.

The TA has undertaken an assessment of the parking demand in relation to the existing and future on street parking capacity along the adjacent highway network. This has been based on the current modal share at the school and by undertaking a parking beat survey along surrounding roads, within a 5 minute walking distance of the school. From the survey, it has been identified that during the existing morning peak period, there is available on street parking capacity within the surrounding area, apart from Sussex Road, adjacent to the school and Burnham Avenue. During the afternoon peak period, the highway within the surrounding area is at capacity.

Therefore, the Highway Engineer considered that if mitigation measures are not provided, the proposed expansion of the school would result in an increase in parking demand at drop off/pick up times.

The TA has identified a number of measures to mitigate against the increase in demand for on street parking from the dropping off/picking up of pupils and by staff and associated vehicle trips. Measures will focus on achieving an increase in the existing mode share, to encourage a shift away from car usage along side peak spreading in order to achieve null detriment above the existing demand from the school.

The proposed mitigation measures are to be incorporated within the existing school Travel Plan, which will include the expansion of existing before/after school clubs, staggering school start/end times and implementation of a car sharing scheme for staff and pupils.

In addition, the Highway Engineer has identified additional measures to provide a robust Travel Plan, which include age appropriate road safety education, the operation of a walking bus, a cycle club and the promotion of public transport. These measures could be incorporated into the School's updated Travel Plan and be implemented before occupation of the site. This can be secured by condition.

Cycle Parking

When assessing the proposed cycle parking provision within the site, this has been based on the current mode share at the school, which has identified that there is currently no demand for cycle parking. However, in order to encourage cycling, an additional 10 cycle parking spaces are required be provided. This can be secured by condition.

Traffic Generation

The TA has undertaken a review of accident data along the highway adjacent to the school for a five year period. As a result, it is has been demonstrated that there are no

established patterns identifying specific road safety issues within the surrounding area of the school.

In order to consider the increase of vehicle trips associated with the development, the TA has undertaken a capacity analyses of the signal controlled junction of Western Avenue/Long Lane and the priority junctions of Long Lane/Glebe Avenue and Long Lane Swakeleys Road for the design year 2018 and future year 2028. From the assessment, it has been demonstrated that all three junctions will operate at, or over capacity in both the design and future years, with and without development traffic assigned to the highway network.

In addition to the mitigation measures detailed above, the submitted TA proposes to increase the existing cycle time at the signal controlled junction of Western Avenue/Long Lane, in order to achieve null detriment in terms of capacity. However, the Highway Engineer considers that as the additional traffic through the junction will be negligible and will not have a material impact, there is no requirement to alter the existing cycle time at this junction.

Pedestrian and Cycle Access/Safety

In terms of pedestrian movements associated with the expansion of the school, the main pedestrian route to the site is along Glebe Avenue. This route passes along a section of highway adjacent to Ickenham Railway Station that only provides a pedestrian footpath along one side of the carriageway, which is limited in width. As a result, it is recommended that a Pedestrian Environment Review (PERS) and cycle audit be undertaken to establish specific issues relation to pedestrians and cyclists.

Furthermore, it is recommended that a scheme be devised to provide footway widening and traffic calming measures along Glebe Avenue and to undertake kerb realignment at the junction of Glebe Avenue and Sussex Road. In addition, vehicle activated signs are required to be installed along the highway adjacent to the school and along Glebe Avenue before occupation of the site.

Finally, a condition is recommended on any planning consent, requiring a traffic management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction.

Conclusion

Overall, the Highway Engineer raises no objection to the highways and transportation aspect of the development, subject to the above issues being covered by suitable planning conditions. It is considered that the application satisfactorily addresses traffic generation, on-site parking and access issues, in compliance with Policies AM2, AM7, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design

This has been partly addressed in part 7.03 of the report. The size, scale, height and design of the proposed building is considered to be acceptable in this location and would positively contribute to the Sussex Road street scene. The modern design, articulation and use of a range of materials adds variation and interest to the building and the layout is

logical and makes best use of a relatively constrained site.

Public and private areas have also been organised to allow for zoning of facilities such as sports halls, MUGAs, ICT and library suites for community use.

Whilst the building would be visible from Sussex Road, it is not considered that it would appear as so dominant that refusal could be justified. It is considered that the proposed building would be in keeping with the character and appearance of the surrounding area and would enhance the visual amenities of the school site and street scene. Notably, no objections have been raised by the Council's Urban Design/Conservation Officer, subject to conditions regarding materials and details of entrances.

Security

The following strategies are incorporated into the design:

- 1.4 metre high anti-climb perimeter fencing with 1.8 metre high fencing in areas to be zoned off.
- Lockable gates will be provided where appropriate;
- A new CCTV system covering all entrances off Wood End Green Road;
- Appropriate zoning for site / building lock-down for out-of-hours community use;
- All specified doors and windows will be secured by design accredited;
- A new intruder alarm system to be installed throughout the school.

The Metropolitan Police Crime Prevention Officer raises no objections to the proposed security measures.

7.12 Disabled access

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

The Access Officer raises no objections to the number of accessible parking bays. However, details of the route from these bays to the entrances is are not clear. Furthermore, details of the reception point are required, to ensure they are accessible to all. The Access Officer also notes that the details submitted within the Design and Access Statement regarding level access are ambiguous, as they refer also to ramped access, but no details have been provided of this.

Generally the Access Officer raises no objections to the proposals, subject to a condition requiring the submission of the above mentioned details and a condition requiring details of an emergency evacuation plan/fire strategy. Subject to these conditions, the scheme is considered to comply with Policy R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The trees on the school grounds are not protected by Tree Preservation Order or Conservation Area

designation. Nevertheless, it is considered that they contribute to the recreational landscape and environmental quality of the site, providing screening from neighbours and spatial definition within the site. They are also considered valuable for biodiversity.

The Design & Access Statement sets out clear landscape objectives for the school grounds, including the provision of a high quality environment, and the benefits of visual and ecological enhancement of the school grounds, through the introduction of new planting and habitat creation.

The submission is supported by a Tree Report which assesses the condition and value of 23 individual trees. 3 low value trees are shown to be removed in the interests of good arboricultural management. The report also identifies 6 trees requiring safety works. This includes the two mature Weeping Willows in the playing fields and the 3 Purple leafed Plums in the south-east corner of the school site. The recommendation for the Pissard Plums is to reduce the crowns, or remove the trees altogether. No objections are raised to the removal of these trees, subject to suitable additional or replacement tree planting.

A landscaping masterplan provides the general arrangement of hard and soft landscape features within the context of the new 'L' shaped building. This includes breaking up and softening with planting the car park in the in the north-west corner of the site, a soft (planted) edge of trees and hedges along the Sussex Road frontage and the retention and re-reinforcement of tree planting in the south-west corner. New native tree and shrub planting is proposed along the southern boundary (together with a serpentine edge of wildflower meadows along the east boundary, wrapping around the north-east corner of the site. Approximately 16 new trees are proposed.

The Tree and Landscape Officer states that if the 3 plum trees in the south-west corner are to be removed, replacement planting will be required. Full hard and soft landscape details would also be required, including planting plans, supported by schedules, specifications and management and maintenance details. These can be secured by condition. In addition, details of the protective fencing could be secured by condition.

Subject to the above mentioned conditions, the Tree/Landscape Officer considers that the scheme is on the whole acceptable and in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

ECOLOGY

Local Plan Part 1 Policy EM7 seeks the provision of biodiversity improvements from all development, where feasible. Saved Policy EC2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks the promotion of nature conservation interests. Saved policy EC5 seeks the retention of features, enhancements and creation of new habitats. London Plan Policy 7.19[c] seeks ecological enhancement.

Although the trees in the school grounds may be valuable for biodiversity, the application site itself is not considered to have a high ecological value. The current use and management regime of the site as a school reduces the likely harm on protected species, as the existing environment is unlikely to provide suitable shelter or habitat for hibernating animals. However, the additional tree planting and retention of the small wildlife habitat area will contribute towards the promotion of nature conservation interests in the area, in compliance with relevant policies.

Although the submitted plans show the existing wildlife area in the northwest corner of the

school site to be retained and enhanced, no detailed ecology information has been submitted with the application. The Sustainability Officer therefore recommends a condition requiring details of how the borders of the site and existing wildlife area shall be enhanced to benefit biodiversity. In addition, the plan should also show the inclusion of bat and bird boxes, as well as habitat walls.

Subject to this condition, it is considered that the proposed development could be completed without detriment to the ecological value and biodiversity interests of this area and deliver wildlife improvements, in accordance with the NPPF, London Plan Policy 7.19 and Local Plan Part 1 Policy EM7.

7.15 Sustainable waste management

Deliveries, servicing and refuse collections currently take place on street, with refuse receptacles being transferred from a holding area located within the car park. Refuse collections are undertaken on a weekly basis. Recycling collections do not occur at the school due to vehicle weight restrictions on the local roads approaching the site.

A new secure refuse store will be located in a dedicated fenced off area adjacent to the western boundary of the new school building. All refuse, deliveries and servicing arrangements will remain as existing. Refuse collection will be undertaken on-street with the site manager taking refuse bins out, as at present. No refuse vehicles will enter the site. As such, the refuse area will provide waste and recycling storage facilities for the primary school in accordance with planning policy standards.

7.16 Renewable energy / Sustainability

Policy PT1.EM1 of Hillingdon Local Plan Part 1 requires climate change mitigation to be addressed at every stage of the development process. Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 25% target reduction in carbon dioxide emissions will be achieved, where feasible.

The applicant has submitted an Energy Statement, a Sustainability Checklist and a BREEAM 2011 (New Construction Assessment Report) to demonstrate how the London Plan objectives will be met. These documents confirm that the proposed building will achieve a 25% reduction in CO2 emissions over part L of the Building Regulations. A pre-BREEAM assessment has been included with the application, which demonstrates that at this stage of the design process, the proposals are likely to achieve a BREEAM rating of at least 'Very Good' and potentially 'Excellent'.

In addition to energy efficient building measures such as ensuring the building is well insulated, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided on the roof of the building, to provide a portion of the site's energy needs through the use of a renewable energy. The energy statement sets out that in order to comply with Part L, 255 sqm of Solar Photovoltaic Panels will be required. Furthermore, electric vehicle charging points would also be provided.

These measures would achieve a 25% reduction in carbon dioxide emissions above Part L of the Building Regulations, in compliance with London Plan requirements. Notably, the Council's Sustainability Officer has raised no objections. A condition is recommended requiring the development not be occupied until measures set out in the Energy Statement have been complied with.

In addition, as stated elsewhere in this report, a condition requiring a scheme for the

reduction of potable water, including the harvesting and reuse of rainwater, as well as the recycling and reuse of greywater is recommended.

Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed the issues relating to the mitigation and adaptation to climate change and to minimising carbon dioxide emissions, in compliance with Policies 5.2, 5.13 and 5.15 of the London Plan, Policy PT1.EM1 of Hillingdon Local Plan Part 1 and the NPPF.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. London Plan Policy 5.13 refers to Sustainable Drainage and seeks to ensure that surface water run-off is managed as close to its source as possible.

Given that the development site area exceeds 1 hectare, a full Flood Risk Assessment (FRA) has been submitted in support of this application. The FRA notes that the site is partly located within Flood Zone 2.

A drainage strategy has been compiled to incorporate suitable SUDS techniques to cater for the increase in flood volumes and rates of discharge of surface water run-off from the site and reduce the flood risk to the site and neighbouring sites. The suitability of the various SUDS techniques available is dependent on a series of factors, including the results of the site specific ground investigations. The ground investigations have determined that the use of soakaways is not an appropriate method of surface water disposal. The use of retention ponds and swale networks has also been discounted as impracticable due to the lack of available space and the excessive area they would sterilise.

The proposed surface water drainage strategy includes on-site attenuation in the form of porous paving and associated below-ground storage. It also includes a new discharge off site, to the public sewer in Sussex Road (restricted to 5 l/sec), which will provide some alleviation of flows to the adjacent Ickenham Stream. In addition, rain water harvesting systems, used to flush toilets, are to be incorporated into the scheme.

The Environment Agency raises no objections subject to the implementation of a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA). Notably the Council's Flood Risk/Drainage Officer has raised no objections, subject to conditions requiring details of sustainable water management and a scheme for the reduction in potable water. Subject to compliance with these conditions, it is considered that the scheme will have satisfactorily addressed drainage and flood related issues, in compliance with The Hillingdon Local Plan: Part 2 Policies OE7 and OE8, Policies 5.13 and 5.15 of the London Plan and the aspirations of the NPPF.

7.18 Noise or Air Quality Issues

Noise

It is not considered that the proposed development would result in any significant increase in levels of noise from the site over the existing use. Notably, the school building would be located on the opposite side of the site to the nearest residential properties and the playground and playing field would remain in a similar location as to where they are now. The MUGA, would also be located away from residential properties, would be predominantly used by the school during the day and would be no noisier than the existing use of the playground. Conditions would be attached to control its use outside

schoolhours. Accordingly, it is not considered that the development would result in a significant increase in noise which could have a detrimental impact on residential amenity. In terms of the impact of surrounding development on the school, the new building would be built to modern design standards and thus would be better insulated than the existing school.

It should be noted that the building's design must comply with the requirements of the Department for Education's Building Bulletin 93: Acoustic Design in Schools. Officers in the Council's Environmental Protection Unit have raised no objections on this basis and confirmed that there is no requirement for any conditions.

Air Quality

The site does not fall within an Air Quality Management Area. It is not considered that the proposed development would lead to such an increase in traffic to the site that it would have any significant impact on local air quality. Notably, officers in the Council's Environmental Protection Unit have raised no objections in this regard.

7.19 Comments on Public Consultations

A public consultation event was held at the school and was attended by local residents and parents at the school. Ward Councillors have been kept informed of the proposals during the pre-application process. The comments raised by objectors have been addressed in the report, or have been covered by conditions/informatives.

7.20 Planning Obligations

Not applicable to this development as matters can be dealt with by condition. 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 relevant in this case.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The application proposes a new three form entry primary and nursery school replacing the two form primary school and nursery currently located at the school site. The proposal also includes a new MUGA and associated works. The proposed development will address the shortfall in pupil places in the Education Planning Area over the next five years.

The principle of the provision of additional school places through the expansion of the existing school site is in accordance with national, regional and local planning policy. The provision of the MUGA is considered to be of significant benefit to the school and local community, which outweighs the loss of part of a playing field. Furthermore the existing functional capacity of the existing playing fields is not adversely affected. The site does not fall within the Green Belt and has no other specific designations. Accordingly, no objections are raised to the principle of the development.

The proposed development is considered to enhance the visual amenities of the school site and the Sussex Road street scene and would be in keeping with the character and appearance of the surrounding area. A comprehensive approach to landscaping and tree protection has been provided. In addition, the scheme would not have any significant detrimental impact on the amenity of the nearest residential occupants, subject to conditions.

The proposals will not increase surface water runoff, through the incorporation of sustainable drainage techniques. The proposals will also provide an energy efficient building, reducing its CO2 emissions in line with London Plan Policy, by through the incorporation of photovoltaic panels. It has also been demonstrated that the proposals are likely to achieve a Breeam rating of Excellent.

It is anticipated that the proposals will result in an increase in traffic. However, all junctions have been assessed as having the ability to operate effectively, subject to the implementation of a School Travel Plan. As such, the development would not result in such an increase in traffic or parking demand that would result in an unacceptable impact on the surrounding road network. Approval is recommended accordingly.

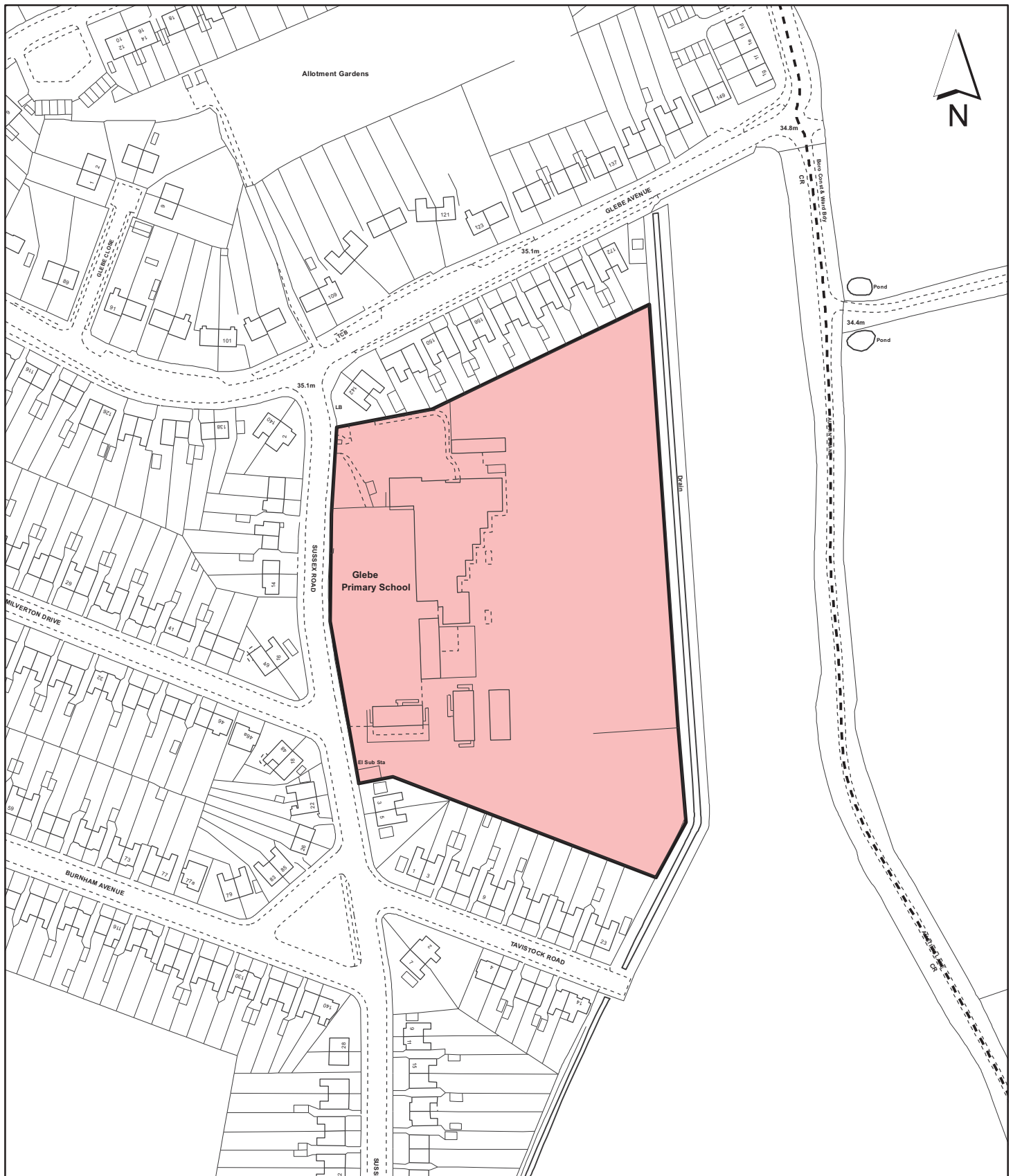
11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2011
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
National Planning Policy Framework (NPPF)

Sport England's policy statement 'A Sporting Future for the Playing Fields of England'
The Ministerial Statement 'Planning for Schools Development'
The Greater London Authority Sustainable Design and Construction (2006)
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)
Hillingdon Supplementary Planning Document: Residential Layouts

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Glebe Primary School
Sussex Road
Ickenham**

Planning Application Ref:

8004/APP/2012/3183

Planning Committee

North Page 82

Scale

1:2,000

Date

**March
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	RUISLIP GARDENS PRIMARY SCHOOL STAFFORD ROAD RUISLIP
Development:	Part demolition of the existing building, erection of a new two storey extension, re-organisation and expansion of existing car park, extension of hard play area, introduction of a drop-off/pick-up facility and associated works.
LBH Ref Nos:	4183/APP/2012/3090
Drawing Nos:	8228/A/100 Rev. P3 (Site Location Plan) 8228/A/101 Rev.P3 (Existing Site Plan Showing Demolition) 8228/A/102 Rev.P3 (Existing Ground Floor Plan) 8228/A/103 Rev.P3 (Existing First Floor Plan) 8228/A/104 Rev.P3 (Existing Roof Plan) 8228/A/112 Rev.P12 (Proposed Site Plan) 8228/A/113 Rev.P13 (Ground Floor Plan Proposed) 8228/A/114 Rev.P10 (First Floor Plan Proposed) 8228/A/115 Rev.P4 (Roof Plan Proposed) 8228/A/120 Rev.P5 (Logistics & Phasing Plan) 8228/A/121 Rev.P5 (Logistics & Phasing Plan) 8228/A/123 Rev.P7 (Proposed Elevations) 8228/A/124 Rev.P5 (Proposed Sections) 8228/A/128 Rev.P4 (Proposed West Elevation) 8228/A/139 Rev.P1 (Proposed Refuse Enclosure) 8228/A/141 Rev.P2 (Proposed Fire Strategy Sheet 1) 8228/A/142 Rev.P2 (Proposed Fire Strategy Sheet 2) 8228/A/143 Rev.P2 (Proposed Fire Strategy Sheet 3) 8228/A/144 Rev.P3 (Site & Building Access Strategy) 8228/A/150 Rev.P1 (Existing Sections) 8228/A/151 Rev.P1 (Existing Elevations) 8228/A/152 Rev.P1 (Existing Elevations) 8228/A/153 Rev.P1 (Existing Elevations) 8228/E/002 Rev.B (Electrical Services) OS 483-12.1 Rev.D (Tree Retention & Removal Plan) OS 483-12.2 Rev.D (Tree Protection Plan) 1241/LL/101 Rev.F (Landscape Layout) 1241/LP/301 Rev.B (Planting Plan) 2915/015/086 2915/015/087 2915/015/088 2915/015/089 8228/A/SK10 Rev.P (Distances & DDA Toilets) 8228/A/SK09 Rev.P (Distances & DDA Toilets) Design & Access Statement prepared by Mace dated December 2012 Planning Statement prepared by Montagu Evans dated December 2012 Statement of Community Involvement prepared by Montagu Evans dated December 2012 Transport Assessment prepared by Robert West dated December 2012 (ref: 2915/022/R027B) Level 2 Flood Risk Assessment prepared by Robert West dated December 2012 (ref: 2915/022/R030)

Sustainability Checklist
Energy Statement dated November 2012 Rev.01
Arboricultural Impact Assessment prepared by Open Spaces dated
February 2013
Validation and Calibration of Traffic Models provided by Robert West
Traffic Flow Diagrams provided by Robert West
WC specification

Date Plans Received:	12/12/2012	Date(s) of Amendment(s):	18/12/2013
Date Application Valid:	18/12/2012		15/02/2013
			31/01/2013

1. SUMMARY

This application seeks full planning permission for the expansion of Ruislip Gardens Primary School in Ruislip, through the part demolition of the school's single-storey southern most wing and its replacement with a two-storey extension; the reorganisation and expansion of the existing car park; extension of hard play space; the provision of a drop-off/pick-up facility at the front of the school site; landscaping; and ancillary development.

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 Ruislip Gardens Primary School from two forms of entry to three forms of entry to provide additional places for the children of the borough. The new school will provide capacity for a total of up to approximately 630 pupils, up to 92 nursery aged children (split into two sessions) and approximately 130 staff.

The proposal fully complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and Local Plan: Part 2 policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, Sport England have confirmed that there would be no significant loss of usable playing field as a result of the proposals and, as such, no objections have been raised in this respect.

It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential properties and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal 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

Development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 8228/A/100 Rev.P3, 8228/A/101 Rev.P3, 8228/A/102 Rev.P3, 8228/A/103 Rev.P3, 8228/A/104 Rev.P3, 8228/A/112 Rev.P12, 8228/A/113 Rev.P13, 8228/A/114 Rev.P10, 8228/A/115 Rev.P4, 8228/A/120 Rev.P5, 8228/A/121 Rev.P5, 8228/A/123 Rev.P7, 8228/A/124 Rev.P5, 8228/A/128 Rev.P4, 8228/A/139 Rev.P1, 8228/A/141 Rev.P2, 8228/A/142 Rev.P2, 8228/A/143 Rev.P2, 8228/A/144 Rev.P3, 8228/A/150 Rev.P1, 8228/A/151 Rev.P1, 8228/A/152 Rev.P1, 8228/A/153 Rev.P1, 8228/E/002 Rev.B, OS 483-12.1 Rev.D, OS 483-12.2 REv.D, 1241/LL/101 Rev.F, 1241/LP/301 Re.B, 2915/015/086, 2915/015/087, 2915/015/088, 2915/015/089, 8228/A/SK10 Rev.P and 8228/A/SK09 Rev.P, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the London Plan (July 2011).

4 COM5 General compliance with supporting documentation

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

Reduction in energy use and renewable technology installation [Sustainability Checklist, Energy Statement dated November 2012 Rev.01]

SUDS [Level 2 Flood Risk Assessment prepared by Robert West dated December 2012]

Fully accessible development [Design and Access Statement prepared by Mace dated December 2012]

Highway Mitigation Measures [Transport Assessment prepared by Robert West dated December 2012]

Landscaping [Arboricultural Impact Assessment prepared by Open Spaces dated February 2013]

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 OE1, OE8, R16, AM2, AM9, AM7 and AM13 of the Hillingdon Local Plan: Part 2, and policies 3.1, 3.8 and Chapter 6 of the London Plan (2011).

5 COM7 Materials (Submission)

Within 3 months of the date of this consent details of all materials and external surfaces, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part 2.

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 2.

7 COM9 Landscaping (including refuse/cycle storage)

Within 3 months of the date of this consent a landscape scheme shall be 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 Refuse Storage
 - 2.b Storage racks/pods for 20 scooters
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seedling within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.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 (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

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 Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, hours of illumination and intensity of illumination.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 of the Hillingdon Unitary Development Plan; and
To protect the ecological value of the area in accordance with Policy EC3.

11 SUS6 Green Travel Plan

Prior to the first occupation of the development hereby approved, the details of the proposed mitigation measures identified within the Transport Assessment (ref: 2915/022/R014C), including expansion of the existing breakfast/after school clubs, staggering of the start/end school times, implementation of car sharing initiatives and the promotion of walking and cycling initiatives, shall have been submitted to and approved in writing by the Local Planning Authority as part of the school's revised Travel Plan. Thereafter a Travel Plan review shall be undertaken and submitted in writing to the Local Planning Authority for approval annually. The mitigation measures identified in the Transport Assessment and the Travel Plan review shall be implemented for the duration of the development.

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.

12 NONSC Fire Evacuation Plan

Prior to the first occupation of the development hereby approved a comprehensive fire emergency plan that demonstrates how disabled people will be safeguarded from fire and enabled to evacuate the building shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and AM16 of the Hillingdon Local Plan: Part 2 and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

13 NONSC Environment Agency condition

Within three months of the date of this consent the following information shall be provided to and approved in writing by the Local Planning Authority:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths.
- g) Methods to minimise the use of potable water, such as incorporation of water saving measures and equipment; provision of water collection facilities to capture excess rainwater; and measures to show how rain and grey water will be recycled and reused in the development.

The scheme shall ensure the onsite drainage meets the details set out in the FRA, document reference 2915/022/R030 dated December 2012. This includes a restriction in run-off to Greenfield rates of 5 l/s and surface water storage on site. The Sustainable Drainage Systems as detailed within Appendix H of the FRA must be used on site. This includes the use of lined porous paving and underground attenuation tanks.

REASON:

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity, in accordance with policies OE7 and OE8 of the Hillingdon Local Plan: Part 2.

14 NONSC Traffic Management Plan

Prior to the commencement of development a traffic management plan shall be submitted to and approved in writing by the Local Planning Authority. This shall provide details in relation to measures to ensure the safety of children, access (vehicular and pedestrian) and the parking provision for school and contracting staff and the delivery of materials during construction.

REASON

To ensure that the construction does not have an unacceptable impact on residential amenity and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

15 NONSC Highway mitigation measures

Within 3 months of the date of this consent full details of the proposed physical highway mitigation measures, as detailed in the approved Transport Assessment by Robert West dated December 2012 (ref: 2915/022/R027B), including any alterations to existing road

markings outside the school, provision of single yellow lines opposite Sidmouth Drive and the provision of a school crossing facility, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented prior to first occupation of the approved development.

REASON

To ease congestion along Stafford Road and in the surrounding area and in the interests of highway and pedestrian safety in accordance with policies AM2 and AM7 of the Hillingdon Local Plan: Part 2.

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.

BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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
R4	Proposals that would involve the loss of recreational open space
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.

AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

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 I3 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 I11 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 I12 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 I15 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control

of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-

A. Demolition and construction works 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 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
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

10 158 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please contact: Mr Peter Sale, Chief Executive Officer, Hillingdon Training Ltd: contact details - c/o Hillingdon Training Ltd, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE Tel: 01895 671 976 email: petersale@hillingdontraining.co.uk

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The Council's Access Officer has provided the following advice:

- a) The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.
- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction

loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

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You are advised that the approved scheme should employ lights that automatically turn off when rooms are not in use.

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Gardens Primary School occupies an approximately 4.3 hectare roughly triangular shaped plot located on the west side of Stafford Road in Ruislip. The site comprises the main school building, a predominantly two-storey brick built building with a taller, three storey equivalent tower, and single-storey elements to the rear, which is located towards the front (east) of the site; playground, located to the rear of the building; playing fields; and associated facilities. Access is via Stafford Road and limited car parking is located at the front of the site.

The application site itself comprises an area of approximately 2.5 hectares, which accommodates the entire built up area of the site and part of the playing field.

The school lies on the edge of a predominantly residential area. It is bounded to the north by the London Underground Central Line railway line; to the south west by open space; and to the west by Stafford Road and residential properties. A private nursery is located adjacent to the southern end of the building.

The entire school site falls within the development area as designated in the Hillingdon Local Plan. The existing school building is locally listed. The adjoining land to the south west falls within the Green Belt and is designated as a Countryside Conservation Area.

3.2 Proposed Scheme

This application seeks full planning permission for the part demolition of the existing school's single-storey southern wing, and the erection of a two-storey extension to accommodate additional classrooms; the creation of a new drop-off/pick-up facility at the front of the site; the reorganisation and expansion of the existing car park; extension of the existing hard play area; and ancillary development. Some reconfiguration of space within the existing building would also take place.

The proposed extension, which would be attached to the existing building's southern wing, and would require the part demolition of the existing single-storey wing, would comprise six classrooms, WC facilities, circulation space and ancillary facilities. It would predominantly be two-storey, finished with a flat roof. However, the western most end of the extension would be single-storey.

The south west corner of the playground would be extended to the west, onto an area of playing field which currently accommodates play equipment and two trees. The play equipment would be reprovided to the west of the existing playground.

A new drop-off/pick-up facility would be created at the front (east) of the site for parents

driving their children to school. The applicant has advised that this would be a managed facility which would help to ease short-term parking demand along Stafford Road.

The schools existing car park would be reconfigured and expanded to provide a total of 55 car parking spaces, including three disability standard spaces, for staff and visitors only. This represents an increase of 28 spaces. A pedestrian access route would be provided around the car park to give pupils access to and from the playground at the start and end of the school day.

Storage for the parking of 20 scooters and enlarged refuse storage facilities would be provided towards the front of the site. The existing cycle storage facilities, which accommodate up to 46 bicycles, would be retained, although they would be relocated towards the front of the school site.

New tree planting and landscaping would take place at the front of the site, along the boundary to the rear of properties in Stafford Road and to the south west of the playground.

3.3 Relevant Planning History

4183/APP/2004/1902 Ruislip Gardens School Stafford Road Ruislip
ERECTION OF A SINGLE STOREY BUILDING ON PLAYING FIELD FOR USE AS A
CHANGING ROOM

Decision: 06-09-2004 Approved

4183/APP/2010/1325 Ruislip Gardens Primary School Stafford Road Ruislip
Replacement canopy to rear.

Decision: 16-08-2010 Approved

4183/E/79/1371 Ruislip Gardens Primary School Stafford Road Ruislip
Educational dev. - 721sq.m. (Full)(P)

Decision: 27-12-1979 ADH

4183/S/99/1342 Ruislip Gardens School Stafford Road Ruislip
Erection of a single storey rear extension to form new classroom

Decision: 08-10-1999 Approved

Comment on Relevant Planning History

The site has an extensive planning history as summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework

Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

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.EM4 (2012) Open Space and Informal Recreation
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- BE8 Planning applications for alteration or extension of listed buildings
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- 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
- R4 Proposals that would involve the loss of recreational open space
- 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.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people

- with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th January 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 54 local owner/occupiers, the South Ruislip Residents' Association and the Ruislip Gardens Residents' Association. Site and press notices were also posted. Six letters of objection and two letters of support have been received.

The letters of objection raise the following concerns:

- i) Residents are often blocked in and given abuse by parents dropping off/picking up children at the school. Some parents even park on residents' drives and leave their cars there.
- ii) People start arriving for the football club on Sundays from 9am. If the gates aren't open they play football in front of the houses, screaming and using bad language. This goes on to 4pm. It also causes parking problems for residents and their visitors.
- iii) Access for emergency services is restricted.
- iv) If an event is held at the school residents are unable to move.
- v) Vandals climb lampposts and trees, pulling off branches while their parents watch.
- vi) The drop-off and pick-up point won't work as children finish at different times and this will cause queues the length of the estate.
- vii) The Planning Committee deliberately obstructs negative input into the scheme.
- viii) Overflow children from outside the area will attend the school, increasing the population of the area and reducing the recreational facilities.
- ix) Loss of landscaping in front of the school is uninspiring for children who will see increased tarmac.
- x) The road system is inadequate.
- xi) The facility should be built on the green space along Bridgewater Road, near the Central Line.
- xii) Impact on local sewers.
- xiii) People should be discouraged from moving to the borough and encouraged to move to other parts of the country where there is less pressure on local infrastructure.
- xiv) The Government is trying to destroy the education of the country.
- xv) Disabled residents who find it difficult to walk have to park further down the road because of parents parking inconsiderately.
- xvi) Cycling to school won't be popular, especially if parents have more than one child and no other transport links are implemented.
- xvii) There is an inordinate amount of traffic leading off West End Road and commuters already use surrounding roads for parking. HS2 will also cause more traffic problems, as has the building of Ruislip High School.
- xviii) Roads on the estate are often at gridlock.

- ix) Additional traffic at entrance to estate.
- xx) Increase in pollution.
- xxi) Impact on construction traffic.
- xxii) Inadequate consultation.

The letters of support make the following comments:

- i) This is a necessary expansion. The birth rate has risen in recent years, so the school will face demand for more spaces sooner or later.
- ii) Currently the school car park is not big enough and there is insufficient space outside the school for most parents who drive cars to pick up their kids. Therefore, a drop-off/pick-up facility is very important to improve safety and avoid incidents and accidents, especially for the children.
- ii) The new proposal is a good idea as it benefits the staff and the children who attend for modern facilities to enhance their learning. However the new proposal must not remove too much green land as this space is used for sport as well as recreation after school for the children.

It should be noted that the applicant has submitted a Statement of Community Involvement, which provides details of consultation, which was carried out by the applicant, prior to submission of the planning application. A consultation event was held with residents, parents and teachers in September 2012. Attendees were asked to fill in feedback forms at the event, copies of which have been provided. 66 forms were filled in. Two attendees were fully in support of the plans, 24 attendees were in favour but had concerns, 36 were opposed to the plans and four were unsure. The concerns raised primarily related to parking, traffic/congestion, highway/pedestrian safety, the drop-off/pick-up facility, pollution, noise, construction traffic, drainage, water pressure, lack of need, children being bussed in from other parts of the borough, the school will suffer from being too big and insufficient consultation.

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies.

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country."

The extension, new games area, car parking and replaced climbing frame are on part of the playing field which, due to presence of trees, hard standing and other structure would prevent the laying out of a pitch.

The proposal is therefore considered to accord with Policy Exception E3 of Sport England's Playing Field Policy in that:

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch and does not result in the loss of or inability to make use any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facilities on the site.

This being the case, Sport England does not wish to raise an objection to this application.

ENVIRONMENT AGENCY

No objections are raised to the proposed development subject to the inclusion of a condition. Without the inclusion of this condition we consider the proposals an unacceptable risk to the environment.

Condition

In order to check that the proposed storm water system is acceptable, the following information must be provided:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation ponds, soakaways and other SUDS features. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through attenuation ponds or similar, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, with an appropriate allowance for climate change. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths

The scheme shall ensure the onsite drainage meets the details set out in the FRA, document reference 2915/022/R030 dated December 2012. This includes a restriction in run-off to Greenfield rates of 5 l/s and surface water storage on site. The Sustainable Drainage Systems as detailed within Appendix H of the FRA must be used on site. This includes the use of lined porous paving and underground attenuation tanks.

Reason:

To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

Internal Consultees

HIGHWAY ENGINEER

The development proposals are for the provision of additional classroom facilities at the existing Ruislip Gardens Primary School to provide for an increase in staff and pupils at the site. The

proposed expansion is expected to be completed by 2013 and will have an intake of pupils on a year on year bases until fully occupied.

As part of the development, it is proposed to expand the existing staff car park within the site to provide a total of 55 car parking spaces. There are no proposals to provide additional cycle parking facilities.

A drop off/pick up area will be provided within the site that will be use by parents of younger pupils attending the school, which will be operated and marshalled by staff. As a result, a separate access and egress will be constructed along Stafford Road and the existing Keep Clear marking along the carriageway will be extended. In addition, it is proposed to provide a zebra crossing adjacent to the school along Stafford Road.

When considering the development it is noted that the local area surrounding the site is predominantly residential in use and is lightly trafficked, other than during the peak periods associated with the dropping off and picking up of children. Additionally, it is noted that vehicle speeds within the area of the site are low.

In order to assess the development in relation to the expected impact along the adjacent highway network, a Transport Assessment (TA) has been submitted in support of the proposals.

The TA has undertaken an assessment of the parking demand in relation to the existing and future on street parking capacity along the adjacent highway network, which has been based on the existing mode share at the school and by undertaking a parking beat survey.

The parking beat survey was undertaken along Stafford Road, Bromley Crescent, Acorn Grove and Bedford Road up to the junction with Trevor Crescent. From the surveys, it has been identified that during the existing morning peak period there is available on street parking capacity within the surrounding area, excluding Stafford Road, which is at capacity. However, during the afternoon peak period, the highway is over capacity between 1510 and 1530.

When considering the increased parking demand associated with the development, the surrounding highway network will be at capacity in both the morning and afternoon peak periods.

Therefore, it is considered that if mitigation measures are not provided, the expansion of the school would result in an increase in parking demand and current levels of congestion at peak times. As a result, mitigation measures are required in order to achieve null detriment above the existing operation of the school.

When considering the increase in vehicle trips associated with the development, a capacity analysis has been undertaken of the signal controlled junction of West End Road/Bridgewater Road and the priority junctions of Bedford Road/West End Road and Sidmouth Drive/West End Road during the design year 2019 and future year 2029.

From the assessment, it has been demonstrated that the junctions of West End Road/Bridgewater Road and Bedford Road/West End Road will operate at or over capacity in both the design and future years with and without development traffic assigned to the highway network. The junction of Sidmouth Drive/West End Road will operate within capacity.

The TA has undertaken a review of accident data along the highway adjacent to the school for a five year period. As a result, it is has been demonstrated that there are no established patterns identifying specific road safety issues that relate to the operation of the school.

When assessing the requirement for additional cycle parking, this has been based on the existing

mode share, which has identified that there is currently no demand by pupils of staff. Therefore, based on the current mode share, the existing provision of 46 cycle spaces is considered acceptable. However, it is noted that the demand for cycle parking will be monitored as part of the Travel Plan and increased as required.

The TA has identified a number of 'soft measures' to mitigate against the increase in demand for on street parking from the dropping off/picking up of pupils, by staff and associated vehicle trips. Measures will focus on achieving an increase in the existing mode share to encourage a shift away from car usage alongside peak spreading, in order to achieve null detriment.

The mitigation measures have been incorporated within the existing school Travel Plan and include the promotion of before/after school clubs, staggering school start/end times, implementation of a car sharing database, walking/cycling initiatives, the promotion of public transport and a management plan in relation to the operation of the proposed drop off/pick up area. Therefore, these measures are required to be implemented before occupation of the site and be secured under a suitable planning condition/S106 Agreement.

Thereafter, the Travel Plan is required to be reviewed at regular intervals (at least annually) and if required, update and/or amended in order that its aims and objectives are achieved. A Travel Plan review is required to be undertaken and submitted to the LPA for approval and this should be secured under a suitable planning condition/S106 Agreement.

In addition, the development is required to provide electrical charging points within the proposed staff car parking bays at the site. This should also be covered through a suitable planning condition.

Finally, a condition is required to be imposed on the planning consent requiring a traffic management plan to be provided before commencement of any works at the site in order to minimise the impact along the adjacent highway network during construction.

URBAN DESIGN/CONSERVATION OFFICER

Background: This is a locally listed building, originally opened in June 1940. The building is mainly two storeys with a four storey block in the centre, creating a focal point in the elevation. Built in dark red/brown brick with a flat roof and parapet coping detail, the building is Modernist in its architectural style. Original crittel type windows (now changed to PVC) with continuous concrete lintels and cill bands.

Comments: The scheme proposes to part demolish a single storey wing to the southern elevation. This section has been heavily altered in the past and as such its removal would not be considered detrimental to the integrity of the locally listed building. However, it is imperative that any replacement structure integrates with the existing building and does not detract from its architectural quality.

The proposed two storey structure would be similar in design and appearance to the existing building, and would continue the existing footprint to the south. However, given the current standards of floor to height proportions, the building would be slightly higher than the existing two storey wing. This has been mitigated by stepping the height of the circulation corridor and plant room. It is, therefore, acceptable in this instance.

The design has attempted to follow the lines of the existing elevation by aligning the windows with the existing head and cill heights. The concrete coping details to the parapet have also been followed and continued. As such there would be no objections to the new build from a design point of view.

To the north elevation, the fire escape staircase clad in a coloured translucent polycarbonate skin would create a focus to the bland brick frontage and would create a contemporary deviation from the Modernist design of the school. This is acceptable in design terms.

The proposed extension to the hard surface play area to the west and the car parking to the north would have an impact on the setting of the building. Further landscaping should be introduced to mitigate this impact.

Conclusion: Acceptable.

TREES/LANDSCAPING OFFICER

Tree Preservation Order (TPO) / Conservation Area: This site is not covered by a TPO, or within a designated Conservation Area.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: This large site contains many trees, most of which are situated at the front, along the south-eastern boundary; this is the only area where trees constrain development.

The most prominent tree along the frontage is a large, mature Leyland Cypress (T39) (actually made up of three trees) which is shown retained on the plans. Although large and prominent, it is not a particularly high-value tree and, in my opinion, the appearance of the school frontage would be improved if the tree were to be removed and replaced.

There is also a mature Silver Birch and Hornbeam in this area, which are set slightly back from the frontage. These are high value trees, which would be even more visible if the Leyland Cypress (T39) were to be removed (as recommended above).

Only one high value tree, a young Beech, will need to be removed to facilitate the construction of the proposed drop off / pick up facility. However, this can easily be mitigated by the planting of new trees along the frontage (as is recommended and planned).

The submitted tree report and tree protection plan provides a good level of tree protection for the high value trees on this site. If the method statements that have been provided are strictly followed, there is no reason why all of the high value trees on site cannot be successfully retained.

Scope for new planting: Several new trees are proposed for the site's frontage; these are currently to be planted alongside a mature Leyland Cypress. However, as recommended above, the Leyland Cypress should be removed and a new, interesting tree planting scheme should be continued along the whole of the frontage (of the new drop off / pick up facility).

Recommendations:

The Leyland Cypress (three separate stems) T39 should be shown as removed.

A new, interesting landscape feature (made up of a line of newly planted trees) should be shown along the site's frontage. The species and specification of the new trees should be shown by way of notes on the plans.

Conclusion: Subject to the amendment of the plans (as above) and conditions RES8 and RES10, this scheme is acceptable in terms of the Saved Policy BE38 of the UDP.

Officer comment:

Amended plans have been received which show the removal of the Leyland Cypress tree (T39) and replacement planting, in accordance with the above recommendation.

ACCESS OFFICER

The proposal seeks to demolish a single storey extension at the end of the south wing to site a two-storey block with three reception classrooms on the ground floor and three junior classrooms on the first. The main entrance would be remodelled to site a new administration and reception, in addition to a lift to serve the existing front wing and the new extension.

The external works proposed comprise the following: remodelling of the main access route, new drop off area, extension of the existing car park, enlargement of an existing refuse compound, the extension of the playground areas around the new extension and hard and soft landscaping around the new buildings and car park area.

Comments:

1. The proposal seeks to increase the car parking spaces from 27 to 55, including three accessible spaces in close proximity to the main entrance. Whilst the percentage of accessible parking would fall below the 10% policy benchmark, three spaces for use by disabled people in a primary school setting is considered to be acceptable.
2. Beyond the reception area, a platform lift would be installed to provide access to the upper story. No details have been submitted in respect of the lift, however no concern is raised as the equipment would be required to comply with Approved Document M.
3. The new extension would be accessed by an access ramp from the existing element, which is considered to be acceptable. Within the new extension, a shower/disabled WC would be provided. The facility should be designed to BS8300:2009 specifications and details should be requested.
4. As there is an intention to improve access and inclusion, the opportunity to provide an accessible toilet for use by disabled people on the first floor must be considered. Guidance within the Building Regulations states that one should not need to travel more than 40 metres, from any given point in a building, to reach an accessible toilet facility.
5. An emergency evacuation plan/fire strategy that is specific to the evacuation of persons unable to escape by stairs should be submitted and reviewed prior to any grant of planning permission. Provisions could include: a) a stay-put policy within a large fire compartment (e.g. within a classroom at first floor with suitable fire resisting compartmentalisation); b) provisions to allow the lift to be used during a fire emergency (e.g. uninterrupted power supply attached to the lift); c) contingency plans to permit the manual evacuation of disabled people should other methods fail.

Conclusion: Unacceptable at present. Additional details required in respect of points 3, 4, and 5 above.

The following informatives should be attached to any grant of planning permission.

Recommended Informatives

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

- b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.
- c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.
- d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.
- e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.
- f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

Officer comment: Additional plans have been provided which address the issues raised in points 3 and 4. An emergency/fire evacuation plan would be required by way of condition, should approval be granted, to address point 5.

SUSTAINABILITY OFFICER

Technically an energy assessment which fully addresses London Plan policy is required because the site area makes it a major development.

However, the building itself is under 1000m². Given its relatively small size, and the number of PVs already proposed on the roof of the extension, it is not considered that an energy assessment is necessary in this instance.

FLOOD & WATER MANAGEMENT OFFICER

This site actually lies in a Critical Drainage Area, although this information has only recently been released. Whilst it is acknowledged that the applicant would not have been aware of this at the time of preparing the Flood Risk Assessment (FRA), it is nevertheless considered that the FRA should be amended to acknowledge this.

Officer comment: Given this information has only just been made available and no objections have been raised to the Flood Risk Assessment itself, it is considered that it would be unreasonable to request the amendment of the document purely to acknowledge this. Furthermore, final drainage details are required by way of condition and the detailed design of the drainage solution could have regard to this status.

ENVIRONMENTAL PROTECTION UNIT

From a noise perspective, no objections are raised.

Any noisy works that will be audible at the nearest residential properties should be carried out within the standard permitted hours for noisy construction works. Given the distance to the nearest residential properties it is likely that the majority of works will be inaudible at the nearest properties.

The standard informative regarding construction works should be attached should approval be granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Unitary Development Plan Saved Policies (September 2007) 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 educational development, it should be noted that the proposed development would result in the loss of a small part of the playing field. Paragraph 74 of the National Planning Policy Framework states that:

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which clearly shows the open space, buildings or land to be surplus to requirements; or
- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.

In this instance, Sport England have confirmed that the loss of playing field does not affect any pitches or result in a reduction in the sporting potential of the site. Accordingly, no objections have been raised.

The site does not fall within the Green Belt and has no other specific designations. The proposals are considered to comply with relevant local, regional and national planning policy relating to educational uses. Sport England have raised objections. Accordingly, no objections are raised to the principle of the development subject to the proposal meeting site specific criteria.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The site does not fall within an Archaeological Priority Area and there are no Conservation Areas or Areas of Special Local Character within the vicinity.

The existing school, which was built in the 1940s and is characterised by a red brick built building with a flat roof, parapet and coping details and which varies in height from two to four storeys, is a locally listed building.

Notwithstanding this, the part of the building to be demolished and extended has been heavily altered in the past and it is not considered that the part demolition and replacement of the single-storey wing with a two-storey wing would be detrimental to the setting of the locally listed building or the visual amenities of the site in this instance.

The proposed extension is considered to be of an appropriate size, scale and height and by aligning the fenestration with the existing head and cill heights, mirroring the concrete coping and providing a parapet, its design would be in keeping with the character and appearance of the existing building.

It is proposed to clad part of the north elevation in a coloured translucent polycarbonate skin to create a focal point to an otherwise relatively bland facade. Whilst this element would be modern and contemporary in its design, this is considered to be acceptable in this instance and would not detract unacceptably from the visual amenities of the existing school building.

Notably, the Council's Conservation and Urban Design Officer has raised no objections relating to the design of the proposed extension or its impact on the setting of the locally listed building.

It is noted that the Council's Conservation and Urban Design Officer has recommended additional landscaping within the playground and car park. The proposed increase in hard play area would adjoin the existing playgrounds and would be seen in context with the existing school site. Very limited views would be available from outside the school

boundary. Furthermore, provision of landscaping within the playground would prevent use of the games areas and is not considered necessary in this instance. The plans indicate that additional tree planting would be provided to the west of the playground and, notably, the Council's Trees/Landscaping Officer has raised no objections in this respect.

In this instance, given that very limited views of the extended car park would be available from outside the school site, it is not considered that a loss of parking spaces to accommodate landscaping could be justified. Additional landscaping along the northern boundary of the car park would however be required by way of condition.

The proposed drop-off/pick-up facility would be seen in context with the wider school site, including the school buildings and car park, and it is not considered that it would have such a detrimental impact on the visual amenities of the school site or setting of the locally listed building, that refusal could be justified.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

The land to the west of the school site falls within the Green Belt. Whilst there would be long distance views of the proposed extension from here, it would be located within the built up area of the existing school site and would be viewed in context with the existing buildings. Given the location of the proposed extension, its distance from the Green Belt, and screening provided by existing trees and landscaping along the school's western boundary, it is not considered that the proposal would have any detrimental impact on the visual amenities or openness of the Green Belt in this location.

7.07 Impact on the character & appearance of the area

The proposed extension would be located at the rear of the existing school building and, as such, only limited views of it would be available from Stafford Road. Its, size, height, scale and design and would in keeping with the of the existing school and, as such, it is not considered that it would have any significant impact on the visual amenities of the street scene or surrounding area.

The proposed drop-off/pick-up facility would be visible from Stafford Road and would result in an increase in hardstanding and some loss of landscaping at the front of the school site. However, notwithstanding this, given that it would be seen in context with the wider school site, and that replacement tree planting and landscaping would be provided along the site frontage, it is not considered that it would have such a significant detrimental impact on the character or appearance of the school site or surrounding area that refusal could be justified.

Very limited views, if any, of the proposed extension to hard play space or the car park would be visible from Stafford Road. It is not considered that the reconfiguration of the car park would have any detrimental impact on the visual amenity of the site.

The proposed location of the refuse and cycle stores is, on balance, considered to be acceptable given screening which would be provided by planting and the existing boundary wall, and the need to have these facilities towards the front of the site for easy access.

7.08 Impact on neighbours

The nearest residential properties are located towards the north and south of the school site along Stafford Road. To the south the nearest property is located approximately 45m

away from the nearest part of the proposed extension. Whilst it is likely some views of the proposed extension would be visible from that property, given this distance, combined with screening which would be provided by existing buildings, boundary treatments and trees, it is not considered that the proposal would result in any loss of residential amenity to occupants of that property.

No views of the proposed extension would be visible from the nearest properties to the north of the school, due to screening provided by the existing building.

The extension to the car park and new pedestrian access route to the playground would increase the amount of hardstanding and activity occurring adjacent to the school's northern boundary, which it shares with residential properties. However, the car park would be for staff only and, as such, the majority of vehicle movements would be limited to the start and end of the school day. The pedestrian access would only be used by certain year groups and similarly would only provide access at the start and end of the school day. As such, it is not considered that this would result in such an increased level of disturbance that refusal could be justified. Notably, officers in the Council's Environmental Protection Unit have raised no objections on these grounds.

Whilst the extended car park would be visible from the nearest residential properties, it is not considered that this would result in such a loss of outlook that refusal could be justified. Notably, the plans indicate sufficient space would be available to provide enhanced landscaping along part of this boundary to create additional screening. This would be required by way of condition should approval be granted.

Whilst the proposed drop-off/pick-up facility would be visible from properties on the opposite side of Stafford Road, given the separation created by the road and screening which would be provided along the school's frontage, it is not considered that it would have any significant detrimental impact on residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The expanded school would have a total of approximately 630 pupils, 92 nursery pupils (in two sessions of 46 each) and approximately 130 staff.

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. It is proposed to provide a total of 55 parking spaces (including three disability standard spaces) for use by staff only. This represents an increase of 28 spaces.

Furthermore, a drop-off/pick-up area would be provided within the school grounds, at the front of the site, for use by parents of pupils attending the school. This would provide an area where vehicles can pull off the road and stop for short periods of time to drop-off/pick-up their children, who can be greeted by staff here and escorted directly into the school. The facility would be operated and marshalled by school staff to encourage users to move along quickly and ensure it is not simply used as a parking facility. Whilst it is acknowledged that the facility, which has been the subject of extensive pre-application discussions, would not have capacity to remove all traffic from the road, it seeks to help to ease some of the congestion immediately in front of the school at peak times, and is supported by the Council's Highway Engineers.

To enable the provision of the drop-off/pick-up facility, a new access and egress will be constructed along Stafford Road and the existing Keep Clear markings along the carriageway would be extended. Furthermore, a zebra crossing would be provided adjacent to the school along Stafford Road.

The applicant has submitted a Transport Assessment in support of the planning application.

Based on current trip generation data, the Transport Statement suggests that up to 70 additional vehicle trips will be generated by parents and up to 36 additional trips will be generated by staff during peak drop-off and pick-up times. It concludes that whilst this will create an increased demand for short-term parking in the surrounding roads, providing appropriate mitigation measures are put in place, there is sufficient capacity to cope with this within a short distance of the school. It also confirms that at peak times the West End Road/Bridgewater Road junction and the Bedford Road/West End Road junction will operate at or over capacity with and without the development and, accordingly, mitigation measures are required in order to reduce the impact of the development on these junctions. It concludes that the impact of the expansion on the local highway network could be mitigated through the implementation of a robust Green 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. Whilst it is acknowledged that Stafford Road is congested at peak pick-up and drop-off times, notably there is largely capacity within the surrounding area, a short walk away from the school. The proposed drop-off/pick-up facility will help remove some short term demand from the highway network and the Travel Plan will assist in spreading the peak demand period and encouraging use of more sustainable modes of transport.

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.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified, providing a robust school travel plan is provided to encourage the use of more sustainable modes of transport to/from school. This would be required by way of condition should approval be granted.

In terms of cycle parking, the school currently has facilities for the storage of 46 bicycles. No additional cycle parking facilities are proposed. Transport for London's Cycle Parking standards require 1 space to be provided per 10 staff or pupils. In this instance it is noted that the school's existing cycle parking facilities are significantly under used. Accordingly, it is considered that the existing provision is acceptable in this instance. In addition to the existing cycle parking spaces 20 scooter parking racks would also be provided which might be more attractive to the youngest children. The monitoring and additional provision of cycle and/or scooter parking spaces, should demand dictate, will be required through the school travel plan. Notably the Council's Highway Engineer has raised no objections in this respect. Full details of the cycle and scooter parking facilities would be required by way of condition.

It is not considered that the proposed development would result in such an increase in

parking demand or have such a detrimental impact on the highway network that refusal could be justified. However, it is recommended that a condition be attached to require the submission of a Green Travel Plan to encourage the use of more sustainable modes of travel to/from the school and to secure implementation of the physical highway works. Notably the Council's Highway Engineer has raised no objections subject to conditions.

7.11 Urban design, access and security

Urban design

This issue has been addressed in part 7.03 of the report. The size, scale, height and design of the proposed development is considered to be acceptable in this instance and would be in keeping with that of the existing locally listed school building. Notably, the Council's Conservation and Urban Design Officer has raised no objections on design grounds.

Security

It is recommended that a condition relating to secure by design is added should approval be granted.

7.12 Disabled access

The submitted Design and Access Statement confirms that level access would be provided throughout the proposed development. Where this is not achievable, due to changes in levels, ramps would be provided. Disabled WC/shower facilities would be provided at ground floor level and all new doors and finishes would fully comply with Part M of the Building Regulations. A new platform lift would be provided within the existing building, close to the reception, to allow access to first floor level.

In response to the Council's Access Officer's comments the applicant has provided detailed plans and specification of the ground floor disabled WC/shower facility and these are considered to be acceptable.

The applicant has also provided detailed plans which show travel distances across the school building, at first and ground floor level, to new disabled WC facilities. These show that with the exception of parts of the north west wing of the existing building, all areas, including all facilities within the new extension, would be within 40m of the nearest disabled WC facility in compliance with Part M of the Building Regulations. Whilst parts of the north west wing would be more than 40m away from the nearest disabled WC facility, it should be noted that this is an existing situation and as no changes are proposed to that part of the building it is not considered that it would be reasonable to refuse the scheme on this basis.

The Council's Access Officer has also advised that an emergency evacuation plan/fire strategy should be provided. This would be required by way of condition should approval be granted.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, Landscaping and Ecology

The majority of good quality trees in and around the school site would be retained. Where tree removal is required replacement tree planting would be provided.

New tree planting would be provided along the school's frontage, close to its south east boundary with the rear gardens of properties in Stafford Road, and to the west of the playground. This is considered to be appropriate and would enhance the visual amenities of the school site.

The Council's Trees/Landscape Officer has recommended the removal of a Leyland Cypress tree (T39) at the front of the site, as it is considered that the tree is of low value and its removal, and replacement with an appropriate species, would open up views of higher quality trees which are to be retained. Amended plans have been provided which reflect the Tree/Landscape Officer's recommendation.

It is not considered that the proposed development would result in such a loss of trees or landscaping of value that refusal could be justified. The applicant has committed to providing replacement planting and this can be required by way of condition. Notably, the Council's Trees/Landscape Officer has raised no objection to the proposals subject to conditions.

7.15 Sustainable waste management

The plans indicate that refuse storage facilities will be provided within the car park towards the front of the school site. These would be capable of accommodating up to ten refuse/recycling bins. The plans indicate that these would measure approximately 5m by 5m by 2m high and be finished in timber. The proposed facilities are considered to be acceptable in this instance. However, it should be noted that the school ultimately has discretion over which waste management methods are used on site.

7.16 Renewable energy / Sustainability

Policy 5.2 of the London Plan (July 2011) requires development proposals to make the fullest contribution possible to reducing carbon emissions. Major development schemes must be accompanied by an energy assessment to demonstrate how a 25% target reduction in carbon dioxide emissions will be achieved, where feasible.

The applicant has submitted an Energy Statement and a Sustainability Checklist. Whilst this fails to demonstrate that a 25% reduction in carbon emissions would be achieved over part L of the Building Regulations, it does confirm that in addition to energy efficient building measures such as ensuring the extension will be well insulated, use of high efficiency boilers, energy efficient lighting, natural ventilation, etc, photovoltaic panels would be provided on the roof of the building to provide a portion of the site's energy needs through the use of a renewable energy.

Whilst the scheme is technically a major application as the site area is over 1 hectare, the proposed extension is relatively small, with a floor area of only approximately 574m² and London Plan standards would not usually apply to a building of this size. It is considered that the measures introduced should be proportionate to the scale of the new building and given the nature of the scheme it is accepted that it would be difficult to fully achieve London Plan requirements in this instance.

Notably, the Council's Sustainability Officer has confirmed that the sustainable building measures which would be incorporated into the scheme and the provision of photovoltaic panels on the roof of the extension are acceptable in this instance and no objections have been raised in respect of renewable energy or sustainability. Accordingly, the submitted details are considered to be acceptable.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone. However, it does fall within a Critical Drainage Zone. A Flood Risk Assessment has been provided which confirms that the development would not result in any significant increased risk of flooding.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. The applicant has confirmed that attenuation tanks will be provided within the site. Furthermore, porous

paving would be used where appropriate. The scheme also includes new drainage infrastructure to deal with existing on site infrastructure capacity issues.

Notably, the Environment Agency and the Council's Flood and Water Management Specialist have raised no objections subject to a condition relating to surface water management.

7.18 Noise or Air Quality Issues

Noise:

It is not considered that the proposed development would result in any significant increase in levels of noise from the site over the existing use.

It is acknowledged that, due to the increase in size of the car park and the proposed pedestrian route to the playground, there would be an increase in activity occurring adjacent to the school's northern boundary, which it shares with residential properties. However, most of this would only occur for relatively short periods of time during school start and finish times and it is not considered that it would result in such an increase in noise adjacent to this boundary that refusal could be justified. Notably, no objections have been raised by officers in the Council's Environmental Protection Unit in this respect.

Air Quality:

The site does not fall within an Air Quality Management Area and it is not considered that the expansion of the school would result in such an increase in traffic to/from the site that it would have any significant detrimental impact on local air quality. Officers in the Council's Environmental Protection Unit have raised no objections in this respect.

7.19 Comments on Public Consultations

Points (i), (iii), (iv), (vi), (x), (xv), (xvii), (xviii) and (ix) raise concerns related to traffic, congestion and parking. These issues have been addressed in the report.

Point (ii) raises concerns over use of the school by Ruislip Football Club during weekends and the subsequent impacts on residents. This is an existing agreement between the school and the football club. No alterations are proposed to any part of the school site which would affect the use of the playing pitches, which mainly fall outside the red line application site, and, as such, it is considered that it would be unreasonable to impose conditions relating to their use as part of this application.

Point (v) raises concerns about vandalism. It is not considered that the proposed development would lead to any significant increase in vandalism in the surrounding area, particularly given the young age of children attending the school.

Point (vii) suggests that the Planning Committee obstructs negative input into the scheme. Residents concerns have been taken into consideration in assessing the scheme. They have been summarised and addressed in this report to the Planning Committee.

Point (viii) raises concerns about children attending the school from other parts of the borough. Whilst it is understood that parents have a choice over where they choose to send their children, it is considered likely that most will continue to choose local schools. Numerous schools are being expanded and built all over the borough to cater for demand in other areas and, as such, there is no reason to believe that a large number of children will attend the school from outside the Ruislip area. Notably, post code plots of pupils attending the school have been provided as part of the Transport Assessment and these show that the majority of children attending the school come from the local area.

Point (ix) raised concerns over loss of landscaping. This is addressed in the report.

Point (xi) suggests that the facility should be built elsewhere in Ruislip. This is noted. However, it is considered that the expansion of an existing school is preferable to creating a new site in this instance.

Point (xii) raises concerns over the potential impact of the development on local sewers. The applicant would be required to liaise with Thames Water over any development which would affect local sewers. An informative would be added to ensure the applicant is aware of this.

Point (xiii) suggests people should be discouraged from moving to the borough to reduce pressure on local infrastructure. The Council has a legal duty to ensure the educational needs of the borough are met. It cannot prevent people from moving to the borough.

Point (xiv) suggests the Government is destroying the education of the country. It is considered that the proposed development would contribute positively towards education.

Point (xvi) suggests that cycling to school won't be popular. The provision of cycle and scooter parking facilities is encouraged, in order to encourage use of sustainable modes of transport and to help reduce congestion.

Point (xx) raises concerns over pollution. This has been addressed in the report.

Point (xxii) suggests inadequate consultation has taken place. Consultation letters were sent to local residents and site and press notices were posted. This exceeds statutory guidelines. Any consultation carried out by the applicant prior to submission of the scheme was voluntary.

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.

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.

10. CONCLUSION

The proposed development is considered to fully comply with local, regional and national planning policies relating to the provision of new and/or enhanced educational facilities. Sport England have confirmed that the proposal would not result in an unacceptable loss of playing field and, as such, there is no in principle objection to the development.

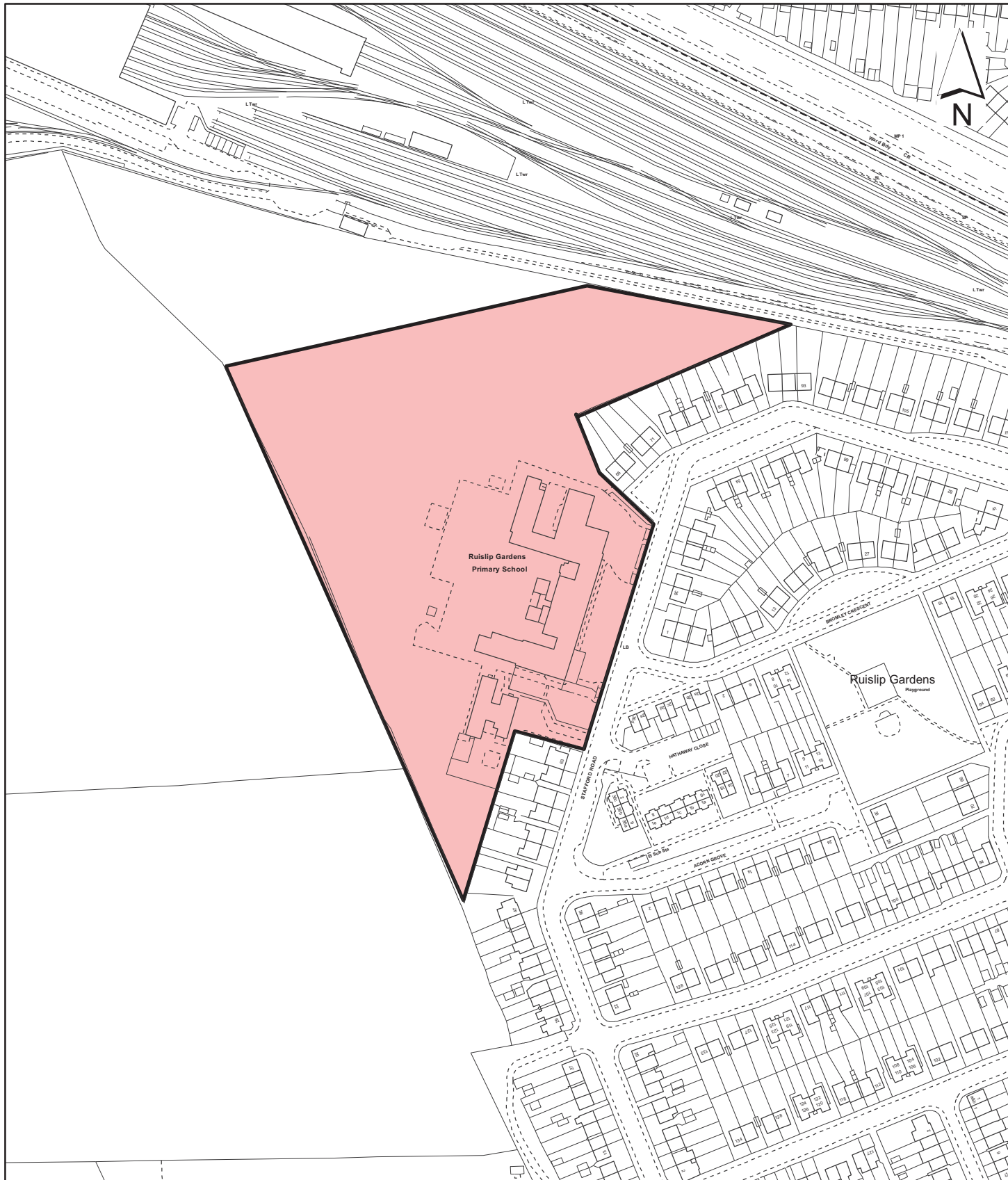
It is not considered that the proposed development would result in an unacceptable visual impact on the visual amenities of the locally listed building, the wider school site or on the surrounding area. The proposal would not have any significant detrimental impact on the amenities of the occupiers of neighbouring residential units and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies 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)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Document: Residential Layouts
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ruislip Gardens Primary School
Stafford Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

4183/APP/2012/3090

Scale

1:2,500

Planning Committee

North Page 115

Date

**March
2013**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address SOUTH RUISLIP LIBRARY, PLOT B VICTORIA ROAD RUISLIP

Development: Variation of condition 2 (i.e. changes to the approved plans involving alterations to the internal layout including the removal of the second staircase to 'Block 1' to provide a total of 15 one-bedroom and 16 two-bedroom flats) of planning permission ref. 67080/APP/2010/1420 dated 08/03/2012 (Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space).

LBH Ref Nos: 67080/APP/2012/2973

Drawing Nos: 001 Rev. P1
002 Rev. P1
003 Rev. P1
005 Rev. P1
006 Rev. P1
010 Rev. P1
013 Rev. P1

Date Plans Received: 29/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2013

1. SUMMARY

This planning application seeks to vary a planning condition in connection to the full planning permission granted 8 March 2012 (Reference 67080/APP/2010/1420) for the "erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space". The proposed physical changes that are the subject of this current planning application relate only to residential 'Block 1' to the approved scheme. The proposed variation of condition concerns a proposed change in the mix of residential units (that would involve no change in the total number of flats to the approved scheme, namely 31 units) however the changes would result in 4 additional 2 two bedroom units and 4 less in number one bedroom units, providing in total 16 two bedroom units and 15 in number one bedroom units.

The other material change with this application relates to the proposed removal of a 2nd staircase to Block 1, that frees up the internal space for the proposed 2 additional bedroom flats, and a related loss of an external door, and a minor amendment to the detailing on the corner of the south elevation where it meets the west elevation.

The existing scheme had a small shortfall of 2% in provision of useable external outdoor amenity space for Block 1. With the proposed increase in the number of two bedroom units this figure would rise to approximately 8%. However this shortfall on balance is not considered to provide a reason of refusal. In all other material respects including the level of car parking provision and outdoor amenity space the application is same as the previous application. The 4 additional 2 bedroom units all meet the London Plan's internal minimum space standards. Accordingly the scheme is recommended for approval.

2. RECOMMENDATION

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

a) That the applicant being the local authority and being the only legal entity with an interest in the land which is the subject of this application, and hence being unable to enter into a section 106 Agreement with the local planning authority, completes a deed of variation to the current Statement of Intent (Statement) to make provision for the following matters as would a third party developer under a section 106 planning obligation:

i) The provision of highway improvements along Victoria Road, including right turning lane, reinstatement of the existing access and creation of new access arrangements.

ii) 16% of the scheme, by habitable room, is to be delivered as affordable housing with the tenure and unit mix to be agreed with the Council.

iii) The provision of a formula calculation towards educational facilities that aligns with the additional 4 in number two bedroom units (an additional £7,053 for the 4 extra 2 bedroom units).

iii) The provision of a formula calculation (£216.67 per person) towards healthcare facilities.

iv) The provision of a formula calculation (£23 per person) towards local library facilities

v) The provision of a formula calculation towards construction training, in line with the SPD, (£2,500 for every £1 million build cost + 31 (number of units) /160 x £71,675 = total contribution).

vi) A cash contribution equal to 5% of the total cash contribution to enable the management and monitoring of the requirements of the legal agreement.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) That if the deed of variation has not been finalised within 6 months of the date of this committee resolution, or any other period deemed appropriate by the Head of Planning and Enforcement, then the application may be referred back to the Committee for determination.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

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 for the benefit of the land.)

2 T8 Time Limit - full planning application 3 years

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

REASON

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

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 001 Rev. P1, 002 Rev. P1, 003 Rev. P1, 005 Rev. P1, 006 Rev. P1, 010 Rev. P1 013 Rev. P1

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 Two Saved UDP Policies and the London Plan (July 2011).

4 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur (please refer to informative I15 for maximum permitted working hours).
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of

the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

7 M3 Boundary treatment - details

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

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 TL1 Existing Trees - Survey

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

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction, that should not conflict with the tree planting on the approved landscaping scheme.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 SUS8 Electric Charging Points

Before development commences, plans and details of 4 electric vehicle charging point(s), serving the development and capable of charging multiple vehicles simultaneously, shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To encourage sustainable travel and to comply with London Plan Policy 5.3.

TL5

~~No~~ development shall ~~take place until a landscaping scheme (full plans where details are reserved) and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include details of hard standing, fencing/railings, benches and hard-surfacing.~~

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 TL6 Landscaping Scheme - implementation

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

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

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 TL7 Maintenance of Landscaped Areas

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

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 MCD10 Refuse Facilities

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

the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (February 2008) Policy 7.1.

14 NONSC Non Standard Condition

Notwithstanding the approved plans, prior to the commencement of development, full details of the proposed bathrooms in the residential units, to include details relating to layout, floor gully drainage, etc, shall be submitted to and approved in writing by the Local Planning Authority. With regards to the proposed wheelchair accessible flat, details of the shower access and perimeter drainage, specifically, should be provided.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan policies 3.1, 3.8 and 7.2.

15 DIS5 Design to Lifetime Homes Standards & Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan policies 3.1, 3.8 and 7.2.

16 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. The noise protection scheme shall meet acceptable noise design criteria both indoors and outdoors. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The scheme shall thereafter be retained and operated in its approved form for so long as the use hereby permitted remains on site.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 7.15 of the London Plan.

17 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupiers and the buildings when the site is developed. All works, which form part of this remediation scheme, shall be completed before any part of the development is occupied (unless otherwise agreed

in writing by the Local Planning Authority). The condition will not be discharged until verification information has been submitted for the remedial works. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

18 NONSC Non Standard Condition

Prior to the commencement of development, full details of covered and secure cycle storage provision for at least 31 bicycles for the proposed residential units, shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed prior to the first occupation of the building hereby permitted and thereafter permanently retained and maintained for so long as the development remains in existence. The cycle parking should be regularly monitored and additional storage provided if demand dictates.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's Cycle parking Standards in accordance with Policy AM9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

19 NONSC Non Standard Condition

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

REASON

To ensure the scheme is supported by adequate parking provision, to ensure pedestrian and vehicular safety and convenience and to ensure the development does not increase the risk of flooding in accordance with policies AM7 AM14 and OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011).

20 NONSC Non Standard Condition

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

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011).

21 NONSC Non Standard Condition

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

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011).

22 NONSC Non Standard Condition

The proposed access to the site shall be provided with driver visibility splays of 2.4m x 70m in both directions and shall be maintained free of all obstacles to visibility between the heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking and loading facilities in accordance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011).

23 NONSC Non Standard Condition

Development shall not begin until a scheme for the allocation and designation of one parking space to each of the residential units for their sole use, 4 disabled spaces, leaving 5 visitor spaces, has been submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall be allocated and provided for the use of those residential units only for so long as the development remains in existence.

REASON

To ensure the scheme is supported by adequate parking provision in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

24 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

25 TL20 Amenity Areas (Residential Developments)

None of the dwellings hereby permitted shall be occupied, until the outdoor amenity area serving the dwellings as shown on the approved plans (including balconies where these are shown to be provided) has been made available for the use of residents of the development. Thereafter, the amenity areas shall so be retained.

REASON

To ensure the continued availability of external amenity space for residents of the development, in the interests of their amenity and the character of the area in accordance with policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan Policy 7.1.

26 NONSC Non Standard Condition

The residential development hereby permitted shall be built to a minimum of Level 3 of the Code for Sustainable Homes (or its successor). No development shall take place until a Design Stage assessment (under the Code for Sustainable Homes or its successor) has been carried out and a copy of the summary score sheet and Interim Code Certificate have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the development proceeds in accordance with the policy aims of policies 5.12 and 5.15 of the London Plan.

27 NONSC Non Standard Condition

Prior to the first occupation of the residential development, a copy of the summary score sheet and Post Construction Review Certificate (under the Code for Sustainable Homes or its successor) shall be submitted to the Local Planning Authority verifying that the agreed standards have been met.

REASON

To ensure the development proceeds in accordance with the policy aims of Policy 5.3 and 5.15 Policy of the London Plan.

28 NONSC Non Standard Condition

The internal floor levels of the development shall be at or above 35.34m OD.

REASON:

In order to safeguard against flooding, in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.13 of the London Plan.

29 NONSC Non Standard Condition

Development shall not begin until a detailed surface water drainage scheme, based on the principles set out in the Flood Risk Assessment (FRA) for the site dated April 2010, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding, improves and protects water quality, improves habitat and amenity, and ensures future maintenance of the surface water drainage system, in accordance with Policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and 5.12 and 5.14 of the London Plan.

INFORMATIVES

1 152 **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) as incorporated into the Hillingdon Local Plan (2012) 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.
AM14	New development and car parking standards.
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.
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.15	(2011) Water use and supplies
LPP 5.17	(2011) Waste capacity
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.3	(2011) Designing out crime
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 8.2	(2011) Planning obligations

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 I2 Encroachment

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

5 13 Building Regulations - Demolition and Building Works

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

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 111 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).

9 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you

should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

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

10 119 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).

11 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

12 145 Discharge of Conditions

Your attention is drawn to condition(s) 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 15, 16, 17, 18, 22, 23 and 28 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

13 147 Damage to Verge

You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.24 hectare irregularly shaped plot located on the north east side of Victoria Road in South Ruislip. The site is known as Plot B and forms one of three plots as part of a linear site along this side of Victoria Road which is being re-developed by the Council. This is the middle plot, located between the site of the former South Ruislip library building to the north west, known as Plot A which has been built out and contains a new library and residential units above (Ref 67080/APP/2010/1419) and the adjoining site Plot C to the south east which has now been redeveloped as a youth centre and has also been completed (ref.

66408/APP/2009/2202).

Victoria Road forms the south west boundary of the site, on the opposite side of which is a Sainsbury's supermarket, with associated service yard, car park and service station. Beyond the new library is a three storey residential block known as Kelvedon Court and residential houses which front Long Drive. Beyond the part two storey part three storey South Ruislip Youth Centre are tennis courts used by Queensmead School and its playing fields also adjoin the application site along its north east boundary.

The western part of the site comprising the former library car park and the site of the former library building itself forms part of the South Ruislip Local Centre. The remainder of the site forms part of the 'developed area' as shown on the Council's former Unitary Development Plan designation map.

3.2 Proposed Scheme

This application is seeking a variation to an existing planning permission that provided for 31 in number one and two bedroom flats within 2 purpose built four storey residential blocks.

This variation of condition application relates to physical changes to Block 1 only and concerns the proposed provision of 4 additional 2 bedroom units and four less 1 bedroom units. One additional two bedroom unit would be provided respectively at ground, 1st, 2nd floor and within the roof space floor (titled on plan as the 'attic floor').

The changes would not impact upon the height, agreed footprint, general form or design of Block 1 or the arrangement of the external spaces or car parking provision but rather be restricted internally to the loss of 1 staircase, a smaller capacity lift (8 person as opposed to 13 person) and externally to the loss of 1 door serving the deleted staircase, a removal of an associated footpath and a minor modification on the sloping eave detail on the south elevation as it meets the flank western end elevation.

3.3 Relevant Planning History

Comment on Relevant Planning History

67080/APP/2010/1420 Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space - Approved 8 March 2012

67080/APP/2010/1419 - Erection of a three storey building to provide for a new library, adult learning facilities, florist shop, 10 one-bedroom flats, together with associated parking and external works (involving demolition of existing library building) - Approved 08/11/10.

66408/APP/2009/2202 - Erection of single storey building for use as youth centre with associated parking and landscaping (land to south east of former Ruislip Library forming part of former Swallows Gym) - Approved 04/12/09.

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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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.
- 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
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- MIN16 Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.14 (2011) Water quality and wastewater infrastructure
- LPP 5.15 (2011) Water use and supplies
- LPP 5.17 (2011) Waste capacity
- LPP 7.1 (2011) Building London's neighbourhoods and communities
- LPP 7.3 (2011) Designing out crime
- LPP 7.15 (2011) Reducing noise and enhancing soundscapes
- LPP 8.2 (2011) Planning obligations

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **1st February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed. A press notices advertising the application in the local newspaper. The owner/occupiers of 284 local properties have been consulted individually. No written responses from the general public have been received.

ENVIRONMENT AGENCY

As we did not request this original condition that the applicant is seeking to vary, we will not be providing a formal response in this instance.

CASE OFFICER RESPONSE:

Plot A is built out on site, with the necessary highway works related to this scheme complete to.

DEFENCES ESTATES

No safeguarding option.

Internal Consultees

HIGHWAY ENGINEER:

No objection subject to a condition/information being attached requiring all outstanding highway works including those required under planning permission for Plot-A to be completed before commencing works on site.

POLICY TEAM

There does not appear to be a major change - it is still a set of 1 and 2 bedroom flats without scope for 3 bedroom flats. No objection

ACCESS OFFICER:

No objection, the level of accessibility remains acceptable, subject to conditions.

TREE OFFICER:

This submission involves the change of approved plans regarding the internal layout and ancillary spaces only. No change is proposed to the external layout and existing approved landscape details should be unaffected by the proposal. No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development is established with the existing approval (67080/APP/2010/1420) to which this application to vary a condition and provide 4 additional two bedroom units raises no further issues in respect of the principle of development.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals achieve the maximum intensity of use compatible with the local context, design principles and public transport accessibility. The London Plan establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a Public Transport Accessibility Level (PTAL) of 2. Given the nature of the

site and its locality which is on the edge of South Ruislip Local Centre, and is largely characterised by terraced and semi-detached properties with relatively large gardens, and buildings of 2-3 storeys in height, it is considered that the site falls within a suburban area as defined in the London Plan (2011). Taking the red line site in isolation the current approved schemes exceeds the London Plan (2011) range for sites with a PTAL of 2-3 in a suburban area of 50-95 units per hectare and 150-250 habitable rooms per hectare, assuming units have an indicative size of between 2.7 - 3.0 hr/unit. However when determining the original scheme it was acknowledged the division between this site and the adjoining library site (Plot A) was somewhat artificial and if one treats the two plots as a shared redevelopment, then the proposals taken across Plots A and B together would have a density of 95 u/ha and 218 hr/ha which is consistent with London Plan density standards. It was also previously noted the site is within 250m of the South Ruislip Underground Station.

Whilst this current proposed scheme would increase the number of habitable rooms on Plot B thereby increasing the density marginally across the site as a whole, the scheme would remain consistent with the London Plan density standards of Plot A and Plot B are treated as a common redevelopment site.

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

Not applicable to this application site.

7.04 Airport safeguarding

The Ministry of Defence (MoD) have confirmed that they have no objections to the proposals. There is no requirement to consult National Air Traffic Services (NATS) or BAA Safeguarding on this proposal.

7.05 Impact on the green belt

No Green Belt issues are raised by this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The surrounding area is characterised by a wide mix of uses, with a large Sainsburys Supermarket and associated car park located on the opposite side of Victoria Road, beyond which is South Ruislip's main shopping area, a largely residential area located to the north, and large school playing fields located to the east.

The proposed external changes to the approved scheme are minimal consisting of the removal of a door (serving the previously agreed 2nd staircase), an associated path serving this external door and a minor change in the sloping pitch to the roof on the western edge of the south facing elevation. Accordingly the proposal is considered to comply with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest existing residential properties to the application site are located at Kelvedon Court and these properties are over 65 metre away.

The material alterations to the approved scheme that are the subject of this application all relate to the internal layouts to Block 1. As such they will not have any detrimental impact on the amenity of existing and proposed residential occupiers in terms of overlooking, loss of privacy, overshadowing or loss of outlook. Accordingly the application complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

The London Plan (July 2011) requires all 1 bedroom flats to provide a minimum 50sqm of floor area and all 2 bedroom flats to provide a minimum of 61sqm. 3 of the additional two bedroom flats would have internal floor area of approximately 81 square metre with the 4th additional two bedroom flat having a gross internal floor area of approximately 100 square metre. Accordingly all the additional two bedroom units would comply with the London Plan minimum internal space standards.

Policy BE23 of the Hillingdon Unitary Development Plan requires the provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting. The council's HDAS Residential Layout provides further guidance on this issue and indicates that in flatted development communal amenity space should be provided in a quantum equating to 20sq.m per 1 bedroom unit and 25sq.m per 2 bedroom unit. This equates to a total requirement of 350 square metre.

With the original scheme there was an overall shortfall in outdoor amenity space although the bulk of this related to useable amenity space in respect of Block 2, which is not subject to any alterations with this current application. The shortfall in amenity space respect to Block 1 with the original approved scheme was only 7 square metres, representing a 2% shortfall against the Council's standards for block 1. With the proposed change in bedroom mix of with this application, the external amenity space shortfall would rise to approximately 27 square metres, equivalent to an 8% shortfall against the overall policy requirement. However it is considered on balance this small additional shortfall is not considered sufficient to provide a sustainable reason of refusal given:

- (i) 2 of the 4 additional two bedroom units would have their own private balconies;
- (b) the shortfall against the Council's standards is relatively small in degree;
- (c) additional landscaped seating areas facing Victoria Road is proposed, albeit it is acknowledged it is not a private area and hence is not included within the amenity space calculations, it is capable of providing some limited useful purpose for future residents;
- (d) pertinent to point (c) are previous Appeal decisions in the Borough (such as the Reindeer Public House, Maxwell Road, Northwood) where Inspector's have not discounted amenity areas to the front.

Overall, it is considered the revised scheme would provide an appropriate standard of residential environment for future occupiers and accordingly the scheme complies with Policies BE13 and BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policy 3.5 of the London Plan (July 2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The scheme in respect of car parking provision and vehicle access to the site from the street remains as per approved scheme.

A total of 36 parking spaces are proposed within the centre of the site, including 4 disabled person spaces, served by a new central vehicular crossover. Alteration to the road markings of the central reservation on Victoria Road will be made, as previously agreed, in order to provide a new right hand turn lane.

Given the scale of the proposed development, in terms of vehicular trip generation/attraction, the future trips associated with the development are unlikely to have a significant effect on the capacity of the highway network.

With regards to the proposed residential use, the Council's Car Parking Standards state

that for flats without individual curtilages and with communal parking areas, a maximum of 1.5 spaces should be provided per unit which would give a total of 47 spaces. Notwithstanding this, the London Plan standards state that for one and two-bedroom units a maximum of one space or less should be provided per unit, emphasising that all developments in areas of good public transport accessibility and/or town centres should aim for less than 1 space per unit. The site lies on the edge of the South Ruislip Local Centre, very close to local shops and a major supermarket, and is less than 500m away from the Victoria Road Retail Park. The site is also within approximately 300m of South Ruislip Underground and train stations.

Cycle storage provision is within the undercroft area.

The Council's Highway Engineer raises no objection to the variation of the approved scheme.

Alterations to the road markings shall be secured through S106/S78 Agreement. As such, the scheme complies with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban Design

The building envelope including the detailing and choice of external finish material and the associated landscaping remain the same as the approved scheme, with the exception of a minor change in the roof pitch, described elsdewhere, and the loss of an external door to Block 1. Both these minor changes raise no material urban design issues. Accordingly the application raises no new material issues in respect of urban design to consider.

Security

The development would incorporate measures to reduce the risk of crime. Should approval be granted a condition would be required to ensure the development meets the Metropolitan Police's 'Secured by Design' criteria. Notably the Metropolitan Police's Crime Prevention Design Advisor has raised no objections to the scheme subject to conditions regarding boundary treatment (which would be covered by the Council's standard boundary treatment condition), CCTV, and details relating to the proposed children's play area to ensure it is secure and not abused by unauthorised users.

7.12 Disabled access

The proposed development would comply with Lifetime Homes Standards, BS8300:2009 and Part M of the Building Regulations. The scheme's Design and Access Statement confirms that level access would be provided to all floors, all access controls to common parts of the building would be accessible and inclusive, and that WCs and bathrooms throughout the development would be flexible to allow use by wheelchair users.

The Council's Access Officer has raised no objection to the loss of the 2nd staircase or the reduction in size of the lift from 13 person capacity to 8 person. The Access Officer has raised a number of points regarding the bathrooms and proposed wheelchair accessible unit. However, should approval be granted, it is considered that these issues could be satisfactorily addressed by way of condition, as per the previous approval.

7.13 Provision of affordable & special needs housing

A Financial Viability Assessment (FVA) was submitted with the original application that agreed 16% of the residential scheme, by habitable rooms, would be provided as

affordable housing. This FVA and 16% figure will stand for this revised scheme and will be secured by a Deed of Variation to the existing Section 106 agreement.

7.14 Trees, Landscaping and Ecology

The proposed landscaping will be as previously agreed, including new tree planting, which would reflect the long line of tree planting on the south-western side of Victoria Road. As such, subject to appropriate conditions, the scheme is acceptable and complies with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The plans show refuse storage areas within the undercroft parking area. Block 1 would be served by a 4m x 0.9m deep storage area. This refuse areas was previously agreed, and would remain large enough to accommodate 4 larger units. As such the scheme complies with MIN 16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.16 Renewable energy / Sustainability

An energy statement was submitted with the original application and it only demonstrates that 13% of the energy would come from renewable energy sources. Policy 5.7 of the London Plan (July 2011) advises that boroughs should require major development to show how they would reduce carbon emissions by 20% through addressing the site's electricity and heat needs from renewable sources, wherever feasible. The sought revisions will not alter this energy assessment.

The Council's Sustainability Officer advised with the approval that given the strategic importance of the application and the neighbouring applications and a commitment to Code for Sustainable Homes level 3 for the housing, no objection is raised, subject to appropriate conditions to ensure compliance with Code 3.

7.17 Flooding or Drainage Issues

The proposed revisions have no impact on the previous flood risk sequential test that was carried out and its conclusions that with the measures identified in the Flood Risk Assessment the risk from flooding upon the scheme will be of a negligible level.

Appropriate conditions are recommended and the scheme is considered to be acceptable, in accordance with policy OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). and policies 5.12 and 5.13 of the London Plan (July 2011).

7.18 Noise or Air Quality Issues

Noise - as per approved scheme.

The site lies adjacent to Victoria Road, near a busy junction, and opposite Sainsburys Service Yard. Accordingly, a Noise Assessment has been submitted in support of the application. This confirms that whilst the site falls within Noise Exposure Category C, the use of mitigation measures, such as use of double glazing and appropriate building materials, would give sufficient noise attenuation for the residential areas. Notably, Officers in the Council's Environmental Protection Unit have raised no objections subject to appropriate conditions to ensure the scheme is adequately protected from road traffic noise.

Air Quality - as per approved scheme

The site does not fall within an Air Quality Management Area and, accordingly, there is no requirement for the applicant to submit an Air Quality Assessment in support of the scheme. Officers in the Council's Environmental Protection Unit have confirmed that no objections are raised to the scheme on grounds of air quality.

7.19 Comments on Public Consultations

No public comments received.

7.20 Planning Obligations

A Section 106 has been signed with the approved scheme (67080/APP/2010/1420) in relation to highway works, 16% affordable housing element (by habitable room) and providing contributions towards education, health and library facilities in this part of the borough and construction training. These commitments will remain in place and a deed of variation to the section 106 will be required to incorporate this current application within the legal agreement. The contribution towards educational facilities will increase by £7,053 due to the additional 4 x 2 bedroom units.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

No other relevant planning issues are raised by this proposal.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

A variation of condition application is sought to provide 4 additional two bedroom units (and 4 less 1 bedroom units) to the approved 31 unit scheme. The proposed development is acceptable in principle, as demonstrated by the current approval. The proposed change in residential mix is not considered to present significant adverse issues

in terms of the overall density of the scheme or in terms of the level of provision of external amenity space. The 4 additional 2 bedroom units each meet the London Plan minimum space standards. Adequate car parking provision is provided to the scheme.

The scheme is considered to comply with relevant planning policies. Accordingly subject to a S106 agreement, and applying all the planning conditions attached to the previous approval, 67080/APP/2010/1420), this current variation of condition approval this application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

London Borough of Hillingdon's Noise Supplementary Planning Document (adopted April 2006)

London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (adopted January 2010)

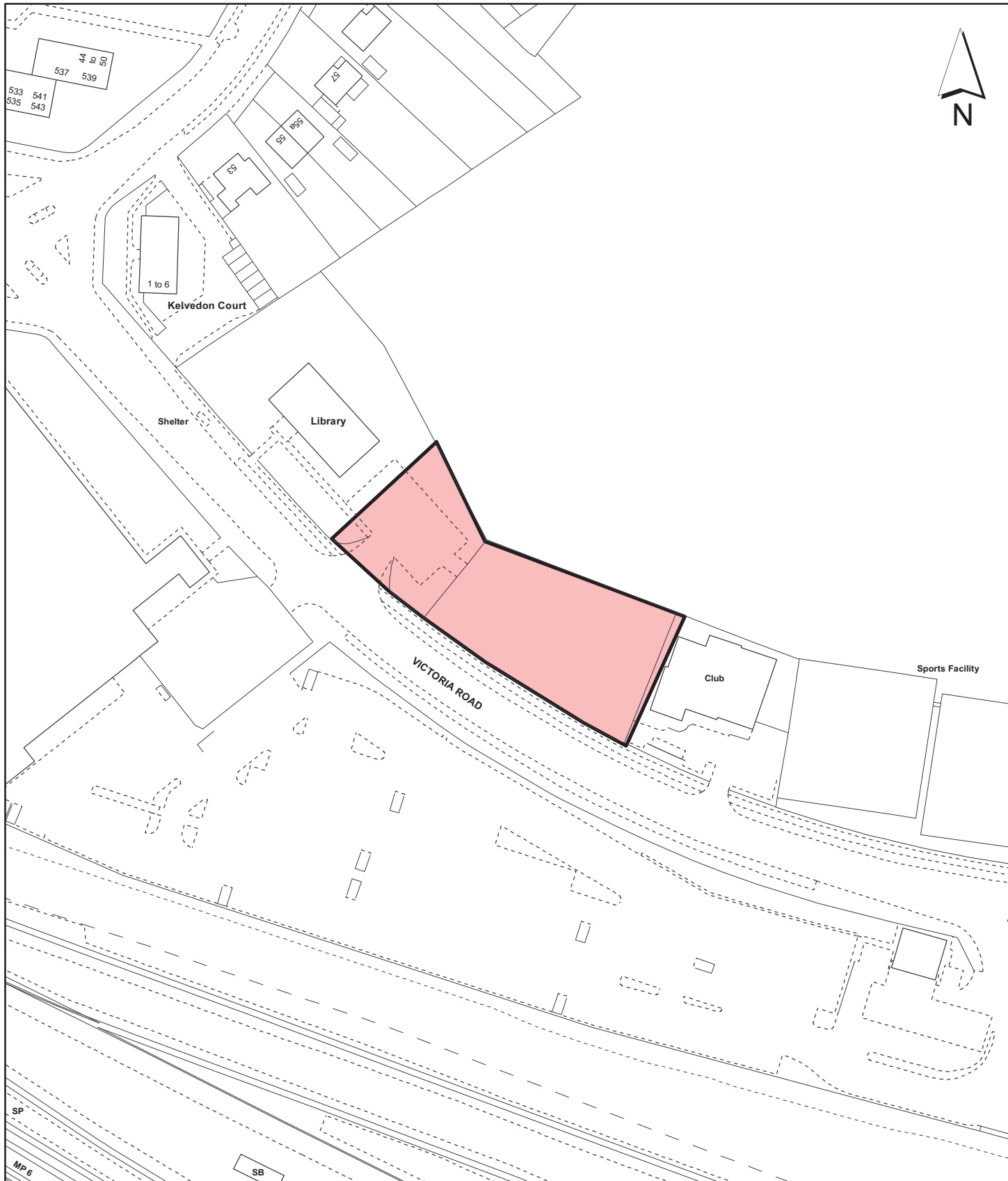
London Borough of Hillingdon's HDAS 'New Residential Layouts ' Supplementary Planning Document (adopted July 2006)

London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**South Ruislip Library Plot B
Victoria Road
Ruislip**

Planning Application Ref:
67080/APP/2012/2973

Planning Committee
North Page 139

Scale
1:1,250

Date
March 2013

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address EASTCOTE HOCKEY CLUB KINGS COLLEGE ROAD RUISLIP

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

LBH Ref Nos: 2414/APP/2012/2812

Drawing Nos: EHC-ESP-02 Existing Site Plan
EHC-ESP-01 Existing Site Plan
EHC-PSP-01 Proposed Site Plan
EHC-PSP-02 Proposed Site Plan
EHC/1 Proposed Flood Lighting Spillage Lighting Assessment
Noise Impact Assessment
Planning, Design and Access Statement
Transport Assessment
Travel Plan
DS12041201.02 Tree Constraints Plan
DS12041201.01 Tree Survey Plan
Tree Survey Report
EH/2 Proposed Floodlighting Spillage T base FoldScan Column - 15M
EH/3 Proposed Floodlighting Spillage
EH/4 Proposed Flood Lighting Spillage Location Plan
Arboricultural Impact Assessment
DS12041201.03 Arboricultural Impact Plan
0112-SK-03-A Car Park Swept Path
130201 Geometric Parking Review
Eastcote Hockey Club Responses
Flood Risk Assessment response
Arboricultural Response
Addendum to Planning, Design and Access Statement
EHC/4 Rev 3 Eastcote Hockey Lighting Calculations
Eastcote Hockey Club - 350 Lux Floodlighting
Ecological Appraisal February 2013
X-210387B/TB/EGS/March 2013 Rev E Flood Risk Assessment
X210387-04 Rev P3 Fencing Diagram

Date Plans Received:	13/11/2012	Date(s) of Amendment(s):	20/12/2012
Date Application Valid:	13/12/2012		21/12/2012
			06/02/2013
			13/11/2012
			15/02/2013
			11/03/2013
			14/12/2012

1. SUMMARY

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

football playing pitches.

781 local residents/ amenity groups have been consulted. To date, 462 individual responses and a petition bearing 5,200 signatures have been received, objecting to the planning application as originally submitted. A further 30 letters of objection were received in response to reconsultation following the submission of amended plans and documentation.

Objections have also been received from various local amenity groups. The principle areas of concern relate to the loss of public access to the playing fields, impact on residential amenity arising from noise and floodlighting, impact on local ecology, flooding, disruption to the public right of way and highway considerations.

In addition 107 letters of support have been received to the public consultation, together with 2 petitions bearing 534 signatures (online petition) and the other bearing 65 in support of the application. This petition notes that the second pitch will allow the club to play all its home games at the club and carry out all their youth coaching and matches to cope with the ever-increasing number of youngsters who want to join in. Approval of the 2nd pitch would enable the club to make those facilities available to the community, whilst Ruislip Rangers will continue to use the grass pitches for junior football and the running track will be upgraded and maintained.

7 letters commenting on the application were also received.

Two similar applications (but without a car park) were withdrawn before determination by the applicants on 22/2/2011 and 30/1/12 respectively, when it was clear that these applications were to be recommended for refusal. The current application has been submitted in an attempt to overcome previous concerns.

Subject to mitigation, it is considered that development would not adversely affect the amenities of nearby residential properties from the activity generated by the floodlit pitch, in terms of noise or light spill from the proposed floodlights. No objections are raised to the principle of the use of the site as an outdoor sports facility. However, the proposal raises a number of concerns. The proposal would introduce hard surfaced areas, fencing, floodlighting and car parking and remove distinctive landscaping features that would result in a built-up appearance on the site, which is designated as Green Chain land. The proposal would affect the fundamental open character of the area and it is not considered in this instance that the adverse impact on the open space has been outweighed by the benefits associated with the new recreational facilities.

Although the adjacent Public Right of Way will remain physically uninterrupted by the development, it is considered important that the attractiveness of the Celandine Route is maintained, and the proposal would have a detrimental effect on the visual amenity of the public footpath and would fail to enhance the local character, visual amenity, ecology and sustainable access to the river walk.

In addition, the application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area, including the adjacent River Pinn corridor. The application also fails to adequately assess the implications of the proposal on flooding, demonstrate that the application will not increase flood risk to others, or demonstrate that flood risk can be suitably mitigated. In addition, the applicant has failed to demonstrate that the existing group of Oak trees, deemed worthy of retention will be unaffected by the development and has not made provision for their long-term protection.

Furthermore, no agreement has been completed with the applicant in respect of contributions towards the improvement of the public footpath, community uses or safeguarding existing uses.

The Highway Engineer has advised that additional sample tests and survey information are required in order to demonstrate that the scheme is acceptable in highway terms. This information has not been provided and as such, an objection is raised to the scheme on highway grounds.

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

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The scheme, including its size and design, fencing and floodlights, extent of hard surfacing and parking would fail to conserve and enhance the visual amenity of the Green Chain, contribute to the positive enhancement of the river corridor, or improve the character and appearance of the surrounding area. The proposal is therefore contrary to the aims of Policies EM2 and EM3 of the Hillingdon Local Plan: Part 1- Strategic Policies, Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 2.18 of the London Plan 2011.

2 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policies EM3 and EM7 of the Hillingdon Local Plan: Part 1 "Strategic Policies" (adopted November 2012), Policies EC2, EC3 and EC5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.19 of the London Plan and the NPPF.

3 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate that the existing group of Oak trees which are of high visual amenity and ecological value will not be harmed by the development and has not made provision for their long-term protection. The proposal is therefore contrary to the aims of Policies EM2 of the Hillingdon Local Plan: Part 1- Strategic Policies and Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of upgrading of the public footpath, provision/refurbishment of football pitches and the upgrade of the existing running track and the securing of community uses). The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Local Plan Part 2, and the adopted Supplementary Planning Document 'Planning Obligations.

5 NON2 Non Standard reason for refusal

The application fails to adequately assess the implication of the proposal on flooding, or demonstrate that the application will not increase flood risk to others. In addition, the application has failed to demonstrate that flood risk can be suitably mitigated. The proposal is therefore contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policies OE7 and OE8 of the Local Plan Part 2 Saved UDP Policies (Nov 2012), Policies 5.12 and 5.13 of the London Plan (July 2011) and the NPPF.

6 NON2 Non Standard reason for refusal

The proposed development fails to provide satisfactory information to demonstrate the estimated parking demand is acceptable. In absence of satisfactory information, the development could lead to additional on street parking, to the detriment of public and highway safety and is therefore contrary to Policies AM7, AM14, and R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

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.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
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
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
R4	Proposals that would involve the loss of recreational open space
R5	Proposals that involve the loss of sports, leisure, community,

	religious, cultural or entertainment facilities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.10	(2011) Urban Greening
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.17	(2011) Metropolitan Open Land
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.21	(2011) Trees and woodland
LPP 7.24	(2011) Blue Ribbon Network
LPP 7.28	(2011) Restoration of the Blue Ribbon Network
NPPF	

3

The Local Planning Authority has actively engaged with the applicant both at the pre application and application stage of the planning process, in order to achieve an acceptable outcome. However, the scheme results in a number of fundamental planning concerns. Accordingly, the planning application has been refused.

3. CONSIDERATIONS

3.1 Site and Locality

The site forms part of Kings College Playing Fields and is Council owned. The applicants currently enjoy a long lease on most of the land subject to this application. The proposed development site covers an area of approximately 0.6720ha (6720m².) The access to the playing fields is from Kings College Road.

The site is located to the north of the River Pinn, and is bounded to the west by Kings College Road and to the north by existing football pitches, beyond which are properties in Park Avenue. The site is designated Green Chain in the Saved UDP and District and Metropolitan Open Space in the Hillingdon Open Space Strategy 2011 - 2026 evidence base document.

The playing fields are characterised as open mown grassland with marked-out playing fields and is also well used by local residents for informal recreation. The Celandine Walk, a long-distance footpath through the Borough, runs approximately east-west between the River Pinn and the football pitches. A line of mature Oak trees extend on a north-south axis from the south-west corner of the open space. These trees are not protected by Tree Preservation Orders because they are situated on Council owned land. Along the western boundary there is a shelter belt of woody vegetation including hedges, which define the space and screen views of the Kings College Road. The Eastcote Hockey club house is located to the north east of the proposed pitch.

3.2 Proposed Scheme

The proposal seeks the construction of an additional all-weather sand dressed multi purpose sports pitch with associated floodlighting and fencing at the Kings College Playing Fields. The area of playing field proposed for the development is currently used for football matches and tournaments. The application is a resubmission of application ref:2414/APP/2011/2661, which was withdrawn on 30/1/2012.

The pitch would be located immediately to the south east of the existing club house and occupy an area of 101.4 x 63 metres, which inclusive of its fenced enclosure, would total 6,737 square metres. The proposed pitch would be similar in scale and appearance of the existing all-weather pitch, located to the south of the River Pinn. The proposed pitch would be enclosed by a 3.5 metre high fence, which increases to 4.5 metres in height behind each goal end.

The existing club car park would be extended to the south and the metal containers removed; however, it should be noted that the existing car park extension for approximately 3-4 spaces falls outside the current application site boundary and may require a separate application. A new car park to the east of the existing tree belt and accessed over a culverted ditch would be provided to accommodate a further 27 car parking spaces. Access to the pitch would be via a new footpath from the south east corner of the club house to the entrance to the pitch. 4 x 15 metre high floodlights are proposed on either side of the new pitch (8 floodlights in total), located approximately 1 metre from the perimeter fencing.

The fencing material specified is plastic-coated welded mesh panels, factory-finished in dark green. The fencing for the pitch would be 3.5m (reduced from the originally proposed 4m), with a 50 x 50 mm mesh for the first metre and 75 x 12.5mm mesh non-climb fencing for the top 2.5 metres. The fencing height will be higher, at 4.5 metres, above the goal ends. The base of the fence would be surrounded with a double height timber "kick" board, approximately 250mm high to rebound balls.

Surfacing for the car park and its access beneath the trees is to be installed using a non-dig method of construction. The proposed car park will consist of a permeable CellWeb Tree Root Protection system overlain with gravel, and the footpath will be constructed of CellWeb overlain with semi-permeable concrete block paving.

The applicants state that the proposed pitch is required to meet a growing demand for artificial multi-sport surface facilities, for the Hockey Club's youth section, local football clubs and many other clubs and schools that utilise the existing artificial multi-sport facility.

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

PLANNING SUPPORTING STATEMENT

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

DESIGN AND ACCESS STATEMENT

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

ECOLOGICAL APPRAISAL

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

FLOOD RISK ASSESSMENT AND ADDITIONAL LETTER DATED 5/2/2013

The assessment concludes that the flood risk to the site and surrounding area will not be increased by the development.

TRANSPORT STATEMENT

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

TRAVEL PLAN

The Travel Plan measures are aimed at trying to reduce the number of single occupancy car trips made by club members on match days, where there are existing parking problems. Journeys to training sessions are often made after work, and the applicants consider it impractical to try and influence travel to these training sessions.

TREE SURVEY AND ARBORICULTURAL IMPACT ASSESSMENT

The survey assesses the quality and value of 20 individual trees and 3 groups of trees which are on, or close, to the site.

NOISE ASSESSMENT

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

FLOODLIGHT SPECIFICATION

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

3.3 Relevant Planning History

Comment on Relevant Planning History

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

Eastcote Hockey Club has used the playing fields since 1964 and the site has an extensive planning history. A redgra pitch on the site of the existing all weather playing pitch was constructed over 25 years ago. An application for the erection of eight floodlight pylons around the pitch was then approved on 19/11/74 (ref:24114/74/1390). Conditions were attached to this consent which restricted the floodlights to 5 days per week (Monday-Wednesday, Friday and Saturday) and to the hours of 19:00-21:00 hours on those days.

A subsequent application was approved on 17/9/76 (ref:24144/76/875), to relax the hours of use of the floodlights. Planning permission was approved for chain link fencing around the pitch on 20/4/91 (ref:2414S/90/1905).

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

(ref:2414/AF/98/0748).

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

Two similar applications to the current scheme, refs: 2414/APP/2010/2676 and 2414/APP/2011/2661, but without the additional car parking, were withdrawn before determination by the applicant on 22/2/2011 and 30/1/12 respectively, when it was clear that these applications were to be recommended for refusal. The current application has been submitted in an attempt to overcome previous concerns.

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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM3 (2012) Blue Ribbon Network
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance

EC5	Retention of ecological features and creation of new habitats
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE7	Development in areas likely to flooding - requirement for flood protection measures
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LPP 5.1	(2011) Climate Change Mitigation
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LPP 7.28	(2011) Restoration of the Blue Ribbon Network
NPPF	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **14th January 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Notice of Proposed Development was advertised under Article 13 of the Town and Country Planning (Development Management Procedure) (England) 2010 and 781 neighbours and local amenity groups were consulted in the surrounding area. Site Notices were posted at the site.

462 individual letters of objection (92 letters/e-mails and 370 internet responses), together with a petition bearing 5,200 signatures, have been received, objecting to the planning application.

In addition, objections were received from Eastcote and Ruislip Residents Associations, Ruislip Village and Eastcote Conservation Area Panels, Ruislip, Northwood and Eastcote Local History Society and a local action group, Friends of Pinn Meadows.

The principle areas of concern are:

1. Support the guidance of the GLA on the importance of protecting Metropolitan Open Land, outlined in the London Plan
2. Please note the designation of the area in question in Hillingdon's LDF as Metropolitan Open Land
3. Think it outrageous that anybody should claim for their sole use, land that is common property.
4. Fencing off this land is totally unacceptable, both in terms of aesthetics as well as in concept.
5. There are already two underused facilities locally.
6. The fields were for the people of Ruislip not for a quasi National Hockey Centre.
7. More facilities would be needed at the clubhouse with the extra pitch.
8. Loss of amenities and change of character of a protected area.
9. Increased congestion.
10. A public rural site would become commercial
11. Object to use of our public open space for the exclusive use and profit of a private members club.
12. The site in question, bordering the River Pinn is flood plain zone 3 and has in the past been underwater.
13. It is not the site for a sports complex on an industrial scale, there is no justification for two enclosed and floodlit astro pitches and the associated turmoil it will cause to traffic congestion,
14. Noise, light and litter pollution.
15. The car park adjacent to the astro pitch is referred to as private. This however is not the case, although kept locked for security with EHC as the key holder, it was a public car park and was only locked after fly tipping and boy racers had accessed the field around the site.
16. There are large mature Oaks to the NW corner, the roots of which would be disturbed by the development and Willow bordering the river on the SE corner.
17. The River Pinn is an important corridor for wildlife, Bats are very active along it and along the treelines, Egrets and Kingfishers are regularly seen.
18. The Celendine Route runs along the River and is promoted by the Council as a route through, Green Spaces, Conservation areas and Wildlife Havens. It would I'm sure spoil it if the council had to add, along a narrow corridor between 4m high security fencing and when in use being blinded by 500lux floodlights on a total of 14 columns.
19. Oppose is the greedy enclosure of another astro pitch thus excluding the public permanently from this much loved and used open space.
20. The obvious site for a facility like this if it were needed would be an educational establishment such as already exists at Harefield Academy and Brunel University. It could then be used and managed all day and evenings when required.
21. This area will become confined to the exclusive use of those who play the relevant sports associated with it. It will be overbearing as a construction,
22. The additional floodlit area will be detrimental to those living nearby.
23. The increased numbers of cars will no doubt lead to them putting in a subsequent application to provide more off street parking, therefore requiring more of the fields to become hardstanding.
24. I think the plan is totally inappropriate and will have a negative effect on this very valuable open area enjoyed by many for multi-use, and valuable as a wildlife corridor.
25. The £150,000 subsidy to build this unnecessary facility will come from our council tax.
26. Outraged by the infringement of the public right of way across this field.
27. King's College Cambridge gave this land to the then Ruislip-Northwood District Council, I believe in the 1930s, for the enjoyment of the people of Ruislip, not for the land to be leased by the present Council to a hockey club, for mutual financial gain.
28. Some remedial ground drainage work had taken place to this area at some time in the recent past.
29. A small amount of investigation has since shown that indeed perforated plastic pipes are buried at about 250mm below the surface. The fact that plastic has been used would suggest that the work was done in recent years.
30. The area in question does not naturally drain easily and that remedial work has been necessary

to improve the drainage for this area of our playing fields. No mention or reference has been made of these ground drains. Any groundworks will come into conflict with these existing remedial ground drains.

31. Plans do not show the whole area that is intended to be developed
32. Existing pitch is underused - there is not the demand for an additional pitch
33. Will have an unacceptable impact on visual amenity
34. Local community do not want the development
35. The public open space is protected by a covenant - the land is to be used by the people of Ruislip - not for private use
36. Traffic and parking congestion
37. Proposed car parking layout is unacceptable
38. Impact on ecology
39. Loss of mature trees
40. Reports are inaccurate, insufficient and out of date
41. Development would impact on public right of way and access to footpath (Celandine Route)
42. Increased flood risk
43. Noise impact
44. Light pollution from floodlighting
45. Loss of public open space
46. Will restrict use to Eastcote Hockey Club members - area will be fenced off
47. Planning application fails to conform with Council's validation procedures
48. Development contravenes National and Hillingdon Policies
49. The land is designated as a Green Chain and Blue Ribbon Network
50. There are better uses of Council funding
51. There are other more suitable sites e.g. school playing fields
52. Safety concerns for users of footpath between fence and River Pinn
53. Anti-social behaviour
54. No mention of accessibility for wheelchair users
55. No provision for sporting facilities for the disabled.
56. Litter
57. Would dominate the surrounding residential area
58. Negative impact on property values
59. Majority of club members live outside the borough
60. Impact on football club opposite
61. Hockey Club only lease the land, they do not own it.

PETITIONS

1. A petition bearing just over 5,200 signatures has been received. The signatories object on the following grounds:

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

2 petitions have been received in support of the application, one bearing 534 signatures (online petition) and the other bearing 65 signatures. The 65 signatories support the proposals on the following grounds:

Eastcote Hockey Club has submitted a revised application to build a 2nd Astro turf pitch on our grounds outside our clubhouse at Kings College Playing Fields. The second pitch will allow the club to play all its home games at the club on Saturdays and carry out all of our youth coaching and matches at the club on a Sunday so we can cope with the ever-increasing number of youngsters who want to join in.

Approval of the 2nd pitch would enable us to make those facilities available to the community, building on our already successful engagement with local schools and other sports clubs. Ruislip Rangers will continue to use the grass pitches for junior football and the running track will be upgraded and maintained in the future for free community use.

LETTERS IN SUPPORT

107 letters of support have been received to the public consultation.

1. Support Olympic legacy
2. Will improve and increase sport facilities
3. Parking issues not just from the hockey club
4. Noise increase would be minimal
5. Need a new pitch to accommodate large number of members
6. Keeps youngsters off the street
7. Will allow matches in wet weather
8. Pitch would only use a small amount of land
9. Junior teams would benefit from a second pitch
10. Will reduce car journeys to other venues
11. Would benefit youngsters and the community
12. The playing fields are designated as an outdoor sports facility

7 letters commenting on the application were also received:

- Pinn Meadows should be granted Village Green status
- Regenerate the running track
- Application was submitted over Christmas when people might have been too busy to comment
- Upgrade the existing pitch

SPORT ENGLAND

It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184), in that it is on land that has been used as a playing field within the last five years, and the field encompasses at least one playing pitch of 0.2 ha or more, or that it is on land that is allocated for the use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement.

Sport England has therefore considered the application in the light of its playing fields policy. The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches. The policy states that:

"Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the specific circumstances applies".

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities.

Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

The application proposes the construction of an all-weather, sand dressed multi-purpose sports playing pitch on existing grass playing field land. It is proposed that the pitch will be 101.4m x 63m in size. The application is the resubmission of application refs 2414/APP/2010/2676 and 2414/APP/2011/2661 which were both withdrawn.

As expressed previously in relation to the applications mentioned above, Sport England is keen to ensure that the interests of both hockey and football are represented as part of the proposed development. In this respect, Sport England sought a planning condition be imposed on the previous application seeking that a community use agreement be submitted for the site. In addition, and in order to address the loss of grass pitches available to football, as a result of the development, the applicant had previously agreed to enter into a S106 agreement, committing to refurbish, and subsequently maintain, the full size pitch within the existing running track and the running track on the adjacent site. The applicant also offered to lay out of five grass pitches on the site (3 mini & 2 youth/full) and the grant access by Eastcote Hockey Club to Ruislip Rangers JFC. These were all important factors in considering the previously application.

The current application seems to remove these previous commitments, which is of concern to Sport England. We would urge the applicant to reconsider and commit to the same undertaking as part of this application, unless these arrangements have already been secured through other means, outside the planning process i.e. a lease.

Sport England therefore seeks some clarity from the applicant as to whether they will continue to commit to laying out of the five grass pitches and granting access to Ruislip Rangers JFC. We also seek clarity on whether the athletics track pitch will be refurbished and thereafter maintained.

Upon receipt of further clarity, Sport England formally requests the opportunity to comment further. Without the clarity sought above, Sport England is unable to confirm that the proposed development still meets exception E5 of it's a playing field policy which states:

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

ENVIRONMENT AGENCY

Thank you for consulting us on the above application. We are in agreement with Natural England that the submitted documents are not adequate to assess the impacts on the River Pinn and associated ecology and therefore we object to the proposed development.

If you are minded to approve this application contrary to our objection, I would be grateful if you could re-notify us to explain why material considerations outweigh our objection, and to give us the opportunity to make further representations. Should our objection detailed below be overruled, we would require the imposition of conditions to be included on any subsequent approval, including to address flood risk.

Objection

We object to the proposed development as submitted because the assessment and mitigation of the risks to the River Pinn and associated ecology are inadequate. We therefore recommend that the planning application is refused. We will maintain our objection until the applicant has supplied information to demonstrate that the risks posed by the development can be satisfactorily addressed. We wish to be consulted on the results of any survey submitted in connection with this application, or on any design changes, additional mitigation, compensation or enhancement measures that might subsequently be proposed.

Reasons

The assessment/mitigation measures submitted with the application are inadequate and do not properly address the risks. In particular, the proposals do not:

- Address the high levels of light spill into the river corridor and buffer zone. The river corridor and buffer zone should be intrinsically dark (0-2 lux). The submitted light spill plans show levels in excess of 100 lux in places. The application also fails to address the cumulative impact of light spill from the existing pitch.

- Take account of the revised proposals. The submitted Ecological Appraisal report (prepared by ecoconsult ltd; dated November 2010) has not been updated to reflect the changes to this application from the previous one. The report makes no reference to the impact of light spill on the river corridor, buffer zone and associated species (including fish).

- Adequately address the risks to protected species that may be affected by the proposals. As bats could be affected (particularly by high light levels) and are a protected species, the applicant should undertake a bat survey. The presence of bats or other protected species will inform what measures the applicant will need to take at the site.

Government policy on minimising impacts on biodiversity is set out in the National Planning Policy Framework paragraph 118, which requires local planning authorities to aim to conserve and enhance biodiversity when determining planning applications. This has not been demonstrated in the present application.

The River Pinn and its buffer zone are designated as a Site of Importance for Nature Conservation, as a Green Chain in Hillingdon's Local Plan, and is also recognised as part of the All London Green Grid and Blue Ribbon Network. These designations acknowledge the importance of such local green infrastructure, both for wildlife and amenity value.

A fish survey carried out by the Environment Agency on the River Pinn in 2011 found eight species of fish at Copthall Road Footbridge (approximately 3.5 kilometres from the site). Fish spawning sites can be particularly affected by high light levels, and the Ecological Appraisal fails to recognise this risk.

This objection is backed up by Hillingdon's Local Plan: Part 1 "Strategic Policies" (adopted November 2012) EM2 (Green Belt, Metropolitan Open Land and Green Chains), EM3 (Blue Ribbon Network), EM7 (Biodiversity and Geological Conservation) and EM8 (Land, Water, Air and Noise).

Overcoming our objection

The applicant must demonstrate what measures have been taken to reduce the level of light spill into the River Pinn corridor and buffer zone. If, after all reasonable measures have been taken, there are still detrimental impacts on the river corridor, buffer zone or species, the applicant must alter their plans to reduce the impact or they may be able to provide compensation for the impact of the development. This could include a contribution to on-site or off-site enhancement of another stretch of the River Pinn.

The applicant must update the Ecological Assessment to take account of the revised application proposals. A review of the potential impacts of light spill should be addressed in the report.

The applicant should undertake a bat survey, ensuring that they follow the relevant Natural England guidance. If protected species are present, this will require the plans to be amended accordingly.

ADDITIONAL RESPONSE (6 March 2013): We maintain our objection as the submitted information has failed to address our concerns for the reasons outlined below.

It is not clear from the submitted documents exactly how the revised light spill figures have been achieved. The revised report and light spill diagram can be fairly technical, and it is not clear whether our concerns have been addressed. Given this, we require a non-technical summary of the following:

- The expected light spill levels in the River Pinn corridor and buffer zones solely from the lighting from the new pitch (excluding mitigation measures).
- The expected light spill levels in the River Pinn corridor and buffer zones including new pitch lighting, ambient light, plus light from the existing pitch (excluding mitigation measures).
- Times and weather conditions when readings have been taken.
- Mitigation measures proposed to reduce the light spill into the river corridor and buffer zones. This should include any measures proposed for the existing pitch lighting.
- The expected light spill levels in the River Pinn corridor and buffer zones including new pitch lighting, ambient light, plus light from the existing pitch (including mitigation measures).

NATURAL ENGLAND

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Our comments in relation to this application are provided in the following sections.

Bats

There is the potential for indirect impacts upon bats to occur from this development as a result of the floodlighting proposed. We note that no specific bat surveys have been undertaken of the site to ascertain the species that may be using the river corridor for feeding and commuting or their relative abundance. We note that a post construction light contour plan has been provided but there does not appear to be a comparison with the current light levels at the site. Consequently Natural England recommends that the following information is obtained from the applicant before determination of this application:

- Details of the current light levels at the application site and adjacent river and tree corridors;
- Details of the periods of the day the floodlighting will be used and how this will vary seasonally;
- Details of the indirect impacts that may result from this scheme upon bats; and
- Detailed mitigation measures that are to be implemented to avoid, minimise and compensate for any impacts that are identified in relation to bats.

This information may require further survey information to be collected in relation to bats.

Great crested newts

From Ordnance Survey maps, it appears there are two ponds within approximately 500 metres of the application site, one to the north and one to the east. As such, Natural England recommends that further clarity is provided from the applicant as to the likelihood of great crested newts being impacted by this proposal. Such information should be provided before determination of the application.

Badgers, breeding birds, water voles and widespread reptiles

The information supplied in support of the application highlights the potential impacts resulting from this proposal upon badgers, breeding birds, water voles and widespread reptile. Detailed advice on survey effort and mitigation requirements for these species can be found within our protected species standing advice available from <http://www.naturalengland.org.uk/ourwork/planningtransportlocalgov/spatialplanning/standingadvice/default.aspx>. In accordance with our standing advice, we recommend that you consult the standing advice to establish whether sufficient survey effort has been undertaken to fully assess the impacts of this proposal along with the appropriateness of any necessary mitigation measures proposed in

respect of these species.

RUISLIP RESIDENTS ASSOCIATION

When this application was discussed at our last Executive Committee meeting on 02/01/13 there was unanimous opposition to the proposal. The reasons were as follows:

1. Loss of public open space: Kings College Playing Fields were conveyed to then Ruislip-Northwood Urban District Council in the 1930s with the intension that they be used as and for Public Open Spaces. EHC have already secured one field for their exclusive use. They should not be allowed any more.

2. Impact on visual amenity: The recently adopted All London Green Grid (ALGG), the Hillingdon Local Plan (LP) and Hillingdon Landscape Character Assessment (HLCA) stress the importance of the Borough's open spaces, river corridors and landscape. They also set out guidelines on how these assets should be conserved and enhanced.

The objectives of the ALGG include the following:

- "conserve and enhance heritage features and landscape" and "conserve and enhance the Thames and its tributaries and riverside spaces" (page 2)
- "increase biodiversity through the creation of a matrix of riverine, grassland, woodland and wetland habitats and landscapes. Support river naturalisation and water habitat improvement projects especially along the banks of River Crane, Yeading Brook and River Pinn" (page 24).
- "the River Pinn has an individual identity" (page 69)

In the LP, clause 8.2 recognises the main challenge is to protect the Borough's Green Belt, Metropolitan Open Land and Green Chains whilst supporting the balance of continued growth, without spreading into these open areas, keeping land permanently open and free from development.

Policy EM2: any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area, conserve and enhance the visual amenity and nature conservation value of the landscape, encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area and retain the openness of the green chain.

The HLCA recognises the importance of the River Pinn Corridor, and makes the following recommendations:

- the Strategy/Vision is to "conserve and manage the tranquil and intimate character of the river corridor"
- the Guidelines include "Conserve and protect the open character of farmland and meadows, with long open views". Please note that the example of a long open view, in the illustrations following page 116, is a view across the application site (see Appendix 1)
- "restrict development along the river corridor, particularly vertical development which will greatly impact on the low lying, open character".

The proposed new pitch is in direct conflict with the above policies.

3. Celandine Route: the ALGG recommends "promote and enhance the Celandine Walk along the River Pinn" and "open river views to make the Route more inviting" (page 39, item 10.06.08). The proposed new pitch will not enhance the Celandine Route. This route was developed in partnership with the LB Harrow and the Ramblers Association. Please ensure that both partner organisations are consulted about this application.

4. Trees: the existing belt of mature (and heritage) trees on the west boundary provides an

attractive border to the long open view across the meadow. It is unacceptable that this latest proposal should include the removal of any of these trees. Also the construction of a car park beneath the trees would have a detrimental effect on their root system.

5. Ecology: We note the report by Ecoconsult is dated November 2010, and presumably relates to the first planning application in 2010. This document should be updated to take account of the many concerns expressed on the two previous applications and also the design changes in the current proposal.

6. Traffic and parking: notwithstanding the findings in the Traffic Assessment, Kings College Road is regularly heavily congested on match days. Whilst the proposed parking might help to alleviate this to some degree we note it is intended to be for the exclusive use of the Club. Added concerns are:

- further incursion and enclosure of public open space for private use
- loss of trees (see above)
- single point of access and egress with a pinch point between the existing and proposed areas
- increase noise and pollution

7. Flood risk assessment: the application site is in a Zone 3b flood plain. There are still concerns about the adequacy of the proposed fencing around the pitch and the likelihood that in a flash flood water will be diverted to surrounding area. The experts may consider the risk minimal but this view may not be shared by insurance companies.

One of our members has recently been faced with a substantial increase in the flood risk excess on their policy and rejection by several other insurers as their property is in a flood zone. We believe this is something officers should give serious consideration to before allowing any development on the Fields.

Whilst sports fields are considered an appropriate development in flood plains we question the advisability of constructing a synthetic pitch in one. The Football Association advise against locating synthetic pitches in areas at risk of flooding and Sport England recommend caution. Both organisations warn against the high cost of refurbishing a pitch damaged by flooding.

8. Floodlighting: the light spill from the existing pitch extends a considerable distance beyond the boundary fence and into and beyond the river channel. It is difficult to see how the same situation would not be replicated by any new installation.

The existing lighting intrudes on the night sky scene and the dark zone along and around the River Pinn Corridor. The proposed new lighting would have a further detrimental effect on this area.

9. Need: In their Design and Access Statement EHC claim they need the additional pitch to accommodate the limited number of home matches they are obliged to currently play at other local pitches i.e. Brunel and Harefield Academy. They also state a wish to provide additional training facilities for their Colts team and local schools.

Clarification is required on why the Club's fixtures and training schedules cannot be rearranged to accommodate a more effective use of the existing pitch. For instance it is noticeable that currently the pitch is used on a number of occasions by footballers (not hockey players). Also it is unused on weekdays between 9.00-17.00 hours, with the exception of two short afternoon sessions by schools from Harrow.

The Club also refers to the new pitch providing facilities for local schools. There does not appear to be any demand at present from any of the local Junior and Comprehensive schools, in which case a second pitch is unlikely to be used for these purposes. The existing pitch is currently unused for

50% of the useable time i.e. 9.00-21.30 hrs and the same would more than likely apply to a second pitch.

10. Olympic legacy: Ruislip Residents Association applauds the encouragement of sporting activities, particularly for young people, and we would be pleased to support EHC in any future plans for expansion on an appropriate site. However, we note that EHC moved from Cavendish playing fields to take advantage of the larger number of grass pitches afforded at Pinn fields, but that since that relocation Hockey has evolved to play exclusively on artificial pitches, for which the current site is entirely unsuitable.

11. Conclusion: Kings College Fields are a precious asset for both Ruislip and the wider area. The EHC's proposals are completely out of character with the major part of the Fields, they are not justified and they would have a disastrous impact on the local amenity. The application should therefore be refused.

RE-CONSULTATION RESPONSE: Natural England has previously commented on this proposal in our letter dated 07 January 2013. The additional information provided relates to flood risk, car parking, aboricultural reports, and planning obligations and is unlikely to have significantly different impacts on the natural environment than the original proposal.

However, we note the letter dated 5 February 2013 from DPP referring to further ecological survey work to be completed and await further consultation. Should the proposal be amended in a way which significantly affects its impact on the natural nvironment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

EASTCOTE RESIDENTS ASSOCIATION

On behalf of the Eastcote Residents Association, I am writing in support of the Friends of Pinn Meadows, Ruislip Residents Association, Ruislip Village Conservation Area Advisory Panel, Ruislip, Northwood & Eastcote Local History Society and Eastcote Village Conservation Advisory Panel.

From these organisation, you have received very detailed objections and thus there is no purpose in repeating them all here.

However, in sum, we agree with the views that they have expressed in relation to the detrimental effect that such a construction would have in conservation and ecological terms, not just at Kings College Playing Fields, but also in the wider area.

We also endorse the view that our local community will be best served if we can continue to have general free access to the area, thus allowing us to pursue a wide range of different activities and ensuring that the habitat of the wildlife is preserved. This application creates a large fenced off area that restricts access to the few (who have to pay) and that can only be used for specific, prescribed purposes.

We ask that this application be refused.

EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL

The Pinn Meadows form both a Green Chain and a Blue Ribbon. The Hillingdon Meadows begin at Cheney Field and Long Meadow Eastcote and follow the Pinn to its joining with the River Frays. These rivers form part of the Colne Valley Catchment, which is currently working to improve rivers and river corridors in line with the European Water Framework Directive. A Holistic approach should be taken to consider effects of changes made in part of the corridor upon another.

Eastcote Village Conservation Area Advisory Panel is very concerned that this proposed application will be detrimental to Kings College Playing Fields, situated in the Eastcote/East Ruislip Ward London Borough of Hillingdon, in particular and to the river corridor in general, we write in support of our colleagues, The Friends of Pinn Meadows, Ruislip Residents Association, Ruislip Village Conservation Area Advisory Panel, Ruislip, Northwood & Eastcote Local History Society.

Please find below our objections to this application:-

1. The Ecological Appraisal carried out by Ecoconsult, dated Nov 2010, was found wanting when submitted for the previous application. The time of day and duration of the site visit is not published, nor the weather conditions and light value at the time of the visit. This appraisal is now more than 2 years old and the changes made in this current application have not been taken into consideration, therefore the appraisal is totally incorrect and should be disregarded.

- A Bat Roost has been recorded, and therefore before this application can be determined a full bat survey is required. This can only be started in May after the hibernation period.

- Guidance from the Bat Conservation Trust states, that artificial light will disturb bat roosts and feeding patterns. Bats are creatures of habit and always return to previous roost sites, both maternity and hibernation. The proposed floodlights will be too close the bat roost in the tree line near to Kings College Road. Long Eared Brown Bats are recorded as roosting at Eastcote House Gardens, their foraging distance is 2 kilometres. These bats are very light sensitive and will be disturbed by the proposed lighting.

- The proposals to clear the tree line and install a car park are not acceptable. This tree line is of local nature conservation importance to both birds and bats. The Oak trees within this tree line will suffer root damage and canopy reduction to stop over hanging onto the proposed pitch. Some of these trees are at least 300 years old, heritage trees.

- There are many other omissions in this report such as ponds not recorded etc. A new appraisal should be commissioned to include a full bat survey before any determination is made. Please see Woolley V Cheshire and circular 06/05 paragraph 99, and Natural England Guidance. All of which agree surveys of protected species must be made before determination they cannot be added as a condition to planning permission to take place before work starts.

2. Arboricultural Impact Assessment. Submitted by Patrick Stileman Ltd. Dated November 2012.

- This assessment does not show that the removal of G2 will result in the removal of 40 young trees, in an area that is of local nature conservation importance.

- The mature Oak Tree 2, will because of the proximity of the proposed pitch suffer root damage, and will probably in the future cause damage to the pitch. The overhanging canopy is recommended to be cut back slightly. The actual cutting back would be some 3 metres, and to prevent over hanging in the future regular cutting back would be required, thus weakening this mature oak.

- The proposed car parking arrangements will mean cars constantly parked on the root protection areas, this will cause damage to the tree roots.

- Tree 4 Sycamore, to be removed, to make way for the car park. It is suggested that a new oak tree be planted between trees 5&6. Any new tree introduced here will not thrive as it will be underneath the canopy of trees 5&6. We do not agree with these suggestions.

- Tree 15 Ash, this tree is shown on the car parking layout drawing EHC-PSP-01 with a parking space for a disabled driver against the trunk of the tree this is not acceptable.

- Tree 6 Mature Oak, this tree does have a bat roost, identified by Ian Cantley Ruislip Woods Trust during the summer 2012. This tree will overhang the car parking area and there is likely to be pressure to cut this tree back.

- Tree 8 Mature Oak some 300 years old will come under pressure with a pathway being laid over its roots.

3. Planning, Design & Access Statement, submitted by DPP on behalf of Eastcote Hockey Club. This statement relies heavily on the Ecological Appraisal, Tree Appraisal and the report of the

Planning Officer for the last application which was withdrawn therefore never determined.

- The Ecological Report and the Tree report have been discussed above.
- This application should be judged against the following policies of the Hillingdon Local Plan adopted November 2012.
 - Policy EM2. Any proposals for the development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation values of the area and retain the openness of the Green Chain. It must also be noted that in compliance with the London Plan all Green Chains will be classed as Metropolitan Open land in the near future.
 - This proposed Hockey pitch will be totally against the above policy. The current fenced hockey pitch has taken one meadow out of public use. The proposed site is open for use by all, in accordance with the wishes of Kings College Cambridge when this land was gifted to the people of Ruislip. If built, this hockey pitch will only be available to fee paying members; all other members of the public will be excluded. The nature conservation of the area will be destroyed.
 - Hillingdon Landscape Character Assessment, section LCT G River Corridor, describes this River corridor as a tranquil and intimate character, despite the close proximity to dense urban development.[page 109] Page 129 Landscape guidelines point 8 Restrict incremental development along the river corridor, particularly vertical development, which will impact on the low lying, open character.
 - This current proposal will greatly impact on the important linear views across the meadow. [this is shown in the LCA] The height and density of the fencing will completely change the character of the Meadows. The tranquil and intimate character will be lost.
 - Policy EM3 Blue Ribbon Network. The Council will continue to promote and contribute to the positive enhancement of the strategic river and canal corridors and the associated wildlife and habitats through the Biodiversity Action Plan. The River Pinn is of District Importance and forms part of the Celandine Route.
 - The Celandine Route runs the whole length of the Pinn giving all members of the public access to walks in the countryside, it links to the Hillingdon Trail. It also links the heritage sites of Manor Farm. This section of the Celandine Route will become restricted with a football pitch at one end of the Meadow, and the high fencing of the Hockey Pitch at the other. The character of the route will be caused demonstrable harm.
 - Policy EM4 Open Space and Informal Recreation. The council will safeguard and extend the network of open spaces, informal recreational and environmental opportunities. There will be a presumption against any net loss of open space in the Borough.
 - Policy EM4 is supported by Hillingdon Open Space Strategy. The Hillingdon Open Space Strategy [OSS] September 2011, states four times that Eastcote and East Ruislip Ward does NOT reach the quantity of required open space. Ruislip with Eastcote House Gardens. The proposed hockey pitch and the reconfiguration of the layout of the existing football pitches will severely disrupt this section of the Celandine Route. The proposed football pitch at the top of the meadow will encroach onto the Celandine Route, there is a mature willow at this point and there will be pressure to either severely cut back or remove this tree
 - OSS page 23. 4.2.1. Priorities for action. All open space. There would appear to be deficiencies in Townfield, Uxbridge North, Eastcote/East Ruislip and Northwood Wards .Page 24. again, Eastcote/East Ruislip Ward is quoted as being deficient. Page 34. Eastcote and East Ruislip Ward has insufficient quantity of open space to meet the quantity standard. Page 34. a further 33 hectares of unrestricted open space is required by 2026 to meet the standard and the expected population growth.
 - The fact that Eastcote and East Ruislip Ward is already deficient in open space, and needs an increase of a further 33 hectares by 2026, is another planning reason to refuse this application. It is recognised that this area is part of the River Pinn Corridor, according to the OSS Green Corridors primary purpose is for walking, cycling, horse riding whether for leisure purposes or travel and for opportunities for wildlife migration.

· The key words in the Open Space Strategy are Unrestricted Open Space. This proposal would cause open space currently available to all to become Restricted Enclosed Space, available only to fee paying members.

· The Mayor of London, All London Green Grid. This initiative is to increase the green areas around all urbanization, to improve river corridors. The Colne Catchment currently being organized in conjunction with DEFRA, to comply with the European Water Framework Directive includes the River Pinn. The scheme is to improve the ecology of all open spaces and river corridors. The Pinn meadows are water meadows, their purpose to act as a flood plain, Kings College Playing Fields are listed as level 3b flood risk. The Flood Risk Assessment for this proposal does not provide any land drainage, stating the pitch will be permeable, but there needs to be land drainage to avoid standing water. The proposed car park and the concrete surround to the pitch will be at higher levels than current, thus causing extra risk of flooding.

· DPP quote the National Planning Policy Framework. A presumption in favour of sustainable development. They have not demonstrated that this proposal is sustainable, in fact it will cause demonstrable harm to the area, it will cause more urbanization of the meadows. It has not been proven that the need for the hockey club to be able to play one or two matches at home is a greater need than the local residents and wildlife who currently have free access to the meadows for a variety of pursuits, and suitable habitat for many species of wildlife.

This proposal is contrary to Policies EM2, EM3, EM4, Mayor of London, All London Green Grid. We request that the application be refused. Action should be taken by the London Borough of Hillingdon, to secure this area from any form of development now or in the future.

RUISLIP VILLAGE CONSERVATION PANEL

The panel is opposed to the application for the following reasons:

i) The area concerned is part of a Green Chain and a Blue Ribbon Network under the terms of the Hillingdon Local Plan (adopted November 2012) and is public open space as defined in the Hillingdon Local Plan pt 1, Strategy Policies, 8.41 pg.97.

ii) A fenced pitch would exclude the general public from a large area of King s College Playing Fields that is defined as public open space and a new fenced Astro turf pitch would contravene the aims of the Green Chain Policy EM2. A piece of land covered in Astro turf might as well be covered in tarmac so far as wildlife is concerned.

iii) The Borough s Open Space Strategy states that East Ruislip and Eastcote Wards have less unrestricted open space than is required. A fenced pitch would restrict it still further. Floodlighting would be detrimental to wildlife.

iv) The planned new car parking facilities is likely to cause root damage to mature trees surviving from one of the hedgerows that once divided these fields. I understand that one of the mature trees is home to a bat roost.

LONDON ESSEX AND HERTFORDSHIRE AMPHIBIAN AND REPTILE TRUST

The Applicant has failed to take account of the possibility that protected species are present within the footprint, specifically the presence of great crested newt *Triturus cristatus* (with proven presence within 500m at Park Wood TQ097888 and Highgrove Wood TQ103882, record date - spring 2012) as well as possible presence given habitat suitability and connectivity with other sites of grass snake *Natrix natrix*, water vole *Arvicola terrestris* and various species of bat. All the aforementioned species receive protection from killing and injury even during the course of an otherwise lawful development and in addition habitat protection is specifically afforded to crested newt and water vole. The pond within Kings College Playing Fields (GR TQ093881) could also be used for breeding by crested newts and therefore should be surveyed by an expert in the spring when adults may be expected to be present. The Council has an obligation to protect biodiversity and the area of meadows, riparian habitat and the pond within the fields represents a valuable component of the Borough's biodiversity which would be damaged by the proposal.

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY

This development is totally inappropriate for a designated 'green chain' area. It should be left as open grassland for all the community to enjoy.

RAMBLERS ASSOCIATION

No response received.

WOODLAND TRUST

The National Planning Policy Framework paragraph 118 states planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

Research has shown that tree roots extend up to 2.5 times the radius of a tree's canopy. To minimise potential damage to veteran trees we recommend that a root protection zone of 15 times the diameter of the trunk is used during the construction phase. Further guidance can be found in the handbook Veteran Trees-a guide to good management, published by Natural England. We recommend that as the root protection zones are to be impacted upon that as a minimum the guidelines set out in BS 5837 should be strictly adhered to at all times.

The Woodland Trust objects to any proposals which will cause the loss of veteran trees on site.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

No response received.

METROPOLITAN POLICE CRIME PREVENTION ADVISER

The fence is clearly see-through (except at oblique angles) and the land/route in question is long and straight, so that people, youths and dogs can be seen well in advance, should avoiding action wish to be taken. Obviously if the pitch and fence was not there, avoiding action would undoubtedly be made easier, but it is not considered that the risk justifies the project not going ahead on 'crime concerns'.

Incidents involving youths, dogs and anti-social behaviour can happen anywhere in a public space or park and individuals would need to access the risk of it themselves, with regard to their own sensibilities. If one was of a particularly nervous disposition perhaps this could be a walk to be avoided, but again I do not feel that this alone should be a reason for objecting to this proposal.

NICK HURD MP

I am writing on behalf of a large number of constituents to object to the planning application 2414/APP/2012/2812, Kings College Playing fields.

The principle objections that they raise are:

1. the public will be excluded from a large area of land covenanted as public open space
2. the application is contrary to the Local Authority Green Chain Policy
3. there is no visual impact assessment
4. the ecological appraisal is out of date and the report's findings disputed
5. ancient trees are threatened by the new car park
6. the car park design is impractical
7. there will be increased flood risk due to fencing and kickboard design

8. there is no clearly identified need for the facility
9. the floodlight design is deficient
10. the noise impact from the existing AstroTurf already exceeds LBH guidance levels

For balance I have also met with Eastcote Hockey Club who are an important community asset. They have clearly tried to respond to previous concerns of their neighbours but this application has not diluted in any way the strength of local opposition.

As you would expect, there is considerable concern that this issue will just drag on. The idea has arisen that the council could voluntarily designate Pinn meadows as a Village Green and so protect the area. I imagine that this raises all sorts of issues but I would appreciate an official response to this idea which appears to have some precedents in other areas.

Ward Councillor

I have received copies of letters/emails sent to the Council from people who are objecting to the planning application. I would be grateful if you would pass this information onto the relevant Officer and I am asking that their comments are taken into consideration when the Officers are writing their report and the Members of the North Planning Committee are considering this application.

Ward Councillor

This is not I am sure, a planning consideration, however, if I am not mistaken, the land in question is under the council's ownership.

Given the position of the council on this issue - namely that we will not sign the lease which would enable this to proceed - people are asking how it is possible for the club to make this application for development on land they don't own which the council won't agree to irrespective of the outcome of the planning application. I can only assume that anyone can put in a planning application anywhere and if approved - proceeding or otherwise becomes a civil matter?

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING (PEP)

1. Introduction

The proposal seeks permission for an additional all-weather playing pitch at Kings College Playing Fields. The site is located within an area that forms links within a Green Chain.

2. London Plan (adopted July 2011)

Policy 2.18 Green Infrastructure: the network of open spaces recognises the importance of the network of green infrastructure and the benefits it offers including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being. Development proposals should encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening (Policy 5.10).

London Plan Policy 7.17 on Metropolitan Open Land states that for planning decisions:

- A. The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL. LDF preparation
- B. Any alterations to the boundary of MOL should be undertaken by boroughs through the LDF

process, in consultation with the Mayor and adjoining authorities.

C. To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a. it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

London Plan defines 'Green Chains as areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes. Paragraph 7.56 states that green chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

3. Hillingdon Local Plan: Part 1- Strategic Policies

UDP Saved Policy OL11 has been replaced by Policy EM2 of the Hillingdon Local Plan: Part 1- Strategic Policies. The Local Plan Part 1 has been formally adopted by the Council in November 2012. The site falls within an area that forms links within a Green Chain therefore Policy EM2 of the Local Plan Part 1 is relevant:

Policy EM2: Green Belt, Metropolitan Open Land and Green Chains states:

'The Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Notwithstanding this, Green chains will be reviewed for designation as Metropolitan Open Land in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD and in accordance with the London Plan policies. Minor adjustments to Green Belt and Metropolitan Open Land will be undertaken in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the green chain'.

Background information being gathered in the production of the Hillingdon Local Plan: Part 2 - Site Allocations and Development Management Local Development Documents and Policies Map include a Metropolitan Open Land and Green Chains Assessment. This Assessment identifies Kings College Playing Fields as a site to be removed from the Areas forming links in Green Chains designation and proposes that it should be included in the Metropolitan Open Land (MOL) designation on the Policies Map. Whilst this is an evidence base document, it gives an indication of that this Green Chain is likely to be designated as MOL in the future.

Whilst the proposed all-weather pitch will not restrict public access along the majority of the Green Chain and seeks to encourage the provision and improvement of recreational facilities which may

encourage further use of this area, the proposal would introduce hardsurfaced areas, fencing and floodlighting removing distinctive landscaping features that would introduce a built-up appearance on the site. Whilst an Ecological Statement has been provided but this relates to the previous application. As such the applicant has failed to provide evidence of the impact of the proposal on ecological value. Therefore, the proposal would fail to conserve and enhance the visual amenity and nature conservation value of the landscape, form a visual and physical break within the urban (built-up) area and retain the openness of the Green Chain which is not considered to be consistent with the aims of Policy EM2 of the Hillingdon Local Plan Part 1 Strategic Policies and Policy 2.18 of the London Plan (2011).

4. Secondary Hillingdon Policies

Parking

There are established Council Car Parks within 200m of the proposed facility. Officers are advised to seek the Council's Highways Engineer's comments on the traffic impact the likely intensification of the use of the site may cause.

Flood risk

The proposed all-weather pitch is located within the 1 in 100 year floodplain. Officers should consult with the Environment Agency.

5. Conclusion

LDF Team objects to the proposal due to its failure to conserve and enhance the visual amenity and nature conservation value of the landscape, form a visual and physical break within the urban (built-up) area and retain the openness of the Green Chain which is not considered to be consistent with the aims of Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies and Policy 2.18 of the London Plan (2011).

SUSTAINABILITY OFFICER

I object to the proposed development. The supporting ecological information is out of date, and does not relate to the submitted scheme. In general, the all weather pitch itself will pose little problems as it is situated on an existing playing pitch which is regularly mown. This area would have limited value for wildlife.

The concern now relates to the additional car parking and footpaths being created near the existing club house. This car parking will result in the loss of a couple of mature trees and a line of scrub that runs along a drainage channel. This area is likely to be of a higher value to a range of species. It also helps provide a supporting wildlife corridor for that along the Yeading Brook.

No ecological information has been submitted regarding the value of this area. It has features, including the water channel, mature trees, and scrub that would be considered suitable for protected species. Natural England standing advice requires at least a broad assessment of the value of these areas, prior to determination. If further survey work is required, this should also be done (ideally before validation, but certainly before determination).

The applicant is required to update the ecological appraisal of the site, and include the new car parking area. It needs to provide a clear assessment of the value of this area, as well as any features to be removed or altered. Further surveys will need to be completed by suitably qualified experts at the appropriate times of the year if required (for example, bat surveys of the mature trees).

ADDITIONAL INFORMATION: The additional information does not constitute sufficient ecological information to allow the Council to adequately support an approval.

The proposed site plan submitted with the application shows two trees to be removed along with an extensive line of what is described as foliage. The arboricultural impact assessment refers to a number of other trees to be removed including two to be independently assessed by the Council. However the fact remains that the existing trees and foliage is likely to provide a wildlife corridor linking with the wider River Pinn Network.

The only information submitted regarding ecology comes from a 2010 assessment and relates to a previous scheme. This is not acceptable, particularly as the new proposals results in the loss of the wildlife corridor as outlined above. A full assessment of this corridor and the implications for its loss needs to be provided. The Council needs to know what species are supported by this corridor, and would expect an assessment of the impacts on bats that are likely to use it.

A much greater enhancement offering would also be required should it be deemed that the reasons for the development outweigh the harm caused.

FLOOD AND DRAINAGE OFFICER

The site lies within Flood Zone 3, and large proportion of this within the functional flood plain Flood Zone 3b. This is an area that has previously flooded in a number of flood events the most significant of which was 1977.

Comments on the Planning Application

There are a number of concerns as the Flood Risk Assessment provides insufficient information on which to assess the full implication of the proposal on and to flood risks from all sources and therefore demonstrate that the proposal will not increase flood risk to others.

The application also detrimentally affects the Celandine route, part of the Blue Ribbon Network.

Fluvial Flood Flood Risk

Local Plan Part 1 Strategic Policies (Adopted Nov 2012) - Policy EM6 Flood Risk Management. Applicants must demonstrate that Flood Risk can be suitably mitigated.

The aim of the sequential test is development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding

A preliminary sequential test undertaken as part of the FRA suggests that simply as the proposal is considered to be Water compatible development and therefore a suitable development at this location.

A sequential test undertaken by the LBH in 2011 states, the proposals being put forward by the Eastcote Hockey Club (EHC), are needed to help meet a growing demand for sports and recreational activities that are not always practical on grass playing pitches. The all weather pitch will allow EHC to meet all year round demands and with the use of floodlights will be able to provide an improved recreational offer beyond that of the current grass pitches. The choice of sites for the development is constrained by the location of the existing EHC facilities. The new pitches had to be linked to the existing facilities of the EHC. It is considered that there are limited alternative areas for the new all weather facility to be located. It has to be sited close to the existing facilities. There is an area of flood zone 2 to the south of the development but this already has an all weather pitch on it. Therefore there is no alternative on the site.

A site specific Flood Risk Assessment has been undertaken by Hannah Reed and Associates,

dated Oct 2012 Rev D, and have also provided an additional letter dated 5th Feb 2013 covering further flood risk issues.

The proposal for the artificial pitch includes the lowering of areas to provide additional flood plain storage. Full level for level calculations have been submitted which demonstrate that overall there is clearly no loss of flood plain storage and the levels proposed in relation to flood storage are therefore acceptable.

The proposed fencing around the pitch is not in the spirit of the functional floodplain i.e. not impeding flow across the floodplain. However there is only likely to be a very localised impedance on flood flows and storage, although the minimal gaps left between the kick boards provided are likely to block with debris, as the kick boards are proposed to be 200mm for events above the 1 in 20 year they will be overtopped. Therefore the site continuing to provide suitable flood storage for those events above the 1 in 20 year event.

Note: The type of mesh fencing proposed immediately above the kick boards and below the anti climb mesh has often been vandalised and replaced at a later date with further anti climb mesh. This will not be acceptable as it likely to further impede the flow of water and storage in the functional flood plain.

Note: A pitch is deemed as water compatible development, however it is clear the type of pitch used at this location will be clearly subject to frequent flooding. This clearly is major consideration to the practicality of the scheme and I have to draw your attention to this. Many artificial pitches are clearly affected by flooding and considerable restoration and cleaning works if not replacement works are required prior to use subsequent to flooding. This is also likely to have an associated increase in maintenance likely by the deposition of silt. This does not appear to have been explored fully within the flood risk assessment, although a plan for cleaning the pitch following a flood event is recommended by the FRA, this would be a useful document to understand the practicality of the proposal and the implications on costs of this location within the 1 in 5 year flood event outline and therefore the feasibility of this project as a whole.

However the extension to the car park raises very different and more substantial risks lying in the Flood Zone 3. A large proportion of the area of the proposed car park is in the 1 in 5 year flood event, and all in the 1 in 20 year, considered to be Flood zone 3b and functional floodplain. Any considered appropriate uses must be designed and constructed to remain operational and safe for users in times of flood and not impeding water flows.

The FRA suggests that the risk to the car park will be in the 1 in 20 year flood events and a level of 300mm across the whole car park. In some areas of the car park this rises to a depth of 700mm which is acknowledged in the FRA. A depth of 300mm is sufficient to float a car, particularly with a fast flowing river. The risk in this area is therefore substantial and an assessment should be made against DEFRA FD2320. The letter dated 5th Feb 2013 assesses this risk and confirms that the risks on the proposed site are a 'Hazard to all'.

The proposal put forward by the FRA for managing the risk to others created by the use of this area as a car park, is to use hedging to contain any cars to prevent them being washed away. Although I note that bollards have been considered but discounted due to the impact on trees. The proposal of a hedge may also attract debris being of a more substantial nature and cause blockages and therefore also impeding flow to an area of functional floodplain.

There is an existing ditch running through the site which the FRA, makes no reference to, although its existence is acknowledged in the subsequent letter dated 5th Feb 2013 in response to initial concerns raised. With an inlet and potential conveyance for water to flow, whether defined as a ditch or swale it is a passage through which water flows and therefore would be classed as an

ordinary watercourse As such should be retained to maintain space for water. The proposal drawings show culverting of that ditch but makes no assessment of the implication of this on the flood risk at the site. The letter dated 5th Feb 2013 refers to preliminary design of these crossings but it was not provided. Timber rafts are proposed to span the ditch, however it is presumed that these rafts will require foundations. In the proposed locations this falls within a no dig area to minimise the impact on the trees on site which therefore may make proposals unsuitable. There is also no information to demonstrate the raft will not become a hazard. If the rafts are not securely fixed in place in a flood event there is potential that a raft could be lifted during a flood event. An assessment of the proposed footpath and car access should be provided to demonstrate that it will not impact on flood flows and flood storage.

Note: Any proposals to culvert an ordinary watercourse requires the prior permission of Hillingdon council. The London Borough of Hillingdon seeks to avoid culverting, and its consent for such works will normally be withheld. A permission separate to that of planning would be required, under the Land Drainage Act 1991 as amended by the Floods and Water Management Act 2010.

Note: The landscaping plan appears to propose new tree planting in the line of the existing ditch which would not be acceptable This is noted in the letter and states that no further trees will be planted close to the ditch.

To manage the residual risks after the flood risk measures have been put in place an Flood plan is proposed. However there is no assessment of the ability to provide this. Currently at the beginning of the FRA it states that the River Pinn responds rapidly. An emergency plans effectiveness depends on the ability to receive a warning and have time to respond to undertake those elements required to make an area safe. It is clear from the FRA that in this location due to the flashy nature of the catchment that warning times are short.

The letter dated 5th Feb2013 begins to assess the ability to provide a suitable emergency plan for the site, and recommending the potential procedure for evacuation to manage the considerable residual risk to people and property that would remain. Further detail would have to be provided should this proposal be approved and a suitable condition applied.

The effectiveness of this emergency plan and taking action on receipt of the warning is dependant on the management of the proposed car parking, an open car park could mean those in the wider community outside the hockey club may be using the site, and therefore not be able to be contacted to remove their vehicle from the site. Further details of the way the car park will be managed including access should be provided. Although it is noted there will be placement of warnings in the car park about it is unclear if this is about the parking being for Hockey Club members only or indicating the dangers. Any signage should include reference to the dangers.

Drainage

There is current land drainage on site across the area proposed. This is not assessed by the FRA. The proposals to lower the ground levels at the location of the pitch combined with the sub-base and concrete edging proposed are likely to have an impact on the land drainage across the site.

Sport England requirements that the pitches are drained in order that they are not waterlogged appears to contradict the statement in the FRA that no formal drainage would be required, and therefore the proposals would meet requirements for Greenfield run off rate.

There are requirements on the design of any outfall from the Environment Agency which need to be met. It would appear that with the new outfalls which may need to be constructed to deal with changes in any drainage arrangement on site, it would appear to indicate that gravitational drainage of the site will be difficult, and therefore not clear that a sustainable system would work.

Therefore in order to full understand the implications of the proposal further detail of the substrata on the site and existing land drainage should be provided. Alongside demonstration that suitable sustainable drainage could be designed with the proposed levels on the site and river levels.

Note: Any replacement outfall should have non return flap valves.

Note: The effectiveness of any permeable artificial surfacing will decrease with time depending on the maintenance regime.

Note: Investigation and appropriate permissions are required from the Utilities regarding the two sewers crossing the proposed site. It should be demonstrated that suitable coverage will need to be left over these and that these do not affect drainage proposals.

Blue Ribbon Network

Local Plan Part 1 Strategic Policies (Adopted Nov 2012) - Policy EM3 Blue Ribbon Network.

The Council will continue to promote and contribute to the positive enhancement of the strategic river and canal corridors and the associated wildlife and habitats. We will do this by Improving access to and the quality of Hillingdons river and canal corridors.

The south eastern corner of the proposed car park and pitch run alongside part of Celandine walking route which follows the River Pinn. The All London Green Grid states the River Pinn corridor is very vulnerable as it is narrow at several points. The proposal will impact on the integrity of the Celandine route, One of the key routes which forms part of the blue ribbon network. The proposals hinder the council in achieving its policy to enhance the local character, visual amenity, ecology and sustainable access to rivers and canals.

RECOMMENDATIONS:

I recommend the application be refused because:

- It fails to assess fully the implication of the proposal on flooding and demonstrate that the application will not increase flood risk to others,

The applicant must demonstrate that flood risk can be suitably mitigated in accordance with the NPPF and Policy EM6 of the Local Plan.

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011).

- It hinders the council in achieving its policy to enhance the local character, visual amenity, and ecology to rivers and canals.

The applicant must demonstrate it positively enhances the strategic river and canal corridors, Policy EM3 Blue Ribbon Network of the Local Plan.

ENVIRONMENTAL PROTECTION UNIT (EPU)

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

Lighting

I have reviewed the floodlighting assessment report undertaken by Highlights Floodlighting Ltd dated 3rd November 2010 titled 'Eastcote Hockey Club Project'.

Relevant available technical guidance has been considered in assessing the report.

Proposed lighting specification

The proposed luminaires are set out in the report as 28 Philips Optivision 2000w luminaires, 24 medium beam (MB/60) and 4 narrow beam (NB/60). There are proposed to be 2 switching mode, 500 and 300 lux. The 4 narrow beam luminaires are always in use for both modes, however the difference between 350 and 500 lux operation is a factor of 8 medium beam luminaires.

Control of light spill and glare

The Institution of Lighting Engineers recommends that the most effective way of achieving a uniform level of lighting over the whole playing area and preventing light spillage into surrounding areas is to use floodlights with an asymmetric beam. This allows the main beam to be produced at between 60 to 70 degrees whilst permitting the front glass to be kept horizontal. The table in 5.2 of the report confirms the luminaire positioning and orientation will not exceed 70 degree limit from the downward vertical.

Quantification of light spill can be indicated using a lighting iso-contour plot such as Highlights Floodlighting Ltd's submitted drawings No. EHC/1 to EHC/4 dated 3rd November 2010. This shows an indicative 1 Lux iso-contour for the proposed pitch location which indicates a suitable separation distance from the nearest residential receptors to the proposed.

To put this in context, the Light into Windows measured as EV (vertical illuminance in Lux) should not exceed a before curfew level appropriate to the Environmental Zone to which the location is appropriate to, as defined by the Institution of Lighting Engineers Guidance Notes for the Reduction of obtrusive light GN01 2005. In this instance the site is deemed to be E3: Medium district brightness areas, examples of which are small town centres or urban locations. The indicative 1 Lux iso-contour in my opinion shows a satisfactory levels of vertical illuminance will be achieved by the proposed floodlighting scheme. My only concern here is that the assessment did not include the existing pitch in terms of cumulative impact. In my opinion, this should have been undertaken to show there will be no impact on sensitive receptors in Meadow Close and Evelyn Avenue.

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

Condition 1- Floodlighting specification

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

Reason: to protect the amenities of nearby residential properties.

Condition 2 Floodlighting controls

Prior to first use a scheme setting out how the pitch lighting will be managed so as to ensure the living conditions of the nearby residents is not impaired. The scheme shall include details of regular maintenance and a regime to ensure that the agreed hours of use are observed. The scheme shall include such combination of physical and administrative measures as may be approved by the local planning authority. Thereafter, the scheme shall be implemented and maintained in full compliance

with the approved measures.

Reason: To protect the amenities of nearby residential properties.

Condition 3 Hours of use

The floodlights shall only be turned on and the pitch used between 0900 hours and 21:30 hours on Moidnays to Saturdays and between 0900 hours and 1800 hours on Sundays or on Bank Holidays only.

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

Noise

I have reviewed the noise survey report carried out by Walker Beak Mason dated 18th November 2010, ref: 3950.

The report provides result of the survey in terms of measurements and calculations at various receptors nearby and comparisons have been made with the Council's SPD on Noise. Cumulative impact assessment of the two pitches operating at the same time has also been carried out.

I can advise the assessment has been undertaken correctly and the predicted noise levels from the proposed pitch will not exceed the recommended noise levels in the Council's SPD. However, the report does highlight that impact noise i.e. LAMax do increase at position D by 4.2dB.

In order to mitigate the projected noise impacts and in order to ensure the proposed pitch implements all reasonable measures to reduce impact noise I would recommend the following condition be imposed:

Condition 4 Noise Control

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the rebound board treatment around the pitch and such combination of physical and administrative and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

Reason: to protect the amenities of nearby residential properties

RIGHTS OF WAY OFFICER

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

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

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

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

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

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

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

The submitted plans suggest providing an additional entrance point from the public right of way, this would require a written agreement with the Highways Department and would not enhance the enjoyment of the route for path users in the manner that surfacing a short section would only lead to erosion where the surface ends and would only act as an access point for the proposed development.

TREE AND LANDSCAPE OFFICER

The site is an area of open land located to the north of the River Pinn, and is bounded to the west by Kings College Road and to the north by the rear gardens of Park Avenue. The site is designated Metropolitan Open Land, the centre of which is open mown grassland with marked-out playing fields. It is also well used by local residents for informal recreation. The Celandine Walk, a long-distance footpath through the Borough, runs approximately east-west between the River Pinn and the existing football pitches. Along the western boundary there is a shelter belt of woody vegetation including hedges, which define the space and screen views of the Kings College Road.

One of the key landscape features of the site is a line of mature/ veteran pedunculate Oak trees which extend on a north-south axis from the south-west corner of the open space and strike an angle from the boundary fencing (which lies on north-north west axis). These trees are mature and form part of a number of similar aged trees of the same form in this old hedge line. They are not protected by Tree Preservation Order because they are situated on Council-owned land. They are managed and maintained by the Council's Green Spaces team. There is also ruderal vegetation, including Willow trees and scrub, along the northern edge of the river corridor.

The site lies within Ruislip Plateau Natural Landscape Area, as identified within London's Natural Signatures. It is also described in Hillingdon's Landscape Character Assessment, as Landscape Character Area (LCA) G1 Upper Pinn River Corridor. The introduction to the character assessment describes the area as a low lying flat floodplain landscape, confined and often channelled through settlement areas such as Ruislip and Ickenham, occasionally broadening out into large scale open grassland a sense of containment and tranquillity is experienced along the river course contrasted with open large scale grassland areas, allowing for longer views.

PROPOSAL: The proposal is an amended scheme (cf 2011/2661) to install an all-weather, and dressed multi-purpose sports playing pitch with associated floodlighting, fencing and car parking.

LANDSCAPE CONSIDERATIONS: Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Policy EM4 seeks to

safeguard, enhance and extend the network of open spaces, informal recreational and environmental opportunities that operate as carbon sinks that meet local community needs and facilitate active lifestyles by providing spaces within walking distance of homes.

A Tree Survey and Arboricultural Impact Assessment, by Patrick Stileman, has been submitted in accordance with BS5837:2012. The survey assesses the quality and value of 20 No. individual trees and 3 No. groups of trees which are on, or close, to the site. Of these, 3 No. trees have been categorised as 'A' grade trees (high quality trees for which there is an assumption that they should be retained). There are 13 No. 'B' grade trees / 1 No. 'B' grade group (trees of moderate quality which are worthy of retention and should be viewed as a constraint on development), 1 No. 'C' grade trees / 2 No. 'C' grade groups (low quality which may be worthy of retention but do not impose a significant constraint on development), and 4 No. 'U' grade trees which have a short life expectancy, are unsuitable for retention and whose removal can be justified.

Tree ref.4 (a 'B' grade Sycamore) and G3 (a group of young 'c' grade hawthorn, elder and sycamore) are recommended for removal as part of this proposal. The removal of these trees is required to enable the development, by providing space for the new field-side car park and access to it. In terms of tree / landscape preservation, the Sycamore is a suppressed tree within the group of Oaks and its removal may be acceptable, as would the young mixed vegetation in Group 3.

The location of the pitch has been moved further from the edge of T2, a Pedunculate Oak (B grade), by two metres in order to move the perimeter of the pitch to the edge of the tree canopy, rather than under it. At 5.3.2 of the Arboricultural Impact Assessment it is acknowledged that, even in this location, some very minor crown pruning of the low branch tips on the eastern side of the tree may be required to facilitate construction of the pitch's fence [and thereafter, prevent branches from overhanging the pitch].

The tree survey has categorised tree ref.5 (a pedunculate Oak) as a 'U' grade tree which has decay caused by *Inonotus dryadeus* (a decay pathogen) and recommends its removal. Notwithstanding this decay, this tree is a fine specimen and an integral part of the group of oaks which form such a significant feature in the landscape, whose collective amenity value enhances that of the individual specimens. The Council's tree specialists are aware of this defect and, in August 2012, commissioned a Picus Tomograph Test on the tree. On the evidence available, the Council propose to regularly inspect and monitor the condition of the tree, carrying out work to it, as and when necessary.

The Arboricultural Impact Plan indicates the root protection area required by the Oak (T5). However, in this case the proposed car park and access will clearly affect a greater area than the 20% of the root protection area permitted by BS5837:2012. According to this plan, closer to 50% of the RPA of T5 will be affected by the proposed 'no dig' surfacing. As part of the ongoing management of this tree, the Council proposes to reduce the risk to potential targets by discouraging parking, pedestrian traffic or construction close to the tree - in accordance with good tree hazard management. The removal of the oak, at this time, is not considered to be justified and may weaken the integrity of the group of oaks, leaving the remaining trees vulnerable to wind-throw.

Furthermore, the introduction of paving and cars may put pressure on the health of the tree, while the introduction of human activity beneath the tree will inevitably place pressure on the Council to remove the tree in order to reduce the risk to the public.

The new car park extension to the north-west corner of the hockey pitch has been amended, and designed to minimise the extent by which it overlaps the root protection areas (RPA) of the existing trees, ensuring that no more than 20% of the RPA is used for car parking. This specification complies with the recommendations in BS5837:2012 (7.4.2.3). However, it is noted that the new car

park is sub-standard to allow for parking and manoeuvring, as shown. The chevron parking and narrow access route is designed for parking in a one way systems. A greater land-take is required to provide the necessary width for right-angle parking with sufficient space to enter and leave the spaces.

The proposal is contrary to policy EM2, in as much that cage like structure of the perimeter fencing fails to conserve or enhance the visual amenity of the open land. Locally, it will impede views of, and public access near, the River Pinn and the Celandine Route. The visual impact of the fencing will be exacerbated by the height and security specification (density of the mesh) of the perimeter fencing, which lacks visual permeability.

In order to implement policy EM4, one of the objectives of the Council is managing development to resist the loss of open spaces, trees and woodlands. The monitoring of this policy includes improving public satisfaction with the quality, accessibility and number of open spaces in the borough. In this case there is evidently significant public opposition and criticism of the effects of the development on the loss of accessible open space and the detrimental effects on the landscape.

The Design and Access Statement (6.14 and 15) describes the fencing for the pitch as dark green, 4 metres high with a 50 x 50 mm mesh for the first metre with high-security non-climb fencing for the top 3 metres. The fencing height will be higher, at 4.5 metres, above the goal ends. The fencing is higher than initially proposed (3 metres).

Surfacing beneath the trees is to be installed using a non-dig method of construction, as recommended by the tree report. The proposed car park will consist of a permeable CellWeb Tree Root Protection system overlain with gravel, and the footpath will be constructed of CellWeb overlain with semi-permeable concrete block paving.

Section 6.48 of the Design and Access Statement confirms that the proposed car park will be screened from view by the planting of additional vegetation: a mix of native hedge species which will wrap around the car park at either end and between the car park and the pitch. This screen will only become effective over a number of years and be available in the summer months when the deciduous plants are in leaf.

The proximity of the pitch to the trees is likely to create a need to reduce additional branches in the future which oversail the pitch and drop leaf litter, a requirement that the Council might find unreasonable to resist.

According to the current proposals, the siting of the all-weather pitch will result in the constraining of the footpath, a Public Right of Way, between the pitch and the River Pinn. The enclosure of the pitch with its high fencing will result in a significant pinch point of the Celandine Walk which is currently open and unconstrained at this point.

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

RECOMMENDATIONS: This proposal is unacceptable because:

- The development fails to harmonise with area and would be detrimental to the character and appearance of the area. It will significantly reduce the perception of openness and accessibility within the site of Metropolitan Open Land,

· in spite of the supporting tree reports and the proposed new planting, the applicant has failed to demonstrate that the existing group of Oak trees will be unaffected by the development and has not made provision for their long-term protection.

URBAN DESIGN AND CONSERVATION OFFICER

The site does not fall within a designated area, nor are any Heritage Assets likely to be affected by this proposal and design matters do not appear to be the principal issues re this application. As such, the Conservation and Urban Design Team do not wish to forward any comments re this consultation. However, if you wish us to consider any particular aspects of the scheme, or feel that design comments are required, could you please let us know.

ACCESS OFFICER

Planning permission is sought for an all-weather multi-purpose sports pitch, with floodlighting, fencing and car parking at Kings College Playing Fields in Ruislip. The pitch would be accessed via a new footpath from the south east corner of the club house to the pitch entrance. A further short section of footpath is proposed providing for access between the proposed pitch and Kings College Road along the existing public footpath. The new footpaths would be constructed using a raised non-dig method of construction, and installing semi-permeable concrete block paving. The proposal also seeks to provide an additional 30 car parking spaces, bringing the total to 59 spaces of which three would be accessible for use by disabled people.

The following observations on the accessibility aspects of the proposal are offered:

1. Further details should be submitted to ensure that the proposed new pathway would be fully accessible to disabled people in accordance with BS 8300: 2009, as follows:

Where the joints between paving materials are filled but recessed below the surface, the difference in level between adjacent paving units should be no greater than 2 mm, with the joints no wider than 10 mm and the recess no deeper than 5 mm. Where the joints are unfilled, the difference in level between adjacent units should be no greater than 2 mm, with the joints no wider than 5 mm.

2. In line with policy AM15, the proposed car park should incorporate no less than 5 accessible car parking spaces, particularly as there is every likelihood that disabled people would wish to participate in sporting activities or attend as a spectator.

Conclusion:

Further details and a minor amendment would be required for this proposal to be acceptable from an accessibility perspective.

ESTATES AND VALUATION

I confirm that the club would need Council approval as landlord to the proposals and since the proposals involve some land that is not currently leased to them, their existing lease would have to be altered to include the additional land.

HIGHWAY ENGINEER

A Transport Statement (TS) has been submitted in support of the planning application. It suggests that the car parks have an estimated capacity for 120 car parking spaces on the basis of Astro 24 spaces, Clubhouse 29 spaces plus 42 spaces in the adjacent Council's car park, and Kings Caf©

25 spaces. Capacity of the car parks is estimated because the parking spaces are not marked. Car parking surveys were undertaken on Saturday 24th March and Sunday 25th March 2012, where Saturday represented the worst case scenario when the hockey club played five matches at 90 minute intervals from 10:30, and the football club played at least four matches simultaneously at 10:30 and a further two matches at 12:30. The parking survey showed that on Saturday the occupancy levels of the car parks were Astro 22 spaces, Clubhouse 64 spaces, and Kings Caf© 25 spaces, resulting in a total of 111 cars parked. For the purpose of my review, I have considered the occupancy levels to me more representative of the available off-street parking capacity taking into account that the car parks capacity in this case is dependent upon how well drivers park their vehicles. The parking survey also showed existing high demand on on-street parking.

The site is located in a poor public transport location. TS suggests the hockey club's members that responded to the survey questionnaire showed that 69% of them travelled to home matches as a car driver, 12% were car passengers and 19% arrived by sustainable transport modes. These proportions can however change depending on the travel methods of a different set of respondents and can also vary by team. The applicant should therefore submit a sample test at 5% level of significance to demonstrate the results are acceptable. The survey questionnaire should also be submitted.

A typical of 20-30 people are considered to be involved in each hockey match consisting of 22 players (11 on each side) plus substitutes, umpires and coaching staff. There could be a few spectators as well. The current all-weather pitch has a match every 90 minutes on a Saturday, with up to five matches being played per day. Each match normally consists of two 35 minutes halves plus a half time break. It is anticipated that the busiest day for the new pitch would have a similar number of matches. The start times for the new pitch should be offset from those on the existing pitch to minimise the number of trips arriving at the same time. This should be covered through a suitable planning condition.

Subject to the aforementioned questionnaire survey being acceptable, the home team is estimated to have a car parking demand of 10 spaces. Taking account of greater car sharing for the away team, it is anticipated that it would have a lower parking demand, which the TS estimates to be 4-5 spaces. The proposal includes additional car parking capacity of 27 spaces and provision of 10 cycle parking spaces, which should be conditioned. The proposed car parking spaces are 3.1m wide x 4.8m long with 5.5 turning space, which is acceptable. Even if considering the parking demand for the away team to be similar to the home team, resulting in a total of 20 spaces, there will still be 7 additional spaces available to accommodate further demand should there be a need for it.

Subject to receiving a satisfactory sample test and applying conditions to cover matters discussed above, no objection is raised on the highways aspect of this application.

Officer note: The requested information had not been submitted at the time of writing this report and an objection to the scheme has therefore been raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

THE PRINCIPLE OF THE USE

The provision of sports facilities and the protection of recreational open space in urban areas are key Government objectives, as set out in Sport England's Planning Policies for Sport and and the NPPF. The site is currently mainly used for outdoor sports facilities, the primary purpose of which is for pitch sports.

London Plan Policy 3.16 requires Local Plan policies to assess the need for social

infrastructure and community facilities in their area. Given there are issues surrounding the status of the open land and the safeguarding of existing sporting facilities on the site, the proposal should also be considered in the context of Saved UDP Policies R4 and R5 of the Hillingdon Local Plan: Part 2. Policy R4, seeks to resist the loss of recreational open space, particularly if there is (or would result in) a local deficiency. Policy R5 seeks to protect outdoor and indoor leisure facilities, unless alternative adequate and accessible facilities are available. The over-riding caveat of Saved Policy R16, however, is that such facilities must be accessible to all without increasing the need to use private motor cars.

Policy R4 identifies four issues which need to be addressed:

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

In terms of addressing criteria a), the site forms part of a large area of recreational open space. Policy EM4 (Open Space and Informal Recreation) of the Hillingdon Local Plan Part 1 Strategic Policies seeks to safeguard and extend the network of open spaces, informal recreational and environmental opportunities. There will be a presumption against any net loss of open space in the Borough. Open spaces come in a variety of categories, not just those that are publicly owned or publicly accessible. The Unitary Development Plan defines open space as any open land which is used by the public or local community for outdoor recreation, whether publicly or privately owned. It includes areas such as the Colne Valley Park, Ruislip Woods, local parks, playing fields, children's play areas and informal grassed areas.

According to the London Borough of Hillingdon Open Space Strategy 2011 - 2026 evidence base document, only 48% of open spaces recorded have free or unrestricted public access. A further 35% have some form of limited or restricted access, for example membership or payment of an admission fee is required or prior arrangement is required to allow access. Nearly 18% of open spaces within the Borough have no public access. 70% of all open space with unrestricted access is natural and semi-natural in character. Key natural and semi-natural spaces include Ruislip Woods, Frays Farm Meadow, Minet Country Park and Lake Farm Country Park.

The Open Space Strategy identifies Eastcote and East Ruislip Ward as having insufficient quantity of unrestricted open space to meet the quantity standard. A further 33 hectares of unrestricted open space is required by 2026, to meet the standard and the expected population growth. However, it is noted that the Open Space Strategy defines Kings College Playing Fields as outdoor sports facilities (i.e. open spaces which provide opportunities for formal sports), rather than unrestricted public open space. Whilst the site is considered to be of local significance in meeting an identified community need for the area, the playing fields can be considered to have some form of limited or restricted access, as for instance, dog walking is not allowed on the playing pitches and clearly, sporting activities would take precedence over other forms of recreational use.

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

the existing playing fields.

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

For criteria c), it is not considered that ecological issues have been satisfactorily addressed. This issue has been dealt with elsewhere in this report.

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

Sport England has stated that it is keen to ensure that the interests of both hockey and football are represented as part of the proposed development. In this respect, Sport England sought a planning condition be imposed on the previous application seeking that a community use agreement be submitted for the site. In addition, and in order to address the loss of grass pitches available to football as a result of the development, the applicant had previously agreed to enter into a S106 agreement, committing to refurbish, and subsequently maintain, the full size pitch within the existing running track and the running track on the adjacent site. The applicant also offered to lay out of five grass pitches on the site (3 mini & 2 youth/full) and the grant access by Eastcote Hockey Club to Ruislip Rangers JFC. These were all important factors in considering the previously application.

Sport England notes that the current application seems to remove these previous commitments, which is of concern to that organisation. Sport England therefore seeks some clarity from the applicant as to whether they will continue to commit to laying out of the five grass pitches and granting access to Ruislip Rangers JFC. It has also sought clarity on whether the athletics track pitch will be refurbished and thereafter maintained. Sport England is unable to confirm that the proposed development still meets exception E5 of it's a playing field policy.

The applicant has responded that the Hockey Club is prepared to agree to some of the commitments but not to others. The Club is not prepared to agree to the ongoing maintenance of the pitch within the athletics track. Sport England has been reconsulted, but has not withdrawn its objection. As such, it is not considered that criteria d) has been satisfactorily addressed.

GREEN CHAIN DESIGNATION

The site is designated part of a Green Chain in the Saved UDP, September 2007.

Policy 2.18 of the London Plan July 2011 states that green infrastructure recognises the importance of network of open and green space and the benefits they offer including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.

London Plan Policy 7.118 seeks to protect local open space and address local deficiency. Policy 5.10 of the London Plan states that proposals should encourage the linkage of green infrastructure, including the Blue Ribbon Network, to the wider public realm to improve accessibility for all and develop new links, utilising green chains, street trees, and other components of urban greening.

The London Plan defines Green Chains as areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths and other pedestrian and cycle routes. Paragraph 7.56 states that green chains are important to London's open space network, recreation and biodiversity. The open spaces and links within a Green Chain should be designated as MOL due to their London-wide importance.

London Plan Policy 7.17 on Metropolitan Open Land states that for planning decisions:

A. The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of Metropolitan Open Land.

B. Any alterations to the boundary of MOL should be undertaken by boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

C. To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

- a. it contributes to the physical structure of London by being clearly distinguishable from the built up area
- b. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- c. it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value
- d. it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

It should be noted that Hillingdon Local Plan: Part 1- Strategic Policies UDP Saved Policy OL11, under which the previously withdrawn applications were assessed has now been replaced by Policy EM2 of the Hillingdon Local Plan: Part 1- Strategic Policies. The Local Plan Part 1 has been formally adopted by the Council in November 2012. Since the site falls within an area that forms links within a Green Chain therefore Policy EM2 of the Local Plan Part 1 is relevant:

Policy EM2: Green Belt, Metropolitan Open Land and Green Chains states:

The Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Notwithstanding this, Green

chains will be reviewed for designation as Metropolitan Open Land in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD and in accordance with the London Plan policies. Minor adjustments to Green Belt and Metropolitan Open Land will be undertaken in the Hillingdon Local Plan: Part 2- Site Specific Allocations LDD.

Any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the green chain.

In terms of future designations of Pinn Meadows, the Council's Policy and Environmental Planning Team advise that background information being gathered in the production of the Hillingdon Local Plan: Part 2- Site Allocations and Development Management Local Development Documents and Policies Map include a Metropolitan Open Land and Green Chains Assessment. This Assessment identifies Kings College Playing Fields as a site to be removed from the 'Areas forming links in Green Chains' designation and proposes that it should be included in the Metropolitan Open Land (MOL) designation on the Policies Map. Whilst this is only an evidence base document, it does give an indication of that this Green Chain is likely to be designated as MOL in the future.

It is acknowledged that the proposed all-weather pitch will not restrict public access along the majority of the Green Chain and will provide recreational facilities, which may encourage further use of this area for sporting activities. Whilst there is no objection to the principle of a more intensive use of the site for sporting activities, the proposal raises a number of environmental concerns. The proposal would introduce hard surfaced areas, fencing, floodlighting and car parking and remove distinctive landscaping features that would result in a built-up appearance on the site, which is designated as Green Chain land.

As detailed elsewhere in this report, it is considered that the proposal would fail to contribute to providing a visual and physical break in the built-up area, conserve and enhance the visual amenity and nature conservation value of the landscape, or retain the openness of the green chain. In addition, the applicant has failed to provide evidence of the impact of the proposal on ecological value of the area. The scheme conflicts in part, with the aims of Saved policies R4 and R5. and it is not considered that any adverse impact on the open space has been outweighed by the benefits associated with the new facilities. The proposal is therefore contrary to the aims of Policy EM2 of the Hillingdon Local Plan Part 1 Strategic Policies and Policy 2.18 of the London Plan (2011). As such, the principle of the development in this location cannot be supported.

7.02 Density of the proposed development

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

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

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

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

The site is designated part of a Green Chain in the Saved UDP, September 2007. The site is also adjacent to the River Pinn , which forms part of the Celandine Route.

Policy EM2 of the Hillingdon Local Plan: Part 1- Strategic Policies states that any proposals for development in Green Chains will be firmly resisted unless they maintain the positive contribution of the Green Chain in providing a visual and physical break in the built-up area; conserve and enhance the visual amenity and nature conservation value of the landscape; encourage appropriate public access and recreational facilities where they are compatible with the conservation value of the area, and retain the openness of the green chain.

Policy EM3 (Blue Ribbon Network) states that the Council will continue to promote and contribute to the positive enhancement of the strategic river and canal corridors and the associated wildlife and habitats through the Biodiversity Action Plan .

Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

Policy 2.18 of the London Plan July 2011 states that green infrastructure recognises the importance of network of open and green space and the benefits they offer including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.

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

Clearly, the all weather sports pitch, with its associated fencing and flood lighting, together with the proposed car park will have an urbanising effect on the existing playing fields. In this regard, it is considered the the fundamental open character of the area would be affected by the proposal. The proposed car park would be located to the east of the existing line of vegetation and tree belt, introducing parked cars and hard surfacing into what is fundamentally open meadow land.

In terms of the pitch itself, it is acknowledged that the fencing is necessary to protect the pitch from damage and vandalism and to protect passers by from wayward balls. However, the fencing would be relatively high. In addition, the fencing material specified is plastic-coated welded mesh panels, factory-finished in dark green. This specification (fence type and colour) can be visually impermeable in the landscape, depending on the precise grade of mesh, particularly when viewed from oblique angles. In this case, the weld mesh fence above 1 metre at 12.5mm x 50mm is considered to be particularly dense. In addition, there will be solid fencing at low level (250mm high) rebound / kick boards around the base of the fencing. It is considered that the cage like structure of the perimeter fencing would fail to conserve or enhance the visual amenity of the open land. Locally, it will impede views of, and public access near the River Pinn and the Celandine Route. The visual impact of the fencing would be exacerbated by the height and security specification. In addition, 8 x 15 metre high flood lights are proposed, four on each side of the pitch. Whilst the submitted documentation confirms that the artificial lighting will be directional and focused, the lighting columns and light spillage from the lamps will inevitably have some impact on the day and night-time landscape.

It should be noted that the proposal would have high visibility from the public domain, as a Public Right of Way R135 would run within 1.5 metres of the proposed pitch. This is an historical path and forms part of the Celandine Route walk, which follows the River Pinn through the Borough. The Celandine Route, part of the Blue Ribbon Network, runs the whole length of the Pinn, giving members of the public access to walks in the countryside. It links to the Hillingdon Trail and the heritage sites of Manor Farm.

The Hillingdon Landscape Character Assessment describes this section of the River Pinn corridor as a tranquil and intimate character, despite the close proximity to dense urban development and seeks to restrict incremental development along the river corridor, particularly vertical development, which will impact on the low lying, open character. It is acknowledged that the proposed all weather pitch would be located along a relatively short stretch of the twelve mile Celandine Route from Pinner to Cowley. However, it is considered that the proposed car park and enclosed pitch will have a detrimental effect on the character of this part of the Celandine Route, as the visual impact of the development will seriously impede the views over the ancient river-side meadow. It is considered important that the attractiveness of this route is maintained, to ensure that it continues to be well utilised and valued by the public in the long term.

Although the submitted plans indicate that Public Right of Way will remain uninterrupted by the development, the Rights of Way Officer notes that since the pitch will still be sited within 1-2 metres of the public right of way, the footpath would be enclosed between the River Pinn and the all weather pitch, which would inevitably lead to erosion pressure and adverse conditions. This will in turn lead to higher maintenance costs on the Council. Future erosion problems of the River Pinn banking could also lead to potential maintenance costs of the footpath.

It can be inferred from the above that not all of the public currently use the defined public footpath exclusively, but rather move across the fields in any direction. Clearly, the construction of the all weather sports pitch would limit the options available users of the route at this location, forcing the public to in effect adhere to the definitive route of the public right of way. Indeed, the All London Green Grid states the River Pinn corridor is very vulnerable, as it is narrow at several points. It is considered that the proposal will impact on the integrity of the Celandine route, and would fail to enhance the local character, visual amenity, ecology and sustainable access to the river walk.

It is therefore considered that the proposal is contrary to the aims of Policies EM2 and EM3 of the Hillingdon Local Plan: Part 1- Strategic Policies, Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 2.18 of the London Plan 2011, as the scheme would fail to conserve and enhance the visual amenity of the Green Chain, contribute to the positive enhancement of the river corridor, or improve the character and appearance of the surrounding area.

7.08 Impact on neighbours

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

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

FLOOD LIGHTING

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

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

Quantification of light spill is shown on the lighting iso-contour plot submitted with the application. This shows an indicative 1 Lux iso-contour for the proposed pitch location, which indicates a suitable separation distance from the nearest residential receptors to the proposed floodlights.

The floodlighting report indicates that the scheme has been designed to minimise glare, reflected light and sky glow within the locality. Quantification of light spill has been indicated on the submitted lighting iso-contour plot which shows the 1 Lux iso-contour for the proposed pitch location. This indicates a suitable separation distance from the nearest residential receptors for the proposed use.

The Light into Windows measured as EV (vertical illuminance in Lux) should not exceed a before curfew level appropriate to the Environmental Zone to which the location is appropriate to, as defined by the Institution of Lighting Engineers Guidance Notes for the Reduction of obtrusive light GN01 2005. In this instance the site is deemed to be E3: Medium district brightness areas. To put this into context, 2.5 lux is a light intensity that equates with the illumination of night-time in a rural location (NCSA information 1997). The Environmental Protection Unit considers that the indicative 1 Lux iso-contour shows that satisfactory levels of vertical illuminance will be achieved by the proposed floodlighting

scheme. However, the assessment did not include the existing pitch in terms of cumulative impact. This should have been undertaken to show there will be no impact on sensitive receptors in Meadow Close and Evelyn Avenue.

The Environmental Protection Unit raises no objections, subject to conditions to ensure the continued implementation of the proposed lighting specification. These conditions would require the floodlights to be installed and maintained in accordance with the submitted specification, the approved Philips OptiVision asymmetrical luminaires would need to be positioned to minimise light spill and glare and in accordance with the submitted lighting iso-contours; control of hours of use (to that applying to the existing pitch); installation of that suitable lighting controls, such that the lighting is automatically switched off at the approved curfew time. Had the development been acceptable in other respects, subject to the recommended conditions, it is considered that development would not adversely affect the amenities of nearby residential properties from light spill generated by the floodlit pitch, in accordance with Saved Policy OE1 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (2012).

It should be noted that this assessment relates to residential amenity only. Light spill onto the River Pinn corridor and the impact on ecology are dealt with elsewhere in this report and remain a cause for concern.

In addition, it should also be noted that there are ongoing enforcement investigations concerning the hours of use of the existing astro turf pitch.

7.09 Living conditions for future occupiers

Not applicable to this application, as the proposal does not include residential development. Living conditions for future residential occupiers is therefore not relevant to consideration of this proposal.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The single existing synthetic grass multi-sports pitch is mainly used by the Eastcote Hockey Club, but is also available for other sports bookings from local youth and educational organisations. Adjacent to the site, there are football pitches/playing fields, which are also well used. The Club House building has badminton facilities and is also used for socialising and functions. On the Western side of Kings College Road opposite to the site, there are Ruislip Cricket Club, athletics track, playing fields, and Kings College Pavilion. Kings cafe serves food and drinks, and socialising activities also take place at this location.

All these uses have their own parking demands, which exceed the available spaces and result in significant overspill parking demand on the highway. During peak demand, heavy parking takes place on both sides of this section of Kings College Road and also extends on to other nearby roads.

The applicant has submitted a Transport Statement in support of the proposals. The

Transport Statement (TS) suggests that the available car parks have an estimated capacity for 120 car parking spaces, on the basis of Astro - 24 spaces, Clubhouse - 29 spaces, plus 42 spaces in the adjacent Council's car park, and 25 spaces at the Kings Cafe. The car parks capacity was estimated, because the parking spaces are not marked. Car parking surveys were undertaken on Saturday 24th March and Sunday 25th March 2012, where Saturday represented the worst case scenario, when the hockey club played five matches and the football club played at least four matches simultaneously. The parking survey showed that on Saturday the occupancy of the car parks totalled 111 cars. The Highway Engineer considers that this is a more representative indication of the available off-street parking capacity, given that the car park capacity would depend upon how well drivers park their vehicles. The parking survey also showed existing high demand on on-street parking.

The site is located in an area of poor public transport accessibility. The TS suggests the hockey club's members that responded to the survey questionnaire showed that 69% of them travelled to home matches as a car driver, 12% were car passengers and 19% arrived by sustainable transport modes. The Highway Engineer however questions these figures, given that the travel modes could vary with different sets of respondents.

In terms of parking requirements, the proposed second multi purpose sports pitch will effectively increase the demand, where the parking demand already significantly exceeds the available capacity. In order to address these concerns, the current proposals now include any additional parking provision for up to 30 cars, to cater for existing and future demands.

Typically, 20-30 people are considered to be involved in each hockey match, consisting of 22 players (11 on each side) plus substitutes, umpires and coaching staff. There could be a few spectators as well. The current all-weather pitch has a match every 90 minutes on a Saturday, with up to five matches being played per day. Each match normally consists of two 35 minutes halves plus a half time break. It is anticipated that the busiest day for the new pitch would have a similar number of matches. In order to reduce peak congestion, the Highway Engineer suggests that the start times for the new pitch should be offset from those on the existing pitch, to minimise the number of trips arriving at the same time.

The home team is estimated to have a car parking demand of 10 spaces, although this figure has been queried by the Highway Engineer and maybe higher. Taking account of greater car sharing for the away team, it is anticipated that it would have a lower parking demand, which the TS estimates to be 4-5 spaces. The proposal includes additional car parking capacity of 27 additional spaces (discounting the 3 spaces in the existing car park extension for which a separate planning approval maybe required) and provision of 10 cycle parking spaces, which could be conditioned.

In terms of access and manouverability, the proposed car parking spaces are 3.1m wide x 4.8m long with 5.5 turning space, which is considered acceptable. Even considering the parking demand for the away team to be similar to the home team, resulting in a total requirement of 20 spaces, there will still be 7 additional spaces available to accommodate further demand, should there be a need for it.

In addition, a travel Plan has been submitted in support of the application. The objectives of this Travel Plan are:

- To minimise the number of single occupancy car journeys to / from the site;
- To encourage EHC members to travel by non-car modes;
- To provide a choice of travel modes; and

To highlight the environmental and health related benefits of non-car travel

The measures for club members includes the provision of a Travel Plan Coordinator will provision of relevant travel information. The club will implement a formal car sharing scheme to reduce the number of single occupancy trips to the hockey club on match days and will also provide improved cycle parking facilities at the clubhouse, although it is recognised that cycling may not be a practical mode of travel for many players. With regard to measures for opposition teams, the TP recognises that it is unlikely that the club would be able to have a significant influence on the travel behaviour of its opponents. Opposition teams will be encouraged to car share or use a mini-bus when travelling to the club. The Travel Plan also includes targets, management and monitoring.

It is considered that the Travel Plan is unacceptable in its present form and would require updating. Had the development been acceptable in other respects, an updated Travel Plan could be secured by condition.

Subject to receiving a satisfactory sample test and applying the suggested conditions to cover matters discussed above, the Highway Engineer raises no objection on the highways aspect of this application. However, at the time of writing this report, the additional sample tests and survey information, required in order to demonstrate that parking demand can be adequately addressed, had not been submitted. As such, an objection is raised to the scheme on highway grounds as the proposal is considered to be in contrary to Policies AM7, AM14, and R16 the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

URBAN DESIGN

Design matters are not the principal issues regarding this application. The Urban Design and Conservation Officer has therefore made no comments to the proposals.

SECURITY

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

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

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

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

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Policy EM2 seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains. Policy EM4 seeks to safeguard, enhance and extend the network of open spaces, informal recreational and environmental opportunities that operate as carbon sinks that meet local community needs and facilitate active lifestyles by providing spaces within walking distance of homes.

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

It is noted that the location of the pitch has been moved further from the edge of a 'B' grade Pedunculate Oak (T2), by two metres (compared to the previous application), in order to move the perimeter of the pitch to the edge of the tree canopy, rather than under it. However, even in this location, some minor crown pruning of the low branch tips on the eastern side of the tree may be required, to facilitate construction of the pitch's fence and thereafter, prevent branches from overhanging the pitch. In addition, the proximity of the pitch to the trees is likely to create a need to reduce additional branches in the future which oversail the pitch and drop leaf litter, a requirement that the Council might find difficult to resist.

A grade 'B' (Sycamore) and G3 a group of young 'C' grade hawthorn, elder and sycamore are recommended for removal as part of this proposal, to enable the development, by providing space for the new field-side car park and access to it. The Landscape Officer notes that in terms of tree/ landscape preservation, the Sycamore is a suppressed tree within the group of Oaks and its removal may be acceptable, as would the young mixed vegetation in Group 3.

The tree survey also recommends the removal of a pedunculate Oak (Ref:T5) which is assessed as a 'U' grade tree, because of decay caused by *Inonotus dryadeus* (a decay pathogen). Notwithstanding this decay, it is considered that this tree is a fine specimen and an integral part of the group of oaks, which form a significant feature in the landscape, whose collective amenity value enhances that of the individual specimens. The Tree and Landscape Officer advises that the Council's tree specialists are aware of this defect and, in August 2012, commissioned a Picus Tomograph Test on the tree. The Council propose to regularly inspect and monitor the condition of the tree, carrying out work to it, as and when necessary. In addition, the Council proposes to reduce the risk to potential targets, by discouraging parking, pedestrian traffic or construction close to this tree, in accordance with good tree hazard management. The removal of the Oak, at this time, is not considered to be justified and may weaken the integrity of the group of oaks, leaving the remaining trees vulnerable to wind-throw. The removal of Oak T5 is therefore

not supported.

In terms of root protection, the new car park extension to the north-west corner of the hockey pitch has been amended, and designed to minimise the extent by which it overlaps the root protection areas (RPA) of the existing trees, ensuring that no more than 20% of the RPA is used for car parking. However, the proposed car park and access will affect a greater area than the 20% of the root protection area permitted by BS5837:2012 for Oak T5. It is more likely that up to to 50% of the root protection area of this tree will be affected by the proposed 'no dig' surfacing. Furthermore, the introduction of paving and cars may put pressure on the health of the tree, while the introduction of human activity beneath the tree will inevitably place pressure on the Council to remove the tree in order to reduce the risk to the public.

The proposed car park will be screened from view by the planting of additional vegetation: a mix of native hedge species, which will wrap around the car park at either end and between the car park and the pitch. However, the Tree and Landscape Officer notes that this screen will only become effective over a number of years and be available in the summer months when the deciduous plants are in leaf.

In light of the above mentioned issues, the Council's Tree and Landcape Officer considers that the scheme is unacceptable as the applicant has failed to demonstrate that the existing group of Oak trees, deemed worthy of retention will be unaffected by the development and has not made provision for their long-term protection. In addition the development would fail to harmonise with area and would be detrimental to the character and appearance of this part of the Green Chain.

In order to implement Policy EM4, one of the objectives of the Council is managing development to resist the loss of open spaces, trees and woodlands. The monitoring of this policy includes improving public satisfaction with the quality, accessibility and number of open spaces in the borough. In this case there is clearly significant public opposition and criticism of the effects of the development on the loss of accessible open space and the detrimental effects on the landscape.

In light of the above mentioned considerations, it is considered that the proposal is contrary to Policy EM4 of the Hillingdon's Local Plan: Part 1 "Strategic Policies" (adopted November 2012) and Saved policy BE38 of the Hillingdon's Local Plan: Part 2 (adopted November 2012).

ECOLOGY

Hillingdon's Local Plan: Part 1 "Strategic Policies" (adopted November 2012) EM2 (Green Belt, Metropolitan Open Land and Green Chains), EM3 (Blue Ribbon Network), EM7 (Biodiversity and Geological Conservation) and EM8 (Land, Water, Air and Noise) deal with ecological issues.

Saved Policy EC2 of the Local Plan Part 2 seeks the promotion of nature conservation interests. Saved Policy EC3 requires proposals for development in the vicinity of sites of nature conservation importance to have regard to the potential effects on such sites on changes in the water table and of air, water, soil and other effects, which may arise from the development. Regarding the creation of new habitats, Savel Policy EC5 of the Local Plan seeks the retention of certain on-site ecological features, enhancement of the nature conservation and ecological interest of sites or create new habitats.

Policy 7.19 of the London Plan states that the planning of new development and regeneration should have regard to nature conservation and biodiversity and opportunities should be taken to achieve positive gains for conservation through the form and design of development.

The application site lies within 100 metres of the River Pinn and Kings College Playing Fields SINC (Site of Importance for Nature Conservation), a Local Wildlife Site. Ruislip Woods National Nature Reserve (NNR) and SSSI is situated less than 400 metres to the north. The woodland and wetland habitats, and the mature trees around The site, make this environment highly suitable for bats. As a Green Chain in Hillingdon's Local Plan, and is also recognised as part of the All London Green Grid and Blue Ribbon Network. These designations acknowledge the importance of such local green infrastructure, both for wildlife and amenity value.

An ecological survey has been submitted in support of this application. This is a 2010 assessment and relates to a previous scheme. This is not considered acceptable, particularly as the new proposals results in the loss of the wildlife corridor to make way for the proposed car park. One of the main concerns relates to this additional car parking area and footpaths being created near the existing club house. The car parking will result in the loss of two mature trees and a line of scrub and saplings that run along a drainage channel. This area is likely to be of a higher value to a range of species. It also helps provide a supporting wildlife corridor for that along the River Pinn.

A full assessment of this corridor and the implications for its loss would need to be provided, but no ecological information has been submitted regarding the value of this area. It has features, including the water channel, mature trees, and scrub that would be considered suitable for protected species. Natural England standing advice requires at least a broad assessment of the value of these areas, prior to determination. If further survey work is required, this should also be done before determination.

Natural England notes that there is the potential for indirect impacts upon bats to occur from this development, as a result of the floodlighting proposed. It notes that no specific bat surveys have been undertaken of the site, to ascertain the species that may be using the river corridor for feeding and commuting, or their relative abundance. It also notes that a post construction light contour plan has been provided, but there does not appear to be a comparison with the current light levels at the site. Consequently Natural England has requested further information before determination of this application:

- Details of the current light levels at the application site and adjacent river and tree corridors;
- Details of the periods of the day the floodlighting will be used and how this will vary seasonally;
- Details of the indirect impacts that may result from this scheme upon bats; and
- Detailed mitigation measures that are to be implemented to avoid, minimise and compensate for any impacts that are identified in relation to bats.

With regard to great crested newts, Natural England recommends that further clarity is provided from the applicant as to the likelihood of great crested newts being impacted by this proposal. Such information should be provided before determination of the application, and no such information has been provided.

The Environment Agency has objected to the scheme as the assessment and mitigation of

the risks to the River Pinn and associated ecology are inadequate. Particular concerns raised by the Agency relate to the high levels of light spill into the river corridor and buffer zone, failure of the submitted Ecological Appraisal report to take account of the revised proposals and failure to adequately address the risks to protected species that may be affected by the proposals.

The applicant was made aware of the above mentioned concerns and given the opportunity to address these issues. The applicant has indicated that further surveys will be carried out, but these had not been undertaken at the time of writing this report.

With regard to the light spillage, the applicants have suggested that louvring (guards to lower rear spillage) be installed on to the luminaires on the stream and the west end side of the pitch, which it is claimed, would reduce the light spillage from the proposed development to zero or 1 lux along the River Pinn. The applicants have also considered the cumulative effect with the existing pitch lighting and acknowledge that this would require additional mitigation. Therefore, as recommended in the Ecology Report, the applicants suggest planting some additional trees along the river corridor in the immediate vicinity of the application site, in order to reduce light spillage to acceptable levels. Both the Environment Agency and Natural England were reconsulted, but have not withdrawn their objections to the scheme on ecological grounds.

In conclusion, it is considered that the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policies EM3 and EM7 of the Hillingdon Local Plan: Part 1 "Strategic Policies" (adopted November 2012), Policies EC2, EC3 and EC5 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.19 of the London Plan and the NPPF.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application. Accordingly, it does not have any implications with regard to renewable energy or sustainability.

7.17 Flooding or Drainage Issues

Policy EM6 (Flood Risk Management) of the Local Plan Part 1 Strategic Policies (Adopted Nov 2012) states that applicants must demonstrate that Flood Risk can be suitably mitigated. Saved Policies OE7 and OE8 of the Local Plan Part 2 seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The site lies within Flood Zone 3 and large proportion of this within the functional flood plain Flood Zone 3b. This is an area that has previously flooded in a number of flood events the most significant of which was 1977.

A Flood Risk Assessment (FRA) has been submitted in support of the application. However, the Principal Flood and Water Officer raises a number of concerns, as the FRA is considered to provide insufficient information on which to assess the full implications of the proposal on flood risks from all sources, and therefore demonstrate that the proposal will not increase flood risk to others.

Flood risk

A preliminary sequential test undertaken as part of the FRA, suggests that as the proposal

is considered to be water compatible development and therefore a suitable development at this location.

However, it is noted that the aim of the sequential test is to ensure that development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development, in areas with a lower probability of flooding. A sequential test was undertaken by the Council for the previously withdrawn application for a similar scheme in 2011. This concluded that the new pitch had to be linked to the existing facilities and that there were limited alternative areas for the new facility to be located.

Nevertheless, the Principal Flood and Water Officer notes that although the pitch is deemed as water compatible development, the practicality of this type of pitch in this location is called into question, as it is likely to be subject to frequent flooding, resulting in considerable restoration and cleaning works. This does not appear to have been explored fully within the flood risk assessment.

The proposal for the artificial pitch includes the lowering of areas to provide additional flood plain storage. Full level for level calculations have been submitted, which demonstrate that overall, there is clearly no loss of flood plain storage and the levels proposed in relation to flood storage are therefore acceptable. In addition, the Principal Flood and Water Officer considers that the proposed fencing would result in only a very localised impedance on flood flows and storage.

However the extension to the car park is considered to raise very different and more substantial risks, lying in the Flood Zone 3. Any uses must be designed and constructed to remain operational and safe for users in times of flood and not impede water flows. The FRA suggests that the risk to the car park will be in the 1 in 20 year flood events and a flood level of up to 300mm across the whole car park. In some areas of the car park, this rises to a depth of 700mm, which is acknowledged in the FRA. The Principal Flood and Water Officer notes that a depth of 300mm is sufficient to float a car, particularly with a fast flowing river. The risk in this area is therefore substantial and the rebuttal letter from the applicant dated 5th Feb 2013 assesses this risk and confirms that the risks on the proposed site are a 'Hazard to all'.

The proposal put forward by the FRA for managing the risk to others created by the use of this area as a car park, is to use hedging to contain any cars to prevent them being washed away. However, a hedge may also attract debris and cause blockages and therefore also impede flow to an area of functional floodplain.

The Principal Flood and Water Officer also raises concerns with regard to the existing ditch running through the site. This is a passage through which water flows and therefore would be classed as an ordinary watercourse. As such, the channel should be retained to maintain space for water. The proposal drawings show culverting of that ditch, but makes no assessment of the implication of this on the flood risk at the site. The submitted documentation refers to the preliminary design of these crossings but no detail has been provided. Timber rafts are proposed to span the ditch. However, it is assumed that these rafts will require foundations. In the proposed locations, this falls within a no dig area, to minimise the impact on the trees on site. This may therefore make the proposals unfeasible. In addition, an assessment of the proposed footpath and car access has not been provided, to demonstrate that it will not impact on flood flows and flood storage.

It is also considered that insufficient information has been provided with regard to the management of the the residual risks after a flood event. There is no assessment of the

ability to provide this. In terms of an emergency plan, further details of the way the car park will be managed, including access would be required.

Drainage

There is current land drainage on site across the area proposed for the new pitch. The Principal Flood and Water Officer notes that this has not been assessed by the FRA. The proposals to lower the ground levels at the location of the pitch, combined with the sub-base (approximately 400mm deep) and concrete edging proposed, are likely to have an impact on the land drainage across the site. Sport England requirements that the pitches are drained in order that they are not waterlogged appears to contradict the statement in the FRA that no formal drainage would be required, and therefore the proposals would meet requirements for Greenfield run off rate.

There are also requirements on the design of any outfall from the Environment Agency which need to be met. It would appear that with the new outfalls which may need to be constructed to deal with changes in any drainage arrangement on site, gravitational drainage of the site will be difficult, and therefore it has not been demonstrated that a sustainable system would work. Therefore in order to full understand the implications of the proposal, further detail of the substrata on the site and existing land drainage would be required, together with a demonstration that suitable sustainable drainage could be designed with the proposed levels on the site and river levels.

Conclusion

It is considered that the application fails to fully assess the implications of the proposal on flooding, or demonstrate that the application will not increase flood risk to others. In addition, the application has failed to demonstrate that flood risk can be suitably mitigated. The proposal is therefore contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policies OE7 and OE8 of the Local Plan Part 2 Saved UDP Policies, Policy 5.12 and 5.13 of the London Plan (July 2011) and the Technical Note Planning Policy Statement 25. It is therefore recommended that the application be refused on this basis.

7.18 Noise or Air Quality Issues

NOISE

Saved Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. There are no limitations to the hours of use of the current sporting facilities. However, the effects of floodlighting and noise associated with a more intensive use of the site on residential amenity are matters for consideration. The issue of floodlighting has been dealt with elsewhere in this report.

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

Traffic to the proposed development would utilise the existing access of Kings College Road and it is not considered that the additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering

any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

A noise assessment, including the results of a noise survey has been submitted in support of this application. The report identifies 80 Park Avenue as being the closest dwelling to the proposed astroturf pitch, although it is noted that the flats at Kings College Pavilion are located approximately 25 metres closer to the proposed pitch and approximately 40 metres closer to the existing pitch. The report provides result of the survey in terms of measurements and calculations at various receptors nearby and comparisons have been made with the Council's SPD on Noise. Cumulative impact assessment of the two pitches operating at the same time has also been carried out.

The Environmental Protection Unit has reviewed the above noise survey report and is satisfied that the assessment has been undertaken correctly and that the noise levels are within the requirements of the Council's SPD on noise. However, the report does highlight that impact noise (i.e. LAMax) does increase at position D (80 Park Avenue) by 4.2dB. In order to mitigate the projected noise impacts and in order to ensure the proposed pitch implements all reasonable measures to reduce impact noise, the Environmental Protection Unit recommends a condition in the event of planning permission being granted, requiring a scheme which specifies the provisions to be made for the control of noise emanating from the site. The scheme would include details of the rebound board treatment around the pitch and such combination of physical and administrative and other measures as may be approved by the Local Planning Authority. A condition limiting the hours of use would also be necessary.

Generally, the distance between residential properties and the proposed all weather court should ensure no adverse noise impact on residential properties. Subject to the suggested condition, it is not considered that the residential amenities of surrounding occupiers could be adversely

affected by the proposals in terms of noise, in accordance with Saved Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 (Nov. 2012).

7.19 Comments on Public Consultations

The current application has generated a significant amount of local interest, with hundreds of letters making representations and a petition bearing thousands of signatures. The main issues have been covered in the main body of the report.

However, one of the main concerns raised by local residents and amenity groups is that due to the enclosure of the proposed facility, public access to and through the area will be greatly restricted. They contend this land was bequeathed to the local community for recreational purposes. Approval would result in a further loss of public open space for the exclusive use of a private club, which would run against the covenants and spirit of the 1930's conveyance, where the intention was that the land be used as public open space for the benefit of the local community. Local residents contend that other recreational groups currently making use of the Green Chain feel able to share amenity space with the community. Both the football and cricket uses on the Kings College Playing Fields embrace community use rather than exclude it.

The Meadows were given to the then Urban District Council of Ruislip - Northwood for purposes of public walks and pleasure grounds and for the purposes of cricket, football or other games (such purpose to include a swimming pool) all of which were encouraged under the Public Health Act of 1925. Clearly, an enclosed swimming pool would have a

similar impact to the all weather pitch, in terms of conversion of some of the grassland into an enclosed area. Indeed a swimming pool was envisaged and specifically encouraged by the donors of the playing fields. This would have a similar impact as a fenced all weather facility.

Clearly, the erection of fencing would restrict public access to the pitch itself, and pitch users will be obliged to meet the requirements of the hockey club. However, the proposed all-weather pitch will not restrict public access along the majority of the Green Chain and may encourage further recreational use of this area. It is noted that Policy EM2 does not define what would constitute appropriate public access and recreational facilities. It is considered that the introduction of a fenced all-weather hockey pitch is an open recreational facility, and the lack of unrestricted public access is not considered to be a sustainable reason to refuse the application.

With regard to the request to designate Pinn Meadows as a Village Green, this is not a matter which can be addressed as part of this application, nor is it a material planning consideration that could be taken into account in determining this application.

On the question of land ownership, applicants are entitled to submit applications for development on land not within their ownership, provided the correct notices are served. In this case, the correct notices were served on the Council. However, it is important to note that planning permission does not override property rights or any covenants on the land that may exist.

The planning process cannot pre-empt any decision by the Council as freeholder or superior landlord. These are separate processes. The planning application must be determined solely on its planning merits.

7.20 Planning Obligations

Policy R17 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is concerned with securing planning obligations environmental improvements and enhancement. This UDP policy is supported by specific Supplementary Planning Guidance.

If the application were to be considered for approval, the following broad Section 106 Heads of Terms would be pursued by the Council:

1. An undertaking by Eastcote Hockey Club to refurbish, and subsequently to maintain, the full size pitch within the existing running track and the running track itself, in order to providing free of charge training/exercise facilities to the community (offered by the applicant apart from ongoing maintenance).
2. The laying out of five grass pitches on the site (3 mini & 2 youth/full) and the grant access of Eastcote Hockey Club to Ruislip Rangers JFC. This is a requirement of Sport England. (The applicant has offered to extend the period of tenure afforded to Ruislip Rangers JFC from 15 to 21 years).
3. Community Use Scheme to include details of pricing policy, hours of use, access by other sports clubs and /non-members, management responsibilities and include a mechanism for review (A requirement of Sport England).
4. Refurbishment of the public footpath with Cotswold gravel or similar appropriate material. These measure to upgrade and maintain the footpath to deal with increased footfall have been identified. The enhancement of the public footpath in the location of the development has not been pursued with the applicants, as the application is being recommended for refusal.

With regard to obligations 1, 2 and 4, given that the replacement/refurbished facilities and public footpath are located beyond the site boundary, a planning obligation would be required to secure the provision of these facilities.

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

7.21 Expediency of enforcement action

There are no enforcement issues directly related to the application site, although there are ongoing enforcement investigations regarding the hours of use of the existing all weather pitch.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

10. CONCLUSION

Whilst there is no objection to the principle of a more intensive use of the site for sporting activities, the proposal raises a number of environmental concerns. The proposal would introduce hard surfaced areas, fencing, floodlighting and car parking and remove distinctive landscaping features that would result in a built-up appearance on the site, which is designated as Green Chain land. The proposals will impact significantly on the openness of this part of the Green Chain, while the nature conservation interests of the site and nearby River Pinn corridor will fail to be preserved. It is considered that the

current proposal will impact on the important linear views across the meadow. The height and density of the fencing would change the character of the meadows, whilst the Celandine route will become restricted. The proposal will impact on the integrity of this route, and would fail to enhance the local character, visual amenity, ecology and sustainable access to the river walk.

It is not considered that any adverse impact on the open space has been outweighed by the benefits associated with the new facilities. In addition, Sport England is unable to confirm that the proposed development still meets exception E5 of its playing field policy. As such, the principle of the development in this location cannot be supported.

It is not considered that development would adversely affect the amenities of nearby residential properties from noise and light spill generated by the floodlit pitch

However, the applicant has failed to demonstrate that the existing group of Oak trees, deemed worthy of retention will be unaffected by the development and has not made provision for their long-term protection. In addition, the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. Both the Environment Agency and Natural England have objected to the scheme, as the assessment and mitigation of the risks to the River Pinn and associated ecology are inadequate.

Furthermore, the application fails to fully assess the implications of the proposal on flooding, demonstrate that the application will not increase flood risk to others, or demonstrate that flood risk can be suitably mitigated.

Further information is required in order to confirm that parking demand associated with the proposed development has been adequately addressed. As such, an objection is raised to the scheme on highway grounds.

In addition, no agreement has been completed with the applicant in respect of contributions towards the improvement of the public footpath, community uses and the provision and safeguarding of football pitches adjacent to the site and the grant access by the applicant to Ruislip Rangers JFC.

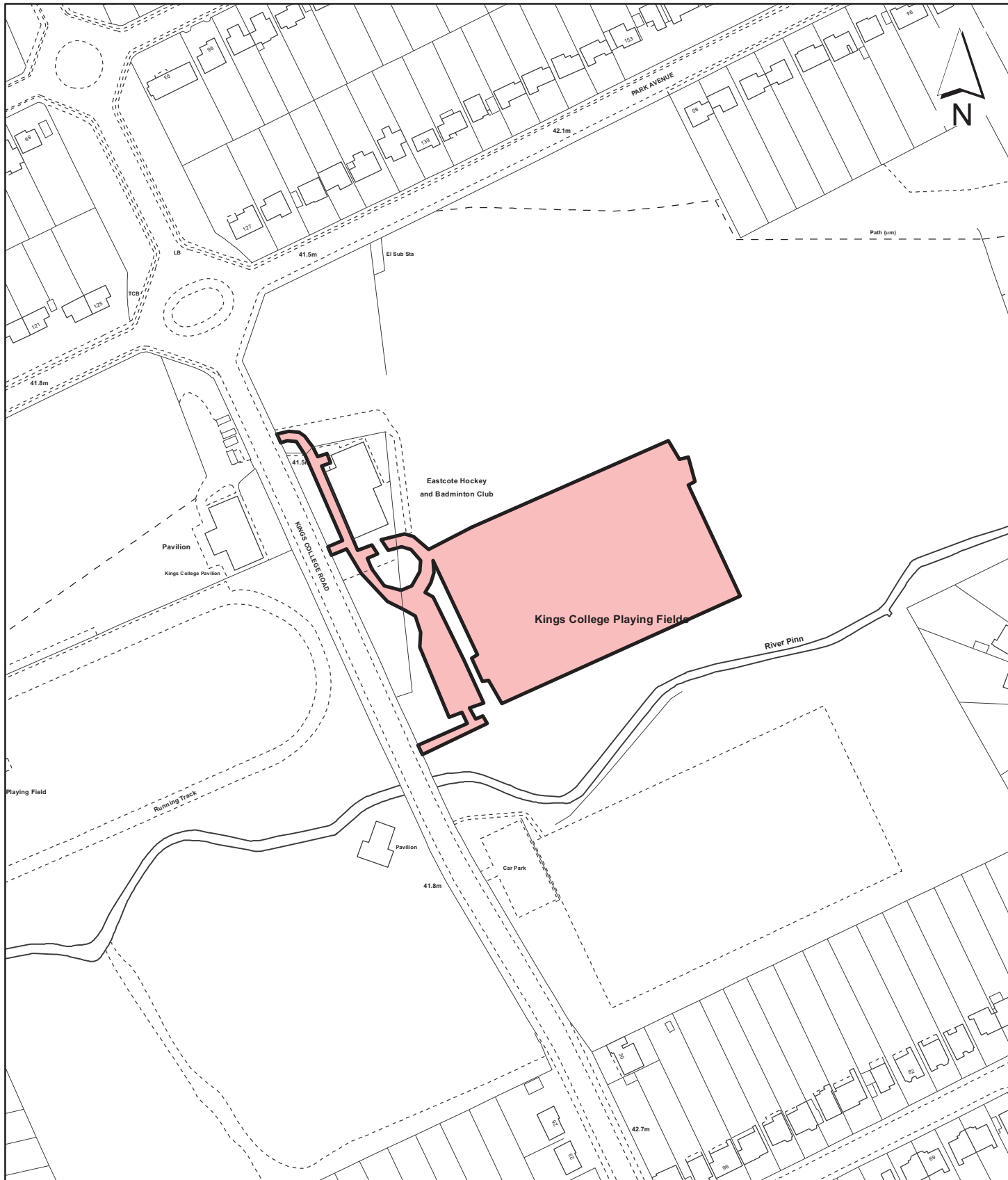
It is therefore recommended that planning permission be refused for these reasons.

11. Reference Documents

- a) The National Planning Policy Framework (March 2012)
- (b) Hillingdon Local Plan Part 1 Strategic Policies.
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) London Plan (2011)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Eastcote Hockey Club
Kings College Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
2414/APP/2012/2812

Scale
1:2,000

Planning Committee
North Page 197

Date
**March
2013**



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address 51 THE DRIVE ICKENHAM

Development: Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.

LBH Ref Nos: 21977/APP/2012/2194

Drawing Nos: 99315.P30 Rev. B
99315.P11.2A
99315.P110 Rev. B
99315.P11b
99315.P10b
99315.P111a
99315.P24a
99315.P22a
99315.P01 Rev. A
99315.P100
99315.P101
Tree Survey and Arboricultural Constraints Report
99315.P02 Rev. A
Design & Access Statement
Tree Location and Constraints Plan
99315.P06
99315.P07
99315.P21
99315.P20
Extended Phase 1 Habitat Survey Rev.1
99315.P14 Preliminary Arboricultural Impact Plan revised 25.02.2013
99315.P31 Rev. B

Date Plans Received:	06/09/2012	Date(s) of Amendment(s):	21/09/2012
Date Application Valid:	24/09/2012		06/09/2012 30/11/2012

DEFERRED ON 12th February 2013 FOR SITE VISIT .

The application was deferred from the 12 February 2013 North Area Planning Committee to enable members to undertake a site visit.

The site visit was undertaken on 22 February 2013.

Since the scheme was deferred a new petition (with 26 signatures) has been submitted which raises objection to the proposal.

Approval is recommended.

1. SUMMARY

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 x self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling

store. There is no in principle objection to the proposal.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space required for new flats would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 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.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 99315.P01 Rev. A, 99315.P02 Rev. A, 99315.P06, 99315.P07, 99315.P100, 99315.P101, 99315.P10b, 99315.P11b, 99315.P11.2A, 99315.P20, 99315.P21, 99315.P22a, 99315.P24a, 99315.P30 Rev. B, 99315.P31 Rev. B, 99315.P110 Rev. B, 99315.P111a, Extended Phase 1 Habitat Survey Rev.1, Tree Survey and Arboricultural Constraints Report, Design & Access Statement, 99315 P14 Preliminary Arboricultural Impact Plan, Tree Location and Constraints Plan.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 49b and 51a.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

5 HO6 Obscure Glazing

The windows facing 49b and 51a shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

6 RES8 Tree Protection

The development shall be implemented in accordance with the approved details. 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 - Unitary Development Plan Saved Policies (November 2012).

7 RES9 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 Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g 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 surfing/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 Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan.

8 RES10 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 Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

9 NONSC Non Standard Condition

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance.

REASON: to ensure adequate access for all is achieved and maintained, and to ensure

an appropriate standard of accessibility in accordance with policy 3.8 of the London Plan (2011).

10 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

Note: The Environmental Protection Unit (EPU) must be consulted for their advice when using this condition.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

11 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards as set out in the Council's Supplementary Planning Document Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

12 RES24 Secured by Design

The flats shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No flats shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

13 MRD8 Education Contributions

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with

Policy R17 of the adopted Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's Supplementary Planning Guidance on Educational Facilities.

14 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been 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 OE8 of the Hillingdon Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and London Plan (July 2011) Policy 5.12.

15 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

16 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Chapter 6 of 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 Local Plan (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM3	Proposals for new roads or widening of existing roads
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.4	(2011) Optimising housing potential
LPP 5.13	(2011) Sustainable drainage
LPP 5.7	(2011) Renewable energy
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
LPP 3.3	(2011) Increasing housing supply

LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
PO-EDU	Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

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.

4 11 Building to Approved Drawing

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

5 12 Encroachment

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

6 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

7 16 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

8 115 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 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.

9 154 Section 106 Agreement for educational facilities

In respect of condition No. 13, you are advised that the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development.

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £21,317 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of The Drive and comprises a 1930's detached 4-bed, two-storey house with a detached garage forward of the main house. To the front of the property is hardstanding with ample parking for cars. To the rear is a single storey rear element with a roof terrace above. The house is set back from the highway and sits on a spacious plot and comprises white painted brick elevations with a green pantile roof. The site is on a gentle slope with the land to the rear sloping downwards. There are a number of small trees and shrubs along the site's front boundary which form an effective green screen. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). To the north of the site lies 51a The Drive, a two storey detached house and to the south of the site lies 49b The Drive, also a two storey detached house with a single storey rear extension and conservatory. To the rear of the site is Uxbridge Golf Course.

The street scene is residential in character and appearance comprising single and two

storey, individually designed detached houses. The application site lies within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application proposes to demolish the existing house and erect a two storey building with accommodation in the roof space to provide 5 self-contained flats, together with 8 parking spaces, landscaping, installation of vehicular crossover and bin and recycling store.

The proposed building would be 21.40m wide, 20m deep and 9.80m high increasing to 10.20m high as the ground slopes downwards east to west. The building would have a crown roof measuring 11m by 9m with solar panels above and windows to the front and rear of the roof and rooflights to the side. There would be a covered projecting porch centrally located to the front of the property leading to an entrance hallway. To the rear of the property, there would be recessed balconies on the ground, first floor and the roof space. The building would maintain a minimum 3m distance from the side boundaries and would be set back from the highway by a minimum of 20m increasing to 24m and in line with the building line of the adjacent properties. The property would retain approximately 1170sq. metres of private amenity space. A communal parking area would also be provided within the front of the building allowing for 8 car parking spaces. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the front of the site.

There would be two flats on the ground floor, two flats on the first floor and one flat in the roof space. The floor areas would be as follows:

- Flat 1 = Two bedroom flat of 125 sq.m.
- Flat 2 = Two bedroom flat of 125 sq.m.
- Flat 3 = Two/three bedroom flat of 147 sq.m.
- Flat 4 = Two/three bedroom flat of 147 sq.m.
- Flat 5 = Two bedroom flat of 182 sq.m.

The elevations of the building would comprise red brick with reconstituted stone features, and the roof would be of slate. Windows would be of a traditional sash pattern in painted aluminium and double glazed.

3.3 Relevant Planning History

21977/C/81/1696 51 The Drive Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 02-12-1981 Approved

21977/E/83/0812 51 The Drive Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 14-07-1983 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:

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

Part 2 Policies:

- AM3 Proposals for new roads or widening of existing roads
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE5 Siting of noise-sensitive developments
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures
- R16 Accessibility for elderly people, people with disabilities, women and children
- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.4 (2011) Optimising housing potential
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.7 (2011) Renewable energy
- LPP 7.2 (2011) An inclusive environment
- LPP 7.4 (2011) Local character
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction
- PO-EDU Revised Chapter 4: Education Facilities of the Planning Obligations Supplementary Planning Document, adopted 23 September 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

32 neighbouring properties were consulted by letter on 27th September 2012 and a site notice was posted on 1st October 2012. 22 letters of representation have been received with 1 letter supporting the application, 18 against the application and 3 making comments. A petition with 41 signatories has also been received opposing the proposed scheme. An additional 55 signatures have been submitted in connection with the original petition opposing the proposal and were received on the 11th February 2013. The comments can be summarised as follows:

1. Excellent use of plot, making maximum and sensitive use of available land;
2. Pleasant design and great improvement on some recent developments in The Drive;
3. Increase in traffic and noise;
4. Safety of road users could be compromised due to there being no street lighting;
5. Parking would be a problem as visitor parking would have to park on the road and cause access and egress of vehicles difficult at No.49b.
6. The street consists of single family homes and the proposed scheme would be out of character and appearance with the surrounding properties and set a precedence;
7. The number of recent examples of older houses being demolished and replaced by new, larger buildings has already eroded the traditional residential character of the road and therefore object to more of the same;
8. The proposed 350% increase in gross internal floor area of the house from 244sq. metres to 849 sq. metres is excessive and clearly refutes the claims made in the Design and Access Statement;
9. The proposal would bring down the value of the properties in the street;
10. The noise and pollution would increase enormously in what is at present a delightful 4/5-bed house with one kitchen. It would become a large ugly 13-bed building with five kitchens and numerous bathrooms, all of which would add many problems to the present drain and sewerage system;
11. The proposed footprint of the new building would be twice the size of the present house and would move much closer to the side boundary adjoining No.49b and would be the full length of the neighbouring property.
12. No. 49b is a two storey property with a single storey rear element. The proposed three storey building would result in a loss of light to this property.
13. The proposal would overlook No.49b house and garden as the plot sits about a foot higher;
14. Planning applications for flats/apartments have been turned down on the road because they do not suit the street scene;
15. Rubbish and recycling would be a problem as the bins would need to be very large and housed in a wooden enclosure, which would smell and an eye sore to neighbours;
16. The site is located in a predominantly low-density residential area where occupiers could reasonably expect a level of amenity concurrent with a detached house. The use of the property as flats introduces a diverse element that by reason of the use is likely to result in noise, disturbance and nuisance to the detriment of neighbouring homeowners amenity;
17. The kitchen window on the flank should be made smaller and non-opening as this would have an impact on No.51a;
18. No.51a at present share the same drain. A new run should be installed.

ICKENHAM RESIDENTS ASSOCIATION:

The proposed conversion of an existing large family home into 5 self-contained flats would create

an undesirable precedent in The Drive, and would cause harm to the residential amenities and character of the area and the amenity of adjoining occupiers in accordance with section H7 of the UDP. The 5 x self-contained flats would be 2-bedroom apartments, indicating mainly professional single person or young couples occupancy within the commuter belt of London. The front garden would be turned into a substantial car-park, reminiscent of medical clinics car park facilities, unlike the generous, suburban landscaping of the rest of The Drive. This is a huge and massive development, more than doubling the existing footprint, which will create an excessive bulk and appear overbearing on adjacent properties, which in accordance with BE21 by reason of the proposed siting would result in a significant loss of residential amenity. We have been approached by a number of anxious residents in The Drive, who, no doubt, will be contacting you shortly, and we understand a petition is being raised at the moment. The Association objects to this application.

(Officer comment: The comments raised are considered in the main body of the report).

NATURAL ENGLAND:

This proposal does not appear to affect any statutorily protected sites or landscapes, or have significant impacts on the conservation of soils, nor is the proposal EIA development. It appears that Natural England has been consulted on this proposal to offer advice on the impact on a protected species.

Natural England's advice is as follows:

We have adopted national standing advice for protected species. As standing advice, it is a material consideration in the determination of the proposed development in this application in the same way as any individual response received from Natural England following consultation and should therefore be fully considered before a formal decision on the planning application is made.

The protected species survey has identified that bats, a European protected species may be affected by this application.

Using Nature on the Map we determined that the application is not within/close to a SSSI or SAC notified for bats. We looked at the survey report and determined that it did highlight that there are suitable features for roosting within the application site (eg buildings, trees or other structures) that are to be impacted by the proposal. We determined that detailed visual inspections (internal and external where appropriate) had not been undertaken and no evidence of a roost was found. We determined that the application does not involve a medium or high risk building as defined in our standing advice. Permission could be granted (subject to other constraints) and that the authority should consider requesting enhancements.

METROPOLITAN POLICE: No response received.

REVISED PLANS:

Residents and Residents Association were reconsulted on 14th January 2013, informing them of the revised plans.

3 letters of representation have been received from neighbours reiterating a number of the objections set out above and the following new objections summarised below:

- The hard surfacing of the whole driveway would cause rain water to run off and damage the road surface which does not have the usual drainage causing the water to pool.
- Despite the removal of the garage from the plans, the application still only allows for 8 parking

spaces which would be inadequate.

- The modified plans may improve the aesthetic aspect of the rubbish facilities, however this does not solve the problem of the added pollution and smell that would arise from the increased rubbish generated by five families.

The Association of the Residents of the Drive:

- The type of dwelling provided should reflect housing needs identified in the Borough particularly the need to provide more family homes with adequate garden space;
- The proposal would not maintain the quality or diversity of the Borough's housing stock and would result in a net loss of a large family home;
- The luxury flats do not serve a need in this part of the district, are not affordable and have not been identified within the mix of housing requirement to be met;
- The recently adopted core strategy found that current estimates indicate that less than 10% of the need for four bedroom accommodation is expected to be met compared when set against almost three quarters of the need for one bedroom accommodation;
- Allowing this proposal would be contrary to the emerging policies of the second stage of the UDP process.

Internal Consultees

HIGHWAYS:

It is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance. However, a suitably worded condition should be imposed in the planning consent, stating that the proposed access gates shall not open out over the adjacent highway (this reference is made to a condition relating to the gates not opening over the highway. This comment was in relation to the original plans and the revised scheme does not include the provision of any gates).

URBAN DESIGN:

The loss of the existing house is regrettable as it has significant architectural value and is a good example of its style and period. However, there is no control over demolition within non-designated areas and as such we do not wish to comment on the same.

New development:

Setting: The new block would be set back from the main street frontage and would be in line with the neighbouring houses. The scheme proposes planting to the front to mitigate the impact of the parking and hard-standing to the front. This would also ensure to preserve the street suburban scene of the area. There are, therefore, no objections regarding the setting and positioning of the new building.

Design: There have been several discussions during the pre-application process regarding the design of the new block to create 5 flats. The new building would be in a Neo-Georgian style and as such given the other new houses in the street, there would be no objections to the same from a design point of view. Whilst not ideal, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The concerns raised previously regarding the proportions of the windows, dormers and the roof have been addressed and there are no further objections.

Conclusion: Acceptable. Materials to be conditioned.

EPU:

External Amenity Space: In addition to the private external amenity space for each apartment described above (terraces for apartments 1 & 2, balconies for Apartments 3-5) there is also a large communal garden area to the rear. This can be accessed either via the enclosed link from the entrance hall or via the perimeter of the building which offers full disabled access. Any ramped sections of the path will not exceed a gradient of 1:20.

We are conscious of the need to adequately separate individual private external amenity space from communal external space.

Around the perimeter of the building a 1.8m deep planting bed will be created between the perimeter path and the building to create adequate privacy and security to ground floor windows.

The site appears to have been built on farmers fields. No former contaminative uses have been identified based on Ordnance Survey historical maps. However, as an additional number of sensitive receptors are being introduced to the site as a minimum a condition to ensure the soil is free of contamination and suitable for use is advised.

Also the construction site informative is advised on any planning permission that may be given.

TREES AND LANDSCAPE:

Acceptable, subject to conditions RES8 (implementation of tree protection); RES9 (1, 2, 4, 5 and 6) and RES10.

S106 OFFICER:

The education would be the only obligation arising from this proposal. I note that you have already undertaken the education calculation and have sought agreement from the applicant to meet the contribution in the sum of £23,599.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Contrary to and the advice within the submitted Design & Access Statement, the communal entrance shown on plan appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, a gentle slope (maximum gradient 1:21) to the entrance door should form an integral component of the landscaping design.
2. A minimum of one bathrooms/en-suite facility within each flat should be designed in accordance with Lifetime Home Standards as defined in the above Supplementary Planning Document. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow a minimum of one bathroom in every flat to be used as wet rooms in future, plans should include the position of floor gully drainage, including the type to be installed.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION

Level access shall be provided to and into the building, including into all five dwellings, via the communal entrance. Level thresholds shall be designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

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

The above document underpins and supports Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), which seek to protect the impacts of flatted development on the character and amenity of established residential areas. There are currently no new flats/apartments on The Drive, therefore the erection of flats is acceptable in principle.

7.02 Density of the proposed development

The London Plan 2011 requires that new housing within a suburban setting and a PTAL score of 1a to generally be in the range of 150-200 habitable rooms per hectare (hr/ha) and 35-55 units per hectare (u/ha). The residential density of the proposed development equates to 14 hr/ha and 2.5 u/ha. As such, the proposed scheme is considerably below the minimum range, but given the spacious layout and large plots within the vicinity of the site and the density of development of the surrounding area, it is considered that a density below the London Plan requirements is acceptable in this instance. However, density is only one consideration and the proposal still needs to comply with other Council and London Plan policies and standards and these issues are considered elsewhere in the report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The site is located within a Developed Area where there is no objection in principle to flats

on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

UDP Policies BE13 and BE14 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by large detached properties individually designed. The proposed building would be well designed, rectangular in shape with a crown roof with solar panels. It is proposed that the building would follow the existing front building line of the adjacent properties and it would retain a large front garden which, despite the provision of parking on the frontage, would still entail a considerable level of soft landscaping, including a landscape area of a minimum 3.5m depth extending to over 5m at the front of the site, before any hardsurfacing commences. This combined with the grass verge to the front of the property would result in a soft landscape area of a minimum 8m depth right at the front of the site. This would ensure that the building would integrate well into its surroundings and that the front garden would not have the appearance of a car park.

The Drive consists of large properties in spacious surroundings. This proposal results in a building which is sited a minimum 20m back from the front boundary, on a similar building line as the adjoining properties and in fact further back than the existing property, which is sited some 15m back from the front boundary. The proposed building would also be set in from the side boundaries by a minimum of 3m, which is in excess of the council's normal requirement of 1m, but reflects the spacious nature of the setting of the properties in The Drive. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road.

The Drive comprises of, in the main large detached properties, of varying designs. It does not have a homogenous character and thus the provision of a building designed in a neo-georgian style, with a crown roof, would not in itself be alien to the street. It would, in fact, reflect the design of a number of other properties, which have recently been redeveloped in the street. The Council's urban design officer considers the design to be acceptable.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

UDP Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE22 and BE24 resist any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

The proposed development would extend approximately the same depth as the adjacent properties and would be a minimum 3m from the side boundaries. The application complies with the Council's 45 degree rule. As a result it is considered that the proposal would not impede upon the daylight serving these properties or result in loss of outlook. The building would be a sufficient distance from the side boundary and the neighbouring properties to not result in an overbearing impact. The balconies on the upper floors are

set back within the footprint of the building to prevent angular views into neighbouring properties gardens. The first floor side windows serving en-suites, utility and kitchens can be conditioned to be obscure glazed and fixed shut below 1.8m to prevent any unacceptable overlooking to the neighbouring properties. The roof space would have rooflights on the side elevation, however due to the angle of these windows, they would not directly overlook the adjacent properties.

As a result it is considered that the proposal would not be harmful to the amenity of nearby residents through loss of privacy, loss of light and overbearing impact. It would be in compliance with Policies BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) in this respect.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. The London Plan recommends that for a three bed, five person flat a minimum of 86sq.m should be provided and for a 2 bed 4 person flat a minimum of 70sq.m. The total internal floor area for each of the proposed flats would be well in excess of these standards and therefore they are in accordance with the London Plan.

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a 2 bed flat is 25sq.m and 3 bed flat is 30sq.m. The amenity space proposed for the flats would far exceed these standards and would be in accordance with the HDAS.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM7, AM14 and AM15 are concerned with traffic generation, road capacity, on site parking and access to public transport.

A communal parking area would be provided within the front of the building to provide 8 car parking spaces. Additionally, 5 cycle parking spaces would be provided within the site, secured and undercover. The existing vehicle crossovers would be stopped up and a new crossover provided centrally along the boundary of the site, fronting on to the adjacent highway. Access to the site would be provided at 5.0m wide, which would enable two vehicles to pass side by side.

The Drive does not form part of the adopted highway network and is under private ownership. Additionally, it is noted that the PTAL index within the area is 1a, which is classified as very poor. As a result, the maximum parking provision of 1.5 parking spaces per flat is acceptable.

Therefore, it is considered that the development proposals would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance.

7.11 Urban design, access and security

URBAN DESIGN

The design of the new building would be in a Neo-Georgian style. Taking into consideration the similar large size and design of houses in the street, there would be no objection from a design point of view. Furthermore, the crown roof would be acceptable in this instance as it has been allowed in other schemes on the street. The proportions of the windows, dormers and the roof are considered acceptable and the Urban Design officer has raised no objection.

ACCESS

The London Plan Policy 3.8 and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon require all new housing to be built to Lifetime Homes standards. This can be secured by means of a condition. The Access Officer has recommended a condition which requires level access into the building and this is incorporated.

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

See section 7.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are a number of small trees and shrubs along the front boundary to the site which form an effective green screen. The majority of these trees are to be retained. There is a large, protected Scots Pine and a protected Blue Spruce in the rear garden (T9 and T8 on TPO 287). The trees have a high amenity value and are to be retained. The submitted Tree Report recommends adequate protection for the high value trees on-site. There is a large, mature, protected Oak (T2 on TPO 297) in the front garden of the neighbouring front garden. The tree is situated far enough away to not be affected by the proposals.

It is considered that the proposal would comply with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), subject to appropriate conditions being imposed.

The site and adjacent land are given over to buildings, hard-standing and well maintained gardens. The proposed works would therefore not impact upon any habitats of ecological interest or conservation concerns.

7.15 Sustainable waste management

A covered refuse store is proposed, of a size and in a location which is considered acceptable. Subject to conditions being imposed on any consent granted, no objection is raised to the scheme in terms of waste management.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the efficiency

of the property and accordingly reduce energy demand and CO2 emissions. The application proposes solar panels to the roof with the possibility of increasing the number of solar panels in the future, subject to securing the appropriate planning permissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns relating to drainage and value of properties are not material planning considerations. Matters relating to drains would be addressed through the Building Regulations as appropriate.

Concerns raised over traffic, parking, character and appearance of the area, density, pollution, noise, the amenities of adjoining properties, and refuse are considered elsewhere in this report.

7.20 Planning Obligations

Policy R17 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £23,599 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

The proposed development would exceed 100sq.m, therefore there would also be a requirement to make a CIL contribution.

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

It is considered that the principle of flats on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

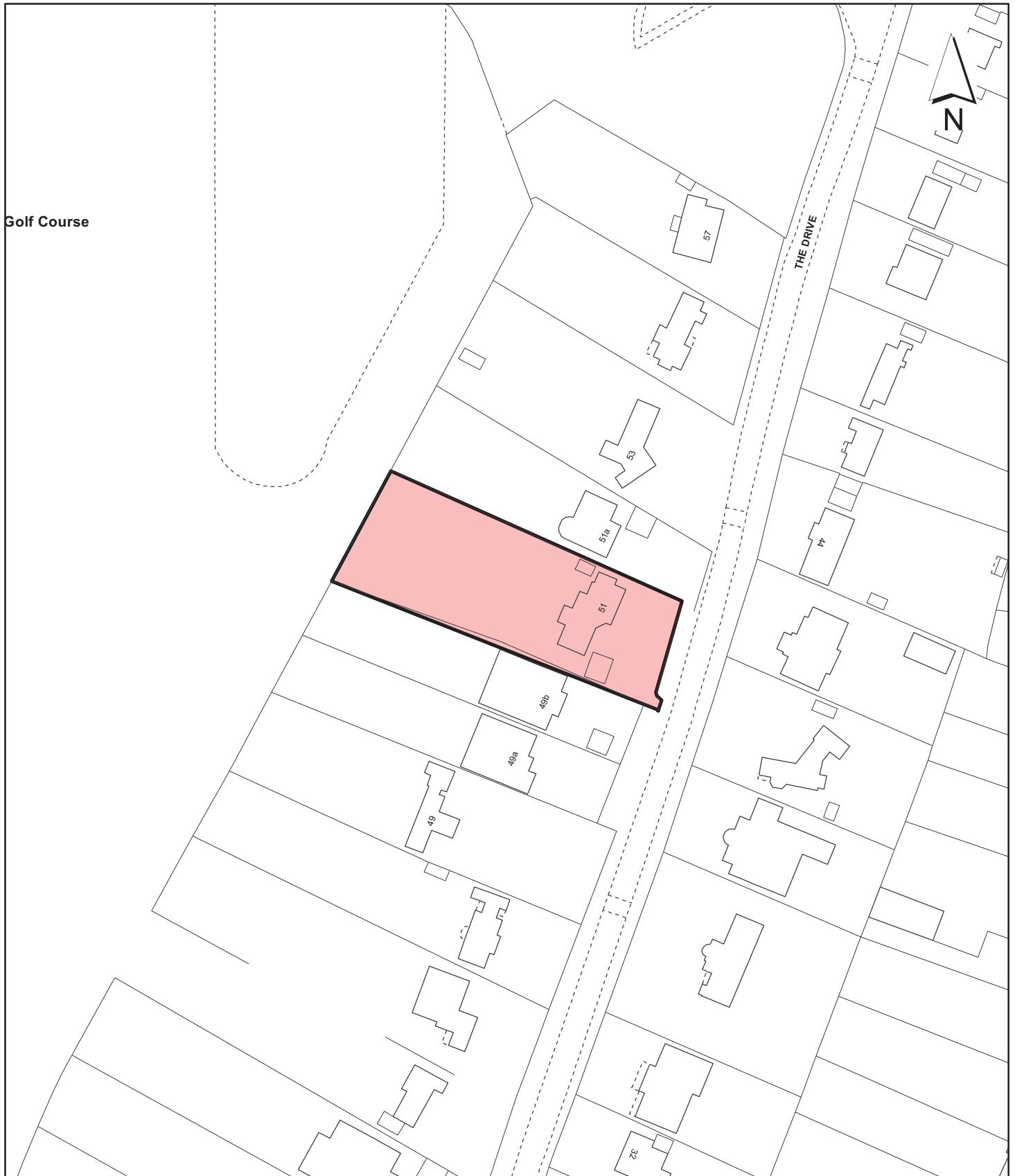
11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230

Golf Course



Notes

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

21977/APP/2012/2194

Scale

1:1,250

Planning Committee

North Page 220

Date

**November
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

Development: Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping.

LBH Ref Nos: 9011/APP/2012/3074

Drawing Nos: 5107-10-002
5107-11-001
5107-15-001 (for future landscaping only purposes)
5107-10-001
5107-20-001
5107-20-002
5107-20-003
Planning Statement Ref MWS/6729, dated December 2012
Design and Access Statement dated 29 November 2012
5107-15-002 Rev. A
5107-21-001 Rev. A
5107-21-002 Rev. A
5107-21-003 Rev. A
5107 - 31-001 Rev. A
5107-T-006

Date Plans Received:	10/12/2012	Date(s) of Amendment(s):	13/03/2013
Date Application Valid:	10/12/2012		14/03/2013
			10/12/2012

1. SUMMARY

The application seeks to erect a 32 square metre conservatory within a recessed exterior bay of the hospital. The extension will be single storey and directly inked to Ward E of the hospital. The conservatory will be low brick wall beneath the glazing and will have a slightly curved roof form. It is considered the design is sympathetic to the original appearance and design of the hospital ward and the wider character and appearance of the Harefield Conservation Area. The building design is fit for purpose from a health operational perspective and patient/visitor accessibility perspective. The scheme is small in scale and its location means it presents no adverse amenity issues to neighbours or the wider operation of the hospital. The scheme will not have a negative impact upon existing trees or landscaping. Accordingly the scheme is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 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.

2 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 5107-10-001, 5107-10-002, 5107-15-001 (for future landscaping only purposes), 5107-11-001, 5107-20-001, 5107-20-002, 5107-20-003, 5107-15-002 Rev. A, 5107-21-001 Rev. A, 5107-21-002 Rev. A, 5107-21-003 Rev. A, 5107-T-006 and 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 Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM7 Materials

No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

- (i) Brick samples;
- (ii) Mortar colour;
- (iii) Sample colour details of the infill panel between the addition and the original building
- (iv) A sample panel of the brickwork showing brick type, mortar mix, mortar colour and pointing style is provided on site for agreement in writing by the Local Planning Authority and retained there for the duration of the works;

REASON

To ensure that the development presents a satisfactory appearance and is sympathetic to the character of the conservation area in accordance with Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The whole of the facing edges of the parapet walls shall be zinc capped.

REASON

To ensure that the development presents a satisfactory appearance and is sympathetic to the character of the conservation area in accordance with Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE4 New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL9	Areas of Environmental Opportunity - condition and use of open land
LPP 3.17	(2011) Health and social care facilities
R16	Accessibility for elderly people, people with disabilities, women and children

3 112 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Harefield Hospital. The hospital site is a Major Developed Site within the Green Belt, Harefield Village Conservation Area and the Colne Valley Regional Park. A number of the buildings on the site are statutorily listed as Grade II. The main block to which this extension would be attached comprises two in number three storey elliptical 1930's wings. These wings and the central core are loosely in the style of Art Deco and are locally listed. The hospital was originally designed as a sanatorium.

The extension would be located alongside the main access road into the hospital and would occupy a small recessed bay within 1 of the two wings of the hospital that serves Ward E of the hospital.

Other original recessed bays within the 2 elliptical ward blocks have been previously partially in-filled. These existing in-fills on site have yielded mixed results in terms of showing an adequate degree of sympathy and respect to the original design and built form of the hospital block.

3.2 Proposed Scheme

The proposed single storey extension involves the erection of a conservatory type structure, set within a recessed exterior bay of the hospital, flanked on three sides by the existing three storey hospital building. The extension would be directly linked/attached to Ward E of the hospital, with internal access via an existing internal corridor that dictates the conservatory's location in relation on the ward.

The conservatory would contain a low brick wall beneath the glazing and its roof form would be slightly curved to reflect the existing curving of the main hospital building. The conservatory would be 8 metre long and 4 metre deep, rise to a maximum height of 3.6m (externally) and have level access from the ward. The conservatory roof would contain 2

rooflights that would be screened from the ground by a parapet wall.

The conservatory is designed to maintain clinical hygiene and adequate levels of patient privacy, whilst simultaneously providing the opportunity for patients recovering from major cardiac and lung operations to circulate in a controlled environment without confining those patients to their ward beds.

External landscaping will be provided to complement the scheme and to discourage people from coming too close to the building in the interests of patient privacy.

3.3 Relevant Planning History

Comment on Relevant Planning History

Whilst there have been other planning applications on the hospital site, none are relevant to this particular scheme.

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

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- OL9 Areas of Environmental Opportunity - condition and use of open land
- LPP 3.17 (2011) Health and social care facilities
- R16 Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **13th February 2013**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised in the local newspaper as it potentially impact upon a conservation area. A site notice was displayed and Harefield History Society and Harefield Conservation Area Advisory Panel were consulted on the scheme.

Only 1 response was received following the public consultation and that was from the Harefield Conservation Area Advisory Panel who stated they raise no objection to the application.

Internal Consultees

CONSERVATION OFFICER:

The hospital building is locally listed and situated in the Harefield Village Conservation Area. The proposals have been subject to extensive pre-application discussion with the Conservation Team and are considered to be sympathetic to the character of the building and its wider setting.

There are no objections to the scheme in conservation terms subject to a planning condition with respect to samples of the bricks and mortar colour, provision of a sample panel for inspection and agreement on the colour of the infill panel between the addition and the original building. A condition requiring the facing edges of the parapet wall are wholly capped in zinc should be imposed.

TREES & LANDSCAPE OFFICER:

No objection and no requirement for a landscape condition. The scheme is consistent with Policy BE38.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National policy guidance in relation to development within Green Belt is contained within National Planning Policy Framework (NPPF). The NPPF considers the prime aim of Green Belt policy is to prevent urban sprawl, by keeping such land permanently open. This is to be achieved by resisting inappropriate development, which by definition is harmful to the Green Belt. London Plan policies and Hillingdon's own Green Belt policies specifically OL1 and OL54 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) echoes this national policy objective.

Harefield Hospital is identified in the previous Unitary Development Plan as a Major Developed site situated within the Green Belt. As such, this proposed single storey small scale in-fill development of this type and confined to an existing 3 storey building recess does not raise any Green Belt issues and is an appropriate form of development for the site, given it serves the longstanding hospital facility on the site.

7.02 Density of the proposed development

Not applicable to this type of application.

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

The development would have minimal impact on the character and appearance of the Conservation Area and would not impact adversely on the appearance and setting of the locally listed hospital building or upon the statutory listed building located within the hospital grounds that is set some distance away and not visible from this proposed extension.

7.04 Airport safeguarding

Not applicable as the proposal is for a single storey extension.

7.05 Impact on the green belt

Dealt with elsewhere in Section 7.01 of this report.

7.07 Impact on the character & appearance of the area

The extension is located within the hospital grounds and given its location, scale and design which shows sympathy and respect to the locally listed building that it would attach

to is considered to safeguard and preserve the general character and appearance of its locality and that of wider character of the Harefield Conservation Area.

7.08 Impact on neighbours

The scale of the development and its location set well away from any adjoining residential properties means the scheme will have no negative impact upon anyone's residential amenity.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Given the very small scale nature of the scheme associated with an existing ward use, it would not generate additional traffic to the hospital and has no impact on any external pedestrian routes areas or upon the internal hospital roadways, therefore will not have an adverse impact upon highway safety or upon vehicular traffic.

7.11 Urban design, access and security

Urban Design: Dealt with elsewhere in this report.

Access: Refer to section 7.12 of the report.

Security: The conservatory will not provide an external entrance and the windows will meet security standards as set out by Secure by Design, accordingly is considered the scheme presents no crime prevention issues.

7.12 Disabled access

The scheme presents no access issues with access to the conservatory being restricted to internal access from an existing corridor and with confirmation there will be level access to the conservatory and a generous door width between the conservatory and the existing ward corridor.

The scheme is therefore considered consistent with relevant Policy R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Trees and Landscaping Officer has been consulted, and considers the proposal fully complies with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.15 Sustainable waste management

The existing waste management facilities are adequate on site and this scheme, and given the scale of the proposed scheme it would not impact upon its required future waste management capacity.

7.16 Renewable energy / Sustainability

Not applicable given the scheme relates to an extension to a hospital of under 40 square metres in area.

7.17 Flooding or Drainage Issues

The scheme is not located within a flood zone and does not raise any drainage issues, given the small scale nature of the scheme.

7.18 Noise or Air Quality Issues

The scheme raises no noise or air quality issues to future users of the conservatory.

7.19 Comments on Public Consultations

No objections received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Impact upon Country Park:

The application site is also located within the Colne Valley Park and Policy OL9 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states that the authority will keep the condition and use of areas of open land under review, where appropriate seek improvements to protect these areas and consider with other land owners positive improvements. The proposal is considered to comply with the intentions of this policy. As the development would not result in a detrimental impact to the site and would not increase the built development further into the open Park area it would comply with Policy OL9 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

It is considered the design is sympathetic to the original appearance and character of the

hospital building and to the wide character and appearance of the Harefield Conservation area. The scheme complies with all relevant planning policies and as such the scheme is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

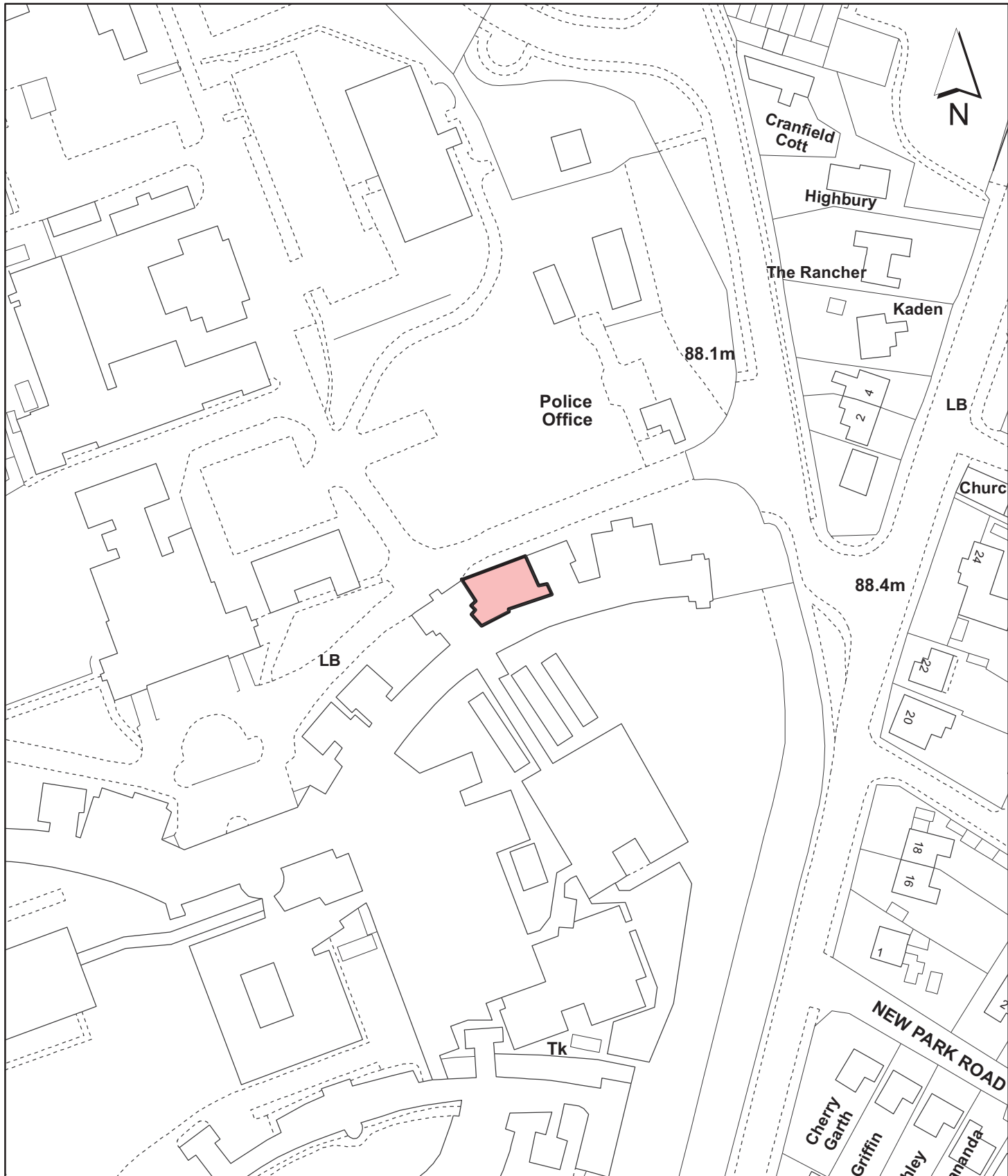
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (January 2010)

London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Harefield Hospital
Hill End Road
Harefield**

Planning Application Ref:

9011/APP/2012/3074

Planning Committee

North Page 229

Scale

1:1,250

Date

**February
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address THE OLD ORCHARD PARK LANE HAREFIELD

Development: Installation of replacement extraction plant and close boarded fence (Retrospective)

LBH Ref Nos: 3499/APP/2012/2773

Drawing Nos: Photographs
Design and Access Statement
267/12/01 Rev A
267/12/02 Rev A
267/12/04

Date Plans Received: 06/11/2012 **Date(s) of Amendment(s):**
Date Application Valid: 16/11/2012

1. SUMMARY

The Old Orchard Public House seeks retrospective planning consent for the installation of a replacement extraction plant and close boarded fence. In general, the proposal does not cause a detrimental impact on the existing locally listed building or the character and appearance of the area.

However, in its current form both the fence and the extraction plant have an adverse impact on the amenities of the occupiers of the adjoining neighbouring property.

No mitigation measures have accompanied this application which could reduce the level of noise from the extraction plant. Given its close proximity to Old Orchard Lodge, it leads to an increased level of noise to the detriment of the amenities of this neighbour.

Furthermore, the close boarded fence is a dominant and visually intrusive form of development when viewed from the neighbours garden due to its overall height (4.3m from neighbours garden level) and its unpainted appearance.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

In the absence of any proposed mitigation measures regarding the control of noise from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The close boarded fence, by reason of its size, design and siting results in an overly dominant and incongruous feature in relation to the adjoining property, and as such results in a visually intrusive and an un-neighbourly form of development, resulting in a

material loss of residential amenity. Therefore the proposal is contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Extensions.

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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

3 I59 **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 September 2007), 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.

4

The Local Planning Authority has sought to act pro-actively by notifying the applicant of issues with the proposed development and providing an opportunity for the applicant to provide amended plans seeking to overcome these issues. However, in this instance amended plans have not been forthcoming and accordingly the scheme is contrary to policy for the reasons set out above.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south side of Park Lane and is accessed from Jacks Lane which runs in a south-westerly direction. The application site comprises an attractive building which is a locally listed building with jettied wings. It is currently in use as a Public House with an open seating area to one side. The building is positioned on an elevated site overlooking the lake and river valley on the outskirts of Harefield Village.

To the north of the site lies Old Orchard Lodge Cottage, a residential dwelling with its rear garden abutting the application site. The garden level in this neighbouring property is approximately 1 metre lower than the application site and is presently bounded by hedging, with the closed boarded fence above, which is subject of this application.

To the west lies the Old Orchard Cottage, a detached bungalow style dwelling which fronts onto Jack's Lane.

The area in general comprises open countryside and rural in character. The site lies within the Green Belt, the Colne Valley Regional Park and Harefield Village Conservation Area, as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for the installation of replacement extraction plant and a close boarded fence. The application is retrospective with both the extraction plant and fencing already installed.

The extraction plant system is set back from the main front wall along the northern flank of the building against the site boundary with Old Orchard Lodge. The equipment comprises an extraction duct system which is fixated to the main flank wall of the property. The flue connected to the main extract plant is approximately 0.75m in diameter and projects upright and over the existing single storey rear roof. It extends approximately 3.5m over this single storey roof away from the boundary with Old Orchard Lodge, towards the centre of the property.

In order to screen the extraction system from the street and neighbouring properties, a close boarded timber fence has been fixed to the existing retaining wall. The fence measures 1.8m in height. Both the wall and close boarded fence measures 4.3m from the existing ground level on the neighbouring property. The timber boarded fence has a black coated finish facing onto the flank wall of the application building and is unpainted facing onto Old Orchard Cottage.

3.3 Relevant Planning History

3499/AA/95/0611 The Old Orchard Hotel Park Lane Harefield
Change of use of existing hotel to nursing home and erection of three storey side and rear extensions to provide a 53-bedroom facility for 60 patients and associated servicing, car parking and landscaping

Decision: 02-10-1996 Refused

3499/APP/2003/1219 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
ERECTION OF A FRONT PORCH (INVOLVING DEMOLITION OF EXISTING PORCH)

Decision: 16-02-2004 Approved

3499/APP/2008/937 Edwinns Park Lane Harefield
ERECTION OF A TIMBER AND GLASS CONSERVATORY INVOLVING LOWERING OF EXISTING RETAINING WALL, EXTENSION OF TERRACE DINING AREA AND CONSTRUCTION OF NEW STAIRCASE AND RETAINING WALL ADJACENT TO PROPOSED EXTENSION.

Decision: 03-06-2008 Approved

3499/APP/2009/2729 Edwinns, The Old Orchard Park Lane Harefield
Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

Decision: 11-05-2010 Approved

3499/APP/2009/2730 Edwinns, The Old Orchard Park Lane Harefield
Demolition of existing bay window to side (Application for Conservation Area Consent.)

Decision: 30-03-2010 Withdrawn

3499/APP/2010/1533 Edwinns Restaurant, The Old Orchard Hotel Park Lane Harefield
Details in compliance with conditions 5 (cycle storage), 7 (tree survey), 9 (tree protection) and 13 (landfill gas) of planning permission ref: 3499/APP/ 2009/2729 dated 02/02/2010: Single storey side extension, provision of delivery access road to side, paved terrace area with covered shelter to side to include new wall, new log store shelter and shed, repositioning of gas tank, alterations to banking, new fencing area, enlargement and alteration to car parking area/new fencing and alterations to front entrance, to include demolition of existing bay window to side.

Decision: 04-01-2011 Approved

3499/APP/2010/7 The Old Orchard Park Lane Harefield
Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter and new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new

fencing and alterations to existing terrace area.

Decision: 20-01-2010 NFA

3499/APP/2010/8 The Old Orchard Park Lane Harefield

Erection of side single storey extension, new side delivery access road, new paved terrace area with covered shelter. Relocation of gas tank, log storage shelter & new shed. Cutting back of banking for the installation of gabion walling to extend parking area. Car park re-surfacing, new fencing and alterations to existing terrace area (Application for Conservation Area Consent.)

Decision: 29-01-2010 NFA

3499/APP/2012/1924 The Old Orchard Park Lane Harefield

INSTALLATION OF NEW EXTRACTION PLANT TO REPLACE EXISTING PLANT AND THE ERECTION OF A NEW CLOSE BOARDED FENCE TO MASK THE PLANT

Decision: 19-09-2012 NFA

3499/X/90/0763 The Old Orchard Hotel Park Lane Harefield

Erection of three-storey side extension and two-storey rear extension including demolition of ancillary buildings at rear, to provide 42 bedrooms, dining area, meeting rooms and ancillary areas, and associated landscaping

Decision: 29-06-1990 Approved

3499/Z/95/0321 The Old Orchard Hotel Park Lane Harefield

Renewal of planning permission ref. 3499X/90/763 dated 29/06/90; Erection of three storey side extension and two storey rear extension, including demolition of ancillary buildings at rear to provide 42 bedrooms, dining area, meeting rooms and ancillary areas and associated landscaping

Decision: 15-11-1995 Refused

Appeal: 28-06-1996 Dismissed

Comment on Relevant Planning History

There have been several previous historic applications relating to this site. The most recent application (3499/APP/2009/2729) for the erection of a single storey side extension including provision of delivery access road to the side, paved terraced area with covered shelter, new log store shelter and shed and new fencing area was approved by Committee in April 2010. No conditions of relevance were attached or required in relation to boundary treatment.

There is also no record of the previous extraction plant system having had planning permission.

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

Part 2 Policies:

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Consultation letters were sent to 3 neighbouring occupiers and the Harefield Village Conservation Area on the 22nd November 2012. A site notice was also displayed to the front of the property on the 2nd December 2012. One representation was received from the neighbouring property.

The objections can be summarised as follows:

- i) The noise generated from the extraction plant has been a significant problem since the Public House refurbishment which has affected the neighbours amenity.
- ii) The visual intrusion of the 4/5m high close boarded fence is oppressive at certain times of the day and impacts on the sunlight into the neighbours garden.
- iii) The extraction plant, in particular the ducting is having detrimental impact on the character and appearance of the Public House and the Conservation Area.
- iv) The extraction plant should have been part of the original planning application. There is an alternative position for the extraction plant on the other side of the building away from the adjoining neighbours.

Internal Consultees

CONSERVATION OFFICER:

This is a most attractive Locally Listed former house in the Arts and Crafts, medieval manor house tradition, designed in an H shape with jettied wings. It is in use as a restaurant and has a recent, well designed single story addition to its southern flank. The building is situated in a high position overlooking the lake and river valley on the outskirts of the village, it lies within Harefield Conservation Area.

The recently installed flues and plant, while unattractive are discretely located and screened from view by the new fence and vegetation along the adjacent field boundary.

No objection.

LANDSCAPE OFFICER:

The proposal is retrospective to install a replacement extraction plant and close-boarded fence (to screen the plant) in the north-east corner of the site. The plant and the fence had been installed at the time of the site inspection, on 13 December.

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- No trees or other significant landscape features have been affected by the proposal.
- The plant and pipework is extensive and bulky. However, it is situated next to the kitchens at the rear of the building. The boundary is defined to the east by a retaining wall topped by a close-boarded timber fence, behind which the open land beyond rise. The northern boundary is similarly lower than the adjacent land, with a retaining wall, topped by a timber fence. This timber fence has been raised / adjusted to screen this corner of the site from overlooking by a neighbouring residential property.
- The plant is not visible from the front or publically accessible areas of the site.
- In this case landscape conditions are not considered necessary to preserve and enhance the visual amenities of the locality. The installed fencing, together with the local topography is effectively screening the equipment.

No objection and, in this case, no need for landscape conditions.

ENVIRONMENT PROTECTION UNIT:

There is insufficient details about the scheme, for all intent and purpose this is a new extraction system. It appears the fan is located outside and although there will be two silencers, there is no information about sound attenuation that will be provided by the silencers and the acoustic jacket. There is no detail about the fan noise level. The duct is supported on props on the flat roof without anti-vibration mounting or any means of isolation from the roof which will result in transmission of vibration and noise into the structure. Also the termination of the ducting does not comply with best practice guidance.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks to retain an existing extraction plant and close boarded fence in conjunction with the Public House/Restaurant use. The Public House/Restaurant is the established historic use and works associated with this use would therefore be acceptable in principle. This however, is subject to complying with other material planning considerations. These include the impact of the development on the existing building and the Harefield Village Conservation Area, the impact on the amenities of the neighbouring property and noise considerations. These issues are addressed in the remainder of the report.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is located within Harefield Village Conservation Area. The property is also a locally listed building. The Conservation Officer has commented on the scheme and has raised no objections to the proposal due to its discreet positioning along the flank wall and screening provided.

The fencing along the front elevation has a black coated finish which complements the adjoining locally listed building. Given the height of the fence, only the top section of the flue is visible to the front of the building. This however, is situated over 20m back from the main front wall of the building and is not causing visual interference with the main features of the locally listed building. The Conservation Officer is content that the development does not infringe on the architectural quality of the locally listed building or the character and appearance of the Harefield Village Conservation Area.

The scheme therefore complies with Policy BE4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

It is considered that the proposal does not have an impact on airport safeguarding.

7.05 Impact on the green belt

It is considered that the proposal does not have a detrimental impact on the setting of the Green Belt.

7.07 Impact on the character & appearance of the area

The application site is located within the Harefield Village Conservation Area. As noted in para. 7.03, the Conservation Officer has raised no objections due to the extraction plants discreet positioning. The majority of the associated equipment (apart from top of the flue) is not visible from street. The close boarded fence provides adequate screening of the extraction plant which reduces the visual impact of the development from the front of the property.

It is therefore considered that the proposal does not cause significant harm to the character and appearance of existing locally listed building and Harefield Conservation Area. The proposal thereby complies with Policies BE13 and BE15 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE20 and BE21 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012) seek to resist proposals which would cause an unacceptable loss of light or would have an overbearing impact detrimental to the residential amenity of neighbouring properties. Although, the fence constructed on the neighbours boundary would not cause a loss of light of light, its overall appearance and position dominates the neighbours boundary.

The proposed development is situated along the northern boundary and abuts the rear boundary of Old Orchard Lodge. Concerns have been raised by the occupier of this property regarding the development, in particular the noise from the extraction system and visual impact from the close boarded fence. The noise concerns will be addressed further on in the report.

The garden of the neighbouring property is significantly lower than the application site.

The new boundary treatment comprising close boarded fencing above an existing retaining wall measures approximately 4.3m in height and extends almost half the width of the neighbouring property garden.

From the neighbouring property due to the significant difference in levels, the fence creates an incongruous dominant visual feature along the neighbours rear boundary. It projects above the existing hedge and the uncoated finish of the fence fails to reduce visual impact from this neighbours garden. In its current form, the fence is unacceptable and leads to overbearing impact occupiers of the neighbouring properties amenity space.

Therefore, the proposal is considered to have unacceptable impact on the residential amenity of the neighbouring occupiers and is contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Not applicable to this application.

7.11 Urban design, access and security

As detailed elsewhere in this report the design of the extraction plant is acceptable given its positioning. There are no concerns over access or security.

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

Policy BE38 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012) requires developments to retain and utilise existing landscape features and to provide new planting and landscaping wherever appropriate. The proposal does not impact on any existing landscaping along the southern boundary. The Landscape Officer has been consulted on the scheme and considers the scheme acceptable due to its positioning. The fencing together with the local topography preserves and enhances the visual amenities of the locality. As such, it would comply with Policy BE38 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Policy OE1 of the Hillingdon Local Plan Part 2 - Saved UDP Policies (November 2012) resists the grant of planning permission for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally. Policy BE19 seeks to protect general amenity in residential areas and Policies OE3 and OE5 provide further specific guidance on noise related issues.

The extraction plant is located along the boundary line with Old Orchard Lodge, approximately 16m from this neighbours rear wall. Given the proximity to the neighbours rear garden amenity space, it is imperative that the noise levels generated from the

system is at a minimum.

The Council's Environmental Protection Officer has commented that the current information accompanying this application is insufficient to determine the likely impact on noise levels. Although, there are two silencers, no information has been provided about sound attenuation which will be provided by the silencers and the acoustic jacket. Similarly there are no details on the fan noise levels.

Furthermore, concerns have been raised regarding the positioning of the duct on top of the flat roof. This is supported on props without anti-vibration mounting which would generate vibration and noise to detriment of the neighbouring property.

As such, the extraction plant in its current form is unacceptable as it fails to meet the environmental standards and best practice guidance. As a result, the proposal has a negative impact on the amenity of nearby residents through increased noise and disturbance. This is contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part 2 (November 2012) which strongly resists development that which would have an adverse impact upon the amenity of residents through increased noise and odour.

7.19 Comments on Public Consultations

One representation was received. The concerns raised have been addressed within the main bulk of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Planning Enforcement are aware of the unauthorised development subject of this application. Based on the planning decision, it may be expedient to consider enforcement action unless an application which addresses the refusal reasons is forthcoming.

7.22 Other Issues

No other issues to be considered.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which

means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

10. CONCLUSION

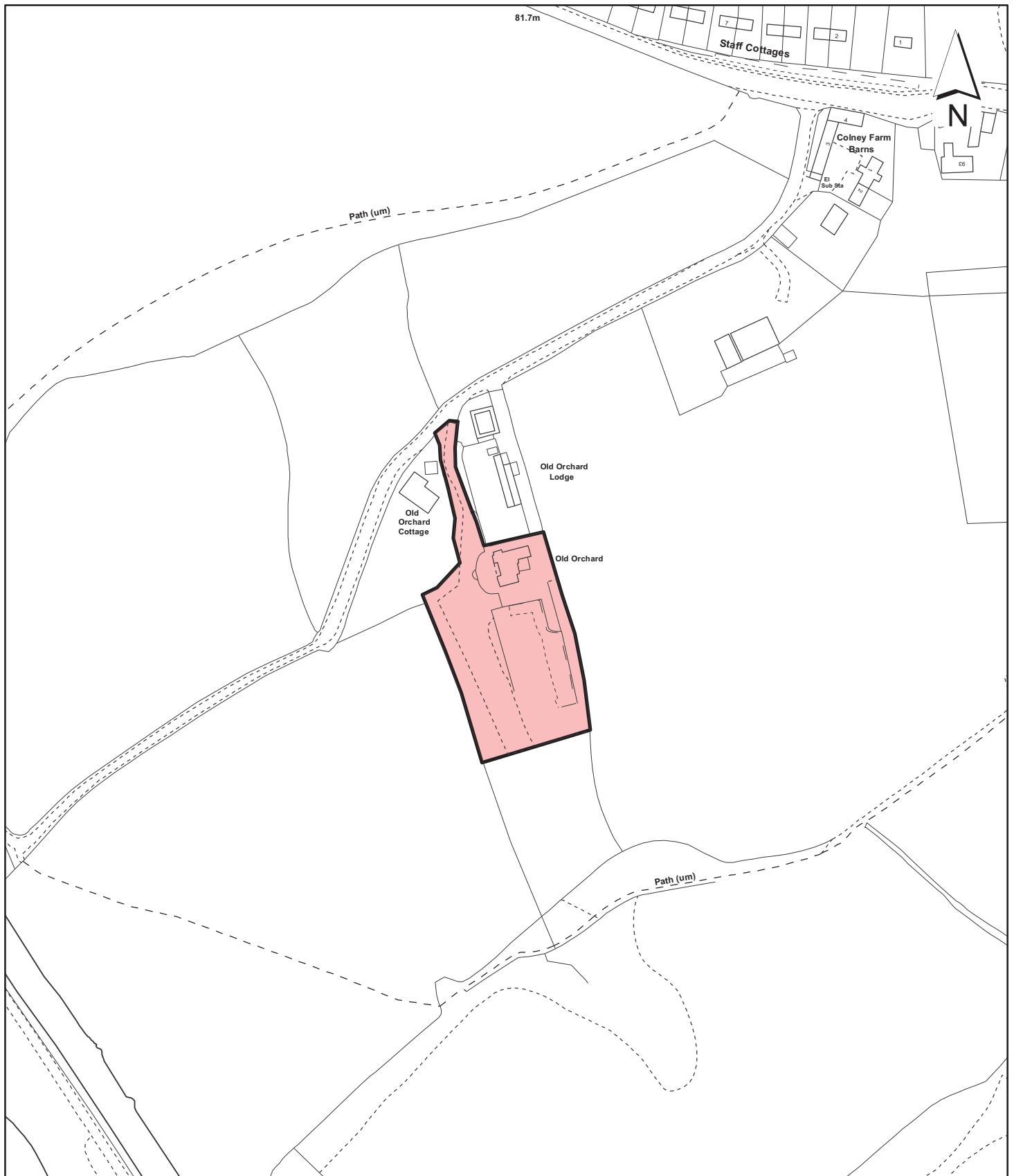
The installation of replacement extraction plant and close boarded fence has failed to provide sufficient mitigation measures to protect the amenities of the adjoining neighbouring property. It is considered that both the noise generated from the extraction plant and the size and design of the close boarded fence is having a detrimental impact on the occupiers of Old Orchard Lodge amenity. The development is therefore contrary to Policies BE19, BE20, BE21, OE1 and OE3 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012). In its current form, the application is therefore recommended for refusal.

11. Reference Documents

London Plan (July 2011)
National Planning Policy Framework
Hillingdon Local Plan: (November 2012)

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**The Old Orchard
Park Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

3499/APP/2012/2773

Scale

1:2,500

Planning Committee

North Page 242

Date

**March
2013**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address	REAR OF 54 SWAKELEYS DRIVE ICKENHAM		
Development:	1 x two storey 5-bedroom detached dwelling with habitable roofspace and 1 x two storey 5-bedroom detached dwelling, with associated parking and double garage and alterations to existing driveway and installation of new vehicular crossover to front.		
LBH Ref Nos:	53998/APP/2012/1741		
Drawing Nos:	114 P1 Land Survey Design and Access Statement 102 P1 112 P5 122 P5 123 P3 127 P5 130 P1 100 P1 113 P2 117 P5 104 P10 CSa/1976/100D		
Date Plans Received:	16/07/2012	Date(s) of Amendment(s):	16/07/2012
Date Application Valid:	24/07/2012		14/03/2013 24/07/2012 05/11/2012

1. SUMMARY

Planning permission is sought for the erection of 2 no. two storey, 5-bedroom, detached dwellings with a double garage (for Plot 1) and parking (for Plot 2) for two vehicles, together with associated landscaping, alterations to the existing driveway and the installation of a new vehicular crossover to front.

This application follows the granting of permission at appeal for two dwellings (under ref. 53998/APP/2009/1186) in July 2010. It is therefore considered that the principle for siting and the impact of two new dwellings on this site has already been established by that decision.

In particular, it is considered that the siting of the two houses would not result in a conspicuous form of development adjacent to the Green Belt and would not unacceptably encroach into the open setting of 'Swakeleys House' a Grade I Listed Building.

The proposal would therefore represent an acceptable form of development in harmony with the existing street scene and complementary to the open character of the surrounding Ickenham Village Conservation Area.

Furthermore, the current proposal would provide an adequate standard of living accommodation and amenities for its future occupiers whilst the amount of traffic

generated by the two additional houses would not result in unacceptable levels of intrusion or noise nuisance that would be to the detriment of the existing occupiers of 54 Swakeleys Drive.

The application is therefore recommended for approval subject to the applicant entering into a Section 106 legal agreement relating to a financial contribution in respect of future educational needs.

2. RECOMMENDATION

a) That the Council enters into a legal agreement with the applicant under Section 106 of the 1990 Town & Country Planning Act (as amended) or other appropriate legislation to secure:

i) Educational facilities contribution of £27,455.

b) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Statement and any abortive work as a result of the agreement not being completed.

c) That planning officers be authorised to negotiate and agree details of the proposed Statement.

d) If the Legal Agreement/s have not been finalised before within 6 months of the date of this resolution, delegated authority be given to the Head of Planning, Sport and Green Spaces to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations SPG.

e) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the Statement.

f) That if the application is approved, the following conditions be attached:-

1 RES3 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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 100 P1 (Site Location Plan), 104 P810 (Proposed Site Plan), 112 P5 (Plot 1, Floor Plans), 113 P2 (Plot 1, Loft/Roof Plans), 114 P1 (Proposed Garage, 117 P5 (Plot 1, Elevations) 122 P5 (Plot 2, Floor Plans) 123 P3 (Plot 2, Loft/Roof Plans) and 127 P5 (Plot 2, Elevations) 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 Two - Saved Unitary Development Plan Policies (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

Details should include information relating to make, product/type, colour and photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

4 NONSC Non Standard Condition

No development shall take place until a Method of Construction Statement, to include details of:

- (a) The phasing of the development works;
- (b) The hours during which development works will occur;
- (c) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing;
- (d) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities);
- (e) Traffic management and access arrangements (vehicular and pedestrian) and parking provision for contractors during the development process (including measures to reduce numbers of construction vehicles accessing the site during peak hours);
- (f) Measures to reduce the impact of the development on local air quality and dust through emissions throughout the demolition and construction process;
- (g) The storage of demolition/construction materials on site

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

REASON

To ensure the satisfactory protection of the amenities of the surrounding properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

5 RPD2 Obscured Glazing and Non-Opening Windows (a)

The rooflight windows facing Nos. 4 and 10 Vyners Way (on Plots 1 and 2 respectively) shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

6 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 2 to 12 Vyners Way.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of either of the dwelling houses shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

8 NONSC Non Standard Condition

The parking areas (including where appropriate, the marking out of the parking spaces) including the garage shown on the approved plans, shall be constructed, designated and allocated for the sole use of the occupants prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure the provision of satisfactory parking arrangements appropriate to the development and to minimise the impact of on-street parking that could be to the detriment of the amenities of the surrounding area, as required by Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

9 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum

height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.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 Unitary Development Plan Saved Policies (September 2007).

10 RES9 Landscaping (including refuse/cycle storage)

Notwithstanding details shown on drawing number CSa/1976/100D 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 Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs
 - 3.b Justification as to why no part of the development can include living walls and roofs
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.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.
5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.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 (September 2007) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan.

11 RES10 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 Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

12 NONSC Non Standard Condition

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

13 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No

development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

14 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

15 OM5 Provision of Bin Stores

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

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

16 OM6 Refuse Collection Area (Residential)

Dustbins and enclosed refuse collection areas, details of which shall be submitted to and approved by the Local Planning Authority, shall be sited a maximum distance of 23 metres (10 metres where palladins are employed) from an adopted highway, and 25 metres from any dwelling unit.

REASON

To comply with the Hillingdon Design & Accessibility Statement (HDAS) Supplementary Planning Document: "Residential Layouts" (May 2006) and for the convenience of residents in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

17 OTH2 Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON

Heritage assets of archaeological interest survive on the site. The planning authority wishes to secure the provision of archaeological investigation and the subsequent recording of the remains prior to development, in accordance with recommendations given by the Borough and in PPS 5 and Policy BE3 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
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
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD-PO	Planning Obligations Supplementary Planning Document, adopted

	July 2008
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
NPPF6	

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 September 2007), 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.

4

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

5 11 Building to Approved Drawing

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

6 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).

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 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.

8 132 Trees in a Conservation Area

As the application site is within a conservation area, not less than 6 weeks notice must be given to the Local Planning Authority of any intention to cut down, top, lop or uproot or otherwise damage or destroy any trees on the application site. Please contact the Trees & Landscape Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

9 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

10 123 Works affecting the Public Highway - Vehicle Crossover

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

11 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises No.54 Swakeleys Drive and its extensive rear garden. The site is located on the northern side of Swakeleys Drive, which is mainly characterised by large detached properties and semi-detached houses set back from the road frontage with long rear gardens. The area has an open character and appearance. The eastern boundary of the application site abuts the side boundary of No.52 Swakeleys Drive and the rear gardens of Nos.2-12 (evens) Vyners Way, a more modern residential cul-de-sac.

The western boundary of the site abuts a gated, tree-lined drive, which runs northwards to

Swakeleys House, a Grade I Listed Building set in 1.2 hectares of grounds, to the rear of the application site. The main gated entrance to Swakeleys House, which can be seen from some distance on approach from The Grove, is set back off the road with a deep grass verge creating an attractive green setting from which to view the house.

The application site and parallel running driveway to Swakeleys House are both located within the 'developed area' of the Borough as identified in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012). The grounds of Swakeleys House, immediately to the north of the application site form part of the Green Belt and connect to the green open space of the River Pinn to the west. The application site, surrounding residential properties and Swakeleys House and its grounds also form part of the Ickenham Village Conservation Area.

3.2 Proposed Scheme

Planning permission is sought to erect one five-bedroom detached dwellinghouse with a detached double garage (Plot 1) set back approximately 31.15 metres from the existing house and one five-bedroom detached house with parking (Plot 2) approx. 24.85m beyond that on land forming part of the rear garden, and to the north of, No.54 Swakeleys Drive.

The new dwellings would be accessed via a new 3.2 metre wide shared driveway running past No. 54 Swakeleys Drive alongside the western boundary of the site, which abuts Swakeleys House and a new vehicular crossover (4.875m at back edge of footpath x 10.65m at the roadside kerb in Swakeleys Drive) which would be separate from that retained for No. 54 to the east.

The proposed houses would be aligned in a tandem layout behind the existing house and served by an access road which would run for a distance of approximately 98 metres to a turning head at its northern end in front of Plot 2.

The proposed house on Plot 1 (616 sq. metres) aligned with Nos.2 and 4 Vyners Way, would be 11.5 metres wide, 13.7m deep and 8.9m high with a hipped roof and four rooflights. The detached double garage would be 5.2m wide, 5.8m deep and 3.7m high with a hipped roof. A private rear amenity space/garden of approximately 370 square metres would be provided to the north.

The proposed house on Plot 2 (845 sq. m.) aligned with No.10 Vyners Way, would be 11.9 metres wide, 13.4m deep and 8.2m high with a hipped roof and four rooflights plus two parking spaces accessed off the turning head. A private rear amenity space/garden of approx. 550 sq.m would be provided to the northern boundary of the application site with Swakeleys House.

3.3 Relevant Planning History

53998/APP/2006/3021 Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 2 FOUR-BEDROOM DETACHED DWELLINGHOUSES WITH DETACHED GARAGES AND 1 FIVE-BEDROOM DETACHED DWELLINGHOUSE WITH ROOFSPACE ACCOMMODATION AND DETACHED GARAGE, IN A LINEAR LAYOUT SERVED BY A NEW ACCESS ROAD BETWEEN NOS.52 AND 54 SWAKELEYS DRIVE, TOGETHER WITH LANDSCAPING.

Decision: 08-01-2007 Withdrawn

53998/APP/2007/711 Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 3 FOUR-BEDROOM DETACHED DWELLING HOUSES WITH INTEGRAL GARAGES, ASSOCIATED LANDSCAPING AND ACCESS DRIVE WITH TURNING HEAD (INVOLVING REFURBISHMENT OF NO.54 SWAKELEYS DRIVE).

Decision: 22-10-2007 Refused

53998/APP/2008/1756 Land To The Rear Of 54 Swakeleys Drive Ickenham

ERECTION OF 2 FOUR-BEDROOM DETACHED DWELLINGHOUSES WITH DETACHED GARAGES, ASSOCIATED LANDSCAPING AND ACCESS DRIVE WITH TURNING HEAD (INVOLVING REFURBISHMENT OF NO.54 SWAKELEYS DRIVE).

Decision: 05-11-2008 Refused **Appeal:** 07-04-2009 Dismissed

53998/APP/2008/3195 Rear Of 54 Swakeleys Drive Ickenham

Two storey four-bedroom detached dwelling to include detached garage to front, associated parking and alterations to existing driveway.

Decision: 30-12-2008 Approved

53998/APP/2009/1186 Rear Of 54 Swakeleys Drive Ickenham

2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

Decision: 08-12-2009 Refused **Appeal:** 29-07-2010 Allowed

53998/APP/2010/854 Rear Of 54 Swakeleys Drive Ickenham

Erection of 1 four-bedroom two storey detached dwelling with associated parking and double garage, with alterations to existing driveway and installation of new vehicular crossover to front.

Decision: 06-09-2010 Approved

53998/APP/2012/141 Rear Of 54 Swakeleys Drive Ickenham

Approval of details reserved by condition No.16 (Archaeological Scheme) of the Secretary of State's Appeal Decision ref: APP/R5510/A/09/2119181 dated 29/07/2010 (LBH ref: 53998/APP/2009/1186: 2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.)

Decision: 12-03-2012 Approved

Comment on Relevant Planning History

53998/APP/2009/1186 - An application for the erection of 2, four-bedroom dwellinghouses with one detached double garage, associated parking and alterations to existing access road was refused at Committee on the 8th December 2009, for the following reason:

The proposal, by reason of its proximity to the open grounds of Swakeleys House would result in a conspicuous form of development, which would unacceptably encroach into the

open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the setting of the Grade 1 Listed Building contrary to Policy BE10 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and PPG15 (Planning and the Historic Environment).

However, this application was allowed on appeal on 29th July 2010. In reaching his decision, the Inspector took into account the revised PPS3, the Mayor's London Plan Interim Housing Supplementary Planning Guidance and also noted the permission granted for one house on the site in 2008 following a dismissed appeal in respect of two dwellings.

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

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
H12	Tandem development of backland in residential areas
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
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

CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
LPP 3.3	(2011) Increasing housing supply
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
NPPF6	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th August 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbouring properties were consulted (on 26.7.2012) and two site notices have been displayed (from 8.8.2012 and 11.1.2013). In addition, the application has been advertised in the local press as affecting the character and appearance of the Ickenham Village Conservation Area (on 8.8.2012) and the setting of a Listed Building (on 9.1.2013).

Two letters have been received in objection with the following comments:

- five bedroom dwellings will give rise to more people and cars
- where is the sympathy to the conservation area?

Ickenham Residents Association:
No comments.

Ickenham Conservation Panel:
No comments.

A Ward Councillor has requested the application be referred to Committee for a determination.

Internal Consultees

URBAN DESIGN & CONSERVATION OFFICER:

Amended Plans- The design, footprint, position, elevations and layout acceptable. Planting to boundary affecting the setting of the listed building to be agreed with Trees & Landscape Officer.

TREES & LANDSCAPE OFFICER:

Amended Plans- The revised landscaping scheme to incorporate additional tree planting within Plot 2 to the north boundary of the site with Swakeleys House as agreed with the applicant on site (6th March 2013) is considered satisfactory subject to conditions on tree protection and retention, full details of hard and soft landscaping scheme, planting schedule etc.

ACCESS OFFICER:

Amended Plans - The amended plans for Plot 1 (117 P5) and Plot 2 (127 P5) have incorporated

Lifetime Homes requirements whilst a minimum 900mm clear width of staircase is shown to accommodate future need for a stairlift. The amended plans are considered acceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The appeal decision under ref: 53998/APP/2009/1186 dated 29th July 2010 has established the principle for the proposed development in terms of the siting and impact of two new dwellings on this site.

It is therefore necessary to consider whether, in the absence of any significant changes in policy that would otherwise prevent granting a further permission, the differences in overall design, siting etc. and thus impact of the current proposals is acceptable.

The proposal is located within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and there is no objection in principle to additional housing in this location. It is further considered that the scheme complies with Hillingdon Local Plan: Part Two - Saved UDP Policy H12 which suggests that proposals for tandem/backland development may be acceptable where no undue disturbance or loss of privacy is likely to be caused to adjoining occupiers.

With regard to the Green Belt, taking into consideration the proximity of existing built development in relation to the Green Belt boundary to the north of the site it is considered that the proposal would not have a detrimental impact on the visual amenities of the Green Belt. As such, the proposal would comply with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Additional guidance on backland development and the interpretation of related policies has recently been published and is an important material consideration in assessing the principle of backland developments such as this. Key changes in the policy context include the Letter to Chief Planning Officers: Development on Garden Land dated 19/01/2010, the adoption of The London Plan (July 2011) and associated Housing Supplementary Planning Guidance (November 2012), and the National Planning Policy Framework (March 2012) that replaced PPS3 (Housing).

The National Planning Policy Framework states that in dealing with applications for housing Local Planning Authorities should adopt a presumption in favour of sustainable development. They should therefore demonstrate a five-year supply of deliverable housing sites exists, identify and bring back into residential use empty housing and approve changes of use to residential from commercial buildings. Where development would cause harm to a local area, they should also set out policies for resisting inappropriate development of residential gardens.

Therefore, in general there is no objection to the principle of an intensification of use on existing residential sites, and in this instance, it is considered that the subdivision of this substantial plot together with its associated vehicular access would still provide a layout with comparable plot sizes that would relate well to the local and historical context of the area, which is characterised by detached and semi-detached properties with relatively large rear gardens. Furthermore the proposed layout is considered to demonstrate that a safe, secure and sustainable environments would be provided.

Like the National Planning Policy Framework, the London Plan and its Housing SPG enables Boroughs to resist inappropriate development of residential gardens by introducing a presumption against it where justified in the light of local circumstances but

does not impose a blanket restriction on such development.

The loss of these private gardens or greenfield land, within the local context should be considered. In this case the garden is located adjacent to a residential Cul-de-sac known as Vyners Way, on the northern edge of a suburban area which adjoins the open land around Swakeleys House and the designated Green Belt. With regard to any adverse effect on biodiversity, the loss of the trees may collectively have a greater impact on green corridors and networks than the individual values assigned by the tree survey. In effect, all trees are protected for their amenity value in conservation areas but depending on their position, age and future growth potential can in many instances be replaced by suitable similar or alternative species that will in due course provide the equivalent site and boundary coverage.

However, the existing house would still retain over 360 square metres of private 'rear' garden land, together with adequate areas available for soft landscaping on the frontage, and the proposed dwellings on Plots 1 and 2 would have over 370m² and 550 m² respectively of private 'rear' garden area available, which far exceeds the minimum recommended amount as specified in the Council's SPD, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006).

Furthermore, in the appeal decision, the Planning Inspector considered PPS3 and the London Plan Interim Housing SPG (April 2010) and felt these did not weigh against two backland dwellings at this site.

7.02 Density of the proposed development

The site has a PTAL of 1a, which is considered to be remotely accessible within a suburban context.

Taking this into account, the London Plan density guideline is 150 to 200 habitable rooms per hectare (hr/ha) or 35 to 55 units per hectare (u/ha) as the appropriate capacity for the site.

The new dwellings would contain 18 habitable rooms on a combined plot area of 0.146 hectare, excluding the access road and existing dwelling (No. 54) thus would be at a net density of approx. 123hr/ha. This is below the density guidelines advocated by the London Plan but given that this density was accepted at the previous appeal and given the character of the surrounding area and sensitivity of the site, close to the listed Swakeleys House, it considered to be an appropriate development of the site. As such the proposal is considered to comply with Policy 4B.3 of the London Plan.

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

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies requires that all new development within or on the fringes of Conservation Areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Under Policy BE10, planning permission is not normally granted for proposals which are considered detrimental to the setting of a listed building.

In the previous dismissed appeal, the Inspector acknowledged that the second house would extend no closer to the curtilage of Swakeleys than neighbouring properties, namely Nos. 12, 14 and 16 Vyners Way and with the retention and strengthening of boundary planting, would be less intrusive visually to the setting of the listed building than those properties.

The Inspector went on to say that nevertheless, the proposed access drive would run parallel to the Swakeleys drive/ride initially along that approved for the development of a single house but would involve a widening of the access near the dwelling on plot 1 to bring it closer to the boundary and an extension of the drive by over 32m to a proposed double garage serving the house on plot 2. The proposed drive would be about 1m from the boundary with the entrance drive/ride to Swakeleys. She stated that although this boundary has the benefit of some hedging within the appeal site and within the grounds of Swakeleys, the scale of the drive would allow refuse and emergency vehicles to access the whole length and turn and would lead to an intrusive development. This would be compounded by the garage, which would project a further 6m from the rear of the house on plot 2, extending development further along the drive/ride. The Inspector considered that the limited separation from the side boundary of plot 2 would not be sufficient to allow planting to mitigate the visual intrusion.

The Inspector went on to say that the drive/ride adjoining the appeal site may not have been the principle entrance into Swakeleys but it appears to have been along the route of a former drive/ride through an avenue of trees. The Inspector did not consider the 20th century sale of the parkland for suburban development or the replacement of trees on the avenue makes the access drive/ride any less important to the setting of the Listed Building. She noted that there is other development that impinges harmfully on the open setting of Swakeleys but this is not justification for further development that would harm the open setting to Swakeleys as viewed/entered from Swakeleys Drive.

The Inspector concluded that the proposal for two dwellings would fail to preserve the setting of Swakeleys and that this harm could not be overcome with conditions as the proposal would leave inadequate space within the site for sufficient soft landscaping to mitigate the harm. However, Swakeleys House is surrounded by suburban development which has to some extent already compromised its open setting. That said, Swakeleys remains very recognisable as a country house set in open land at the end of a tree lined drive.

The previous application for two houses dismissed at appeal was considered to have resulted in a form of development which would have unacceptably encroached into the open setting which would be harmful to the setting of this Grade I Listed Building.

However, no material such material harm to either the setting of the listed building or the character and distinctiveness of the conservation area was considered likely in the subsequent scheme allowed on appeal in 2010 due to the accepted principle for new dwellings on existing residential sites, the design of the dwellings and well established landscape cover on the margins of the site with provision for supplementing and managing the perimeter.

In the current application, the proposed houses would only be visible at an oblique angle from Swakeleys Drive and the existing hedge and trees which run to the west of the application site would substantially screen the proposed development when viewed from the street scene, especially when supplemented by additional planting to that existing on the boundary of the site with the drive to Swakeleys House. The driveway would run parallel to that serving the listed Swakeleys House and as such there is a gap of 1.5 metres to this boundary opposite No. 54 widening to over 5.5 metres opposite the new dwelling proposed for Plot 2.

The amended design of the proposed dwellings reflects the character of the surrounding

area. Furthermore, the Inspector on the previous appeal considered that although tandem development was not characteristic of the area, in this instance it was not harmful and could not be used as a reason to withhold permission.

As such, it is considered that the proposed development would not result in an unacceptable encroachment into this open setting such that it would be harmful to the setting of this Grade I Listed Building. The proposal would therefore comply with Policy BE10 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

As regards the archaeology of the area, a condition has been attached requiring that the site is fully surveyed prior to the commencement of work. The proposal would therefore comply with Policies BE3, BE4 and BE10 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.04 Airport safeguarding

The site is not within an airport safeguarding area.

7.05 Impact on the green belt

The proposed development would result in the existing property and the additional dwellings running parallel to the main entrance to Swakeleys House which currently provides an open vista towards Green Belt land situated to the north of the application site. The open setting of Swakeleys House, which is itself situated within the Green Belt, is surrounded by suburban development. As a result of this, the previous application for two houses was considered to have resulted in a form of development which would have unacceptably encroached into the open setting which would be harmful to the visual amenities of the Green Belt.

In the current proposal, the house set furthest back in the site on Plot 2 would be positioned some 19.7 metres from the northern boundary of the application site which abuts the open Green Belt land surrounding the Grade I Listed Building.

In considering the previous dismissed appeal for two dwellings, the Inspector acknowledged that the grounds of Swakeleys are within the Green Belt and having regard to national guidance, which advises that the visual amenity of Green Belts should not be injured by proposals for development within or conspicuous from them, concluded that the design and separation of the new houses was sufficient to ensure that they would not be so conspicuous as to cause harm. In the subsequent allowed appeal this impact was not considered to be a main issue.

As such, it is considered that the proposed development would not now result in an unacceptable encroachment into this open setting or thus be demonstrably harmful to the visual amenities of the Green Belt. For similar reasons, the proposal would therefore comply with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and Policy BE19 states that the LPA will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The Council's adopted Supplementary Planning Document (SPD) Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) states in Section 3.4 that this type of development must seek to enhance the character of the area. Section 4.10 of the SPD explains careful consideration should be given to the height of new buildings and surrounding building lines.

The existing properties in the area are set back from the road frontage on large plots of land to give an open character and appearance. With regard to the previous application for two units, the proposed tandem layout with an access road running from the front to the rear of the site was considered to be out of keeping with the overall pattern and appearance of development in the surrounding area. Notwithstanding, in allowing the subsequent appeal for two dwellings in 2010 the Inspector did not consider that tandem development as such was harmful.

In this current proposal, the proposed access road would still run from the front of the site over three-quarters of its length. However, the provision of two houses is not considered to give rise to a pattern of development which would detract from, the visual amenities of the street scene and the surrounding area. The Council's Conservation Officer considers that the new buildings would reflect the general character of the area and the design of the proposed houses is now considered to be acceptable.

The proposal would therefore comply with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.08 Impact on neighbours

The Council's SPD, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) advises that a minimum distance of 21 metres is required between adjoining habitable room windows or private garden area in order to ensure that no loss of privacy will occur. The proposed house on Plot 1 would be situated 31.15 metres from No.54 and 32.53m from No.52 whilst some 41.1 metres from the nearest properties in Vyners Way. The house on Plot 2 would be closer to the existing properties in Vyners Way but still separated by 33.6 metres. As such, the proposal would provide adequate privacy to the existing occupiers of these properties.

The Council's SPD HDAS: Residential Layouts also advises that for two storey buildings an adequate distance of separation should be maintained to avoid overdominance. A minimum distance of 15 metres is thus required. The distance of the proposed house on Plot 1 from No.54 is considered to be sufficient to ensure that the siting and overall size and bulk would not be overdominant in relation to this property. Similarly, the east facing flank walls of the proposed houses would be situated a minimum distance of [42m] from the rear of properties on Vyners Way. Given these separation distances, it is considered that the proposal would not adversely affect the residential amenities of surrounding properties, and would comply with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and meets the requirements of design principles 4.9, 4.12 and 4.13 of the Council's SPD: 'Residential Layouts'.

Policy H12 of the Hillingdon Local Plan: Part Two states that proposals for backland development in residential areas will only be permitted provided no undue noise and disturbance is likely to be caused to adjoining occupiers.

The existing dwelling, No. 54 Swakeleys Drive, with permission to extend to the rear and side (part two-storey and part single storey) has no side facing habitable room windows at

ground or first floor level which would directly face towards the proposed access.

The current application would result in the access drive serving two new properties and the level of traffic and consequently any disturbance resulting from it is not considered sufficient to

justify the refusal of this application. The proposal would therefore comply with Policies H12 and OE1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwellings would be 230m² (Plot 1) and 236m² (Plot 2) respectively. The SPD states the minimum amount of floor space required for a 5-bedroom two storey house would be 101 square metres and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SDP: Residential Layouts: Section 4.15 states that five bedroom properties should have a garden space of at least 100m². The layout plans show an area of over 370m² provided for the new dwelling on Plot 1 and 550m² on Plot 2 with over 360m² left for the existing property which is currently being extended. As such the proposal would comply with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the SPD: Residential Layouts.

The SPD also advises that in order to prevent adjoining properties from appearing unduly dominant, two storey buildings should be separated by at least 15m from facing habitable room windows and these windows should not overlook or be overlooked by other habitable room windows within a distance of 21m to afford appropriate privacy. This separation distance should also apply to the private amenity space, taken to be the 3m deep area of rear garden adjoining the house.

The nearest part of the house on Plot 1 would be some 31.15 metres from the rear elevation of No.54 and 41.1m from those in Vyners Way whilst that on Plot 2 would be 33.6m to the nearest adjoining property in Vyners Way. A similar relationship would be provided between the new dwellings, the house on Plot 2 being separated by 18.2m from that on Plot 1 thus ensuring that none of these new or existing houses would be significantly overlooked by another. All habitable rooms in the proposed houses would have adequate outlook, privacy and natural lighting and the amenity space is adequate to afford a suitable standard of residential amenity for future occupiers.

The proposal therefore accords with Policies BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not give rise to additional traffic generation to justify refusal. The scheme provides for two off-street car parking spaces for the existing and the proposed houses, in line with the Council's Parking Standards.

The main width of the access drive would be 3.2 metres and this is considered to be acceptable. The mouth to the access would maintain a kerb radius of 4.5m and the 4.875m wide section of the drive at the front of the site would allow vehicles to pass without interfering with vehicle movements on the highway.

The indicative provision of a bin storage area close to the site's entrance would allow refuse/recycling to be collected without any need for refuse vehicles to enter the site. On this basis, the Council's Highways Engineer considered that the previous proposal for two dwellings allowed at appeal in 2010 would not be prejudicial to highway and pedestrian safety. For similar reasons therefore the current proposal would comply with Policies AM7(ii) and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The proposed boundary treatment and landscaping, particularly along the access way, are sufficient to prevent the development from having an adverse impact on the security and safety of adjacent residential properties.

7.12 Disabled access

The proposed floor plans show the provision of WC facilities at ground floor level and the dwelling would exceed the minimum floor space standards. It is therefore considered if permission were to be granted a condition requiring the dwelling to be constructed to Lifetime Homes Standards is attached. As such, the proposal is considered to comply with Policy 3A.4 and 3A.5 of the London Plan and the Council's Supplementary Planning Document: Accessible Hillingdon (January 2010).

7.13 Provision of affordable & special needs housing

The proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer has raised an initial objection to the proposal and is considering amended site layout plans with regard to the retention of existing trees and landscaping on the site especially the established hedge to the western boundary with the driveway to listed Swakeleys House and the new planting proposals.

Provided that the final landscape scheme is satisfactory with regard to protecting the setting of the listed building, preserving the appearance of the conservation area from public views and safeguarding the future occupants of the dwellings the development should not have a long term detrimental impact on its surroundings. This will depend on achieving the right balance between supplementing existing planting particularly along both the side and rear boundaries and replacing trees or other landscape features to be removed within the site.

It is therefore recommended that suitable landscaping and planting conditions be imposed and on which basis the proposal is considered in accordance with the aims of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Section 4.40-4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for and should not be further than 9m from the edge of the highway. The proposed layout plan shows the siting of a bin storage area close to the site frontage and should permission be granted it is recommended a condition is applied to require the submission of details together with its implementation to be agreed before the development is commenced.

7.16 Renewable energy / Sustainability

Should this application be approved, conditions are recommended which would require that the hardsurfacing be constructed using a porous surface. In addition a condition is recommended that the development should meet level 3 of the code for sustainable homes.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. It is thus recommended that a condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

These issues have been dealt with in the main report.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP is concerned with securing planning obligations to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals. The Saved UDP policies are supported by more specific supplementary planning guidance.

The scale of the proposal which involves a net additional six or more habitable rooms on the site would require that a contribution is sought towards the increased demand placed on existing nursery, primary, secondary and post 16 school places by the proposed development. This contribution has been calculated to be £27,455.

Accordingly, the applicants have indicated that they would be prepared to meet the costs of such provision arising from and proportionate to the scale of the development and this matter would be dealt with by means of a Section 106 legal agreement. As such, the proposal would comply with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would also be liable for payment of the Mayoral CIL, however this would be dealt with under the relevant legislation following consideration of the planning application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable on this application.

10. CONCLUSION

It is considered that the proposed dwellings would not be conspicuous from the Green Belt and would not detract from the street scene and the surrounding area. As such, the proposal would preserve or enhance the visual amenities of the Green Belt and the character and appearance of Ickenham Village Conservation Area.

Whilst the development would be located adjacent to the grand drive to Swakeleys House and thus in closer proximity than the surrounding development, the provision of replacement and additional screening to the north and west boundaries of the site would ensure that the proposal is not considered to detract from the setting of this Grade I Listed Building.

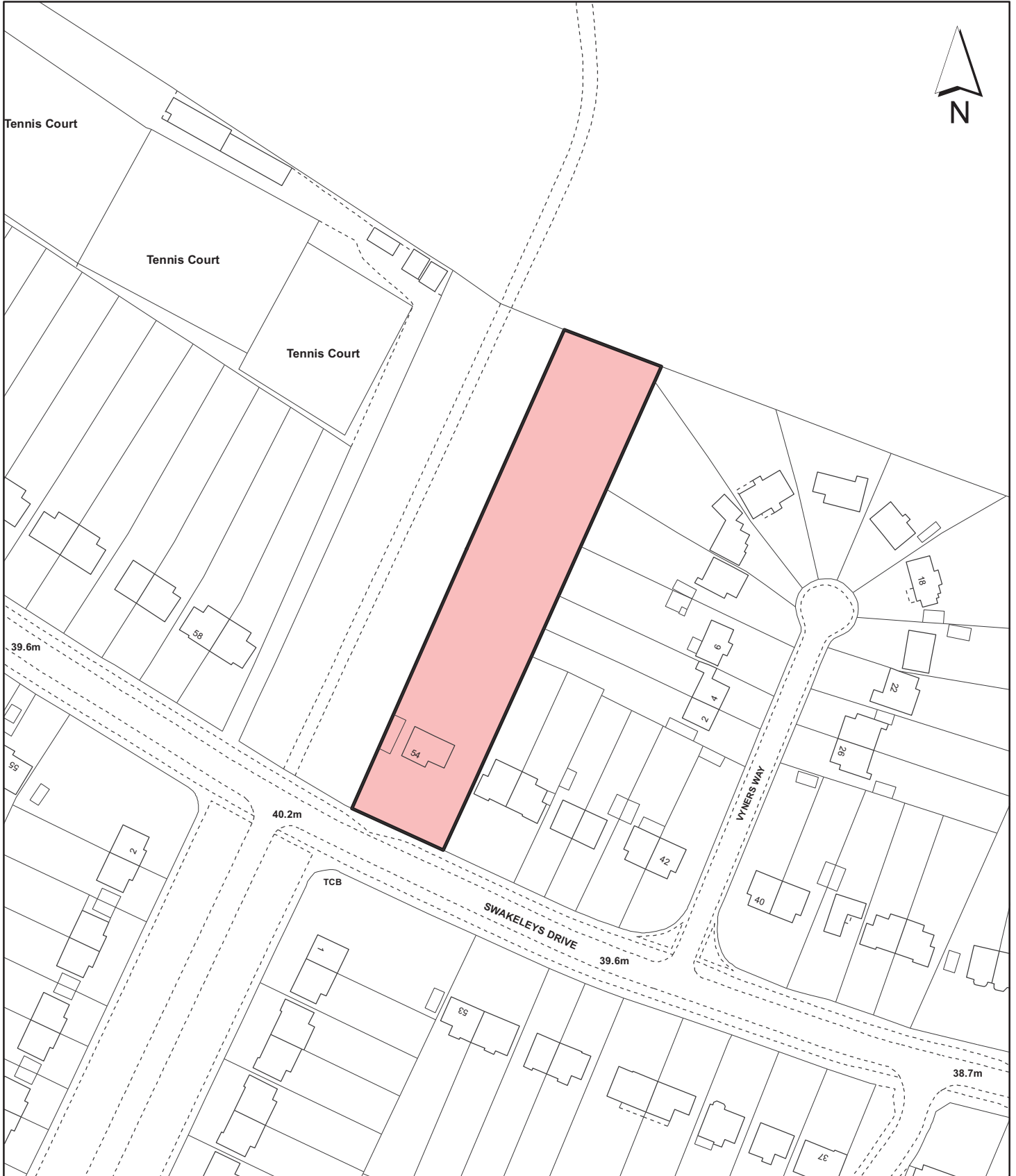
Following the 2010 appeal decision allowing two backland dwellings on the site in a scheme which can still be implemented, which also accepted this form of tandem development in principle, it is not considered that the current alternative proposal raises any sound planning reasons to refuse this application.

11. Reference Documents

- Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012)
- Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
- Hillingdon Design and Accessibility Statement: Accessible Hillingdon (July 2006)
- The London Plan (July 2011)
- National Planning Policy Framework
- Consultee and Neighbour responses

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Rear of 54 Swakeleys Drive
Ickenham**

Planning Application Ref:

53998/APP/2012/1741

Planning Committee

North Page 266

Scale

1:1,250

Date

**February
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

**Report of the
Corporate Director of Residents Services**

Address: SOUTHBOURNE DAY CENTRE, 161 ELLIOTT AVENUE,
RUISLIP

Development: ERECTION OF A TWO STOREY BUILDING TO PROVIDE 23 ONE AND TWO-BEDROOM APARTMENTS, TOGETHER WITH ASSOCIATED PARKING, INVOLVING THE DEMOLITION OF EXISTING DAY CENTRE BUILDING (OUTLINE APPLICATION).

LBH Ref Nos: 66033/APP/2009/1060

Drawing Nos: AS PER ORIGINAL COMMITTEE REPORT

Date applications approved at Committee North Planning Committee – 27th October 2009

S106 Agreement That the recommendation to amend the tenure of the affordable housing units is approved and a deed of variation entered into to reflect this.

1.0 CONSULTATIONS

1.1 Internal Consultees

<p>Planning Obligations Officer</p>	<p>Following the planning committee and subsequent development of the site the owner has tried unsuccessfully to deliver the affordable housing units as a social rented tenure. With the assistance of Housing a Registered Provider has agreed to purchase the flats as a shared ownership tenure. It is considered that this is acceptable given that these affordable units are still able to be delivered and therefore it is requested that this tenure change is approved.</p>
<p>Housing Officer</p>	<p>The developer has struggled to find a registered Provider willing to take on the affordable units in this development. Liaison with Registered Providers shows this is for two reasons:</p> <ul style="list-style-type: none"> i) there is no longer any funding available for social rented units; ii) it is not economic to manage only 2 rented flats within a block <p>The change in tenure is acceptable to housing as it still ensures delivery of these 2 units at this location as affordable housing.</p>

2.0 RECOMMENDATION

- A. That the Committee agree to allow a Deed of Variation to be made to the original S106 legal agreement, altering the planning obligation relating to affordable housing, specifically, altering the affordable housing tenure to shared ownership.**
- B. That officers be authorised to negotiate and agree the detailed terms of the agreement.**
- C. That the owner meets the Council's reasonable costs in the preparation of the Deed of Variation and any abortive work, as a result of the agreement not being completed.**

3.0 KEY PLANNING ISSUES

- 3.1 The current planning application was lodged on the 3rd of June 2009 and reported to the North Planning Committee on the 27th of October 2009. The report is attached as Appendix A and the minute of that meeting is attached as Appendix B.
- 3.2 The Committee determined to approve the application, subject to the applicant, entering into a s106 agreement to deliver amongst other things, 9% of the development as affordable housing (2 units) with at least 70% of that being in the form of social rented tenure.
- 3.3 Since the grant of planning permission and the disposal of the site for development by the council, the developer has tried unsuccessfully for 2 years to find a Registered Provider to purchase these units and deliver the affordable housing for two reasons. The first is that there is no longer grant funding for social rented units and the second is that it is not economic to manage only 2 rented units in a block of flats.
- 3.4 As a direct result of the above and after extensive liaison by the developer with the Council's Housing department. The housing department have managed to assist the developer in finding a registered provider who is willing to purchase these 2 flats on a shared ownership basis, thus ensuring delivery of affordable housing at this location.
- 3.5 Housing and planning have worked with the developer and are in agreement that the tenure should be agreed to be changed to enable us to have these 2 units delivered on-site.
- 3.6 Approval to change the tenure of the affordable housing units from social rented to shared ownership is sought to enable the affordable housing on this site to be delivered, subject to the conditions and informatives contained in the report heard by the North Planning Committee on 27 October 2009.

OBSERVATIONS OF 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'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

Reference Documents

- (a) North Planning Committee Agenda 27th October 2009. Report for application reference 66033/APP/2009/1060.
- (b) North Planning Committee Minutes 27th October 2009 resolution for application reference 66033/APP/2009/1060.

Contact Officer: VANESSA SCOTT

Telephone No: 01895 250 230

APPENDIX A

Report of the Corporate Director of Planning & Community Services

Address SOUTHBOURNE DAY CENTRE 161 ELLIOTT AVENUE RUISLIP

Development: Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).

LBH Ref Nos: 66033/APP/2009/1060

Drawing Nos: 20080009/A/P/01
20080009/A/P/02
20080009/A/P/03 Rev. A
20080009/A/P/04 (illustrative flat layouts
20080009/A/P/05 Rev. A
Design and Access Statement (Revised June 2009)
Planning Statement
Energy Report (September 2009)

Date Plans Received:	23/04/2009	Date(s) of Amendment(s):	23/04/2009
Date Application Valid:	03/06/2009		26/06/2009
			07/08/2009
			10/08/2009
			18/09/2009

DEFERRED ON 13th October 2009 FOR FURTHER INFORMATION .

This application was deferred from the Committee of the 6th October 2009 to enable:

1. More information to be submitted by the applicant on alternative community uses that could be provided for on the site and attempts made by the applicants to secure a community use for the site;
2. To explore the need for a children's play area to be provided on-site; and
3. To look into the location of the third disabled parking bay.

COMMUNITY USES

With regard to point one, the applicants have provided the following information:

General

The Southbourne site is located in the midst of a residential area. It is not immediately well served by public transport and is not on a main road. Therefore, in order for it to be viable as a community asset, it would have to rely almost exclusively on use by people who live in the immediate locality rather than those in the wider area or those who travel by car. Wider community use is therefore not justified on this site.

The facility is relatively small and would not accommodate a wide range of activities. Therefore, it would be difficult for a group aimed at providing facilities for local people to generate enough income to fund the running of the facility. This makes it less attractive as a community asset.

The fact that the facility is in a residential area means that it is not particularly suitable for evening use or for functions that would generate a lot of noise or an excessive demand for parking.

For the facility to support an alternative use, such as a nursery, there would be significant investment required to bring the building up to the necessary standards.

Current demand

The Partnerships Team in the Deputy Chief Executive's Office have confirmed that there are no current applications for this type of facility in this location. It has also been confirmed that generally, the demand for community facilities in the Borough comes largely from religious groups in the south of the borough. It is unlikely that these groups would find this location suitable as this is outside their catchment area. In addition, such uses are likely to generate considerable amounts of traffic, noise and demand for parking and are likely to be required in the evenings and at weekends. Given the residential nature of the area, this is likely to cause problems and complaints from local residents.

Community facilities in the area

The local area already has numerous community assets available for its use. There is a wide range of community facilities in the area. The locality is well served by parks and sports facilities, including two bowls clubs, tennis courts, a cricket club and a football pavilion, which is due to receive significant investment from the Chrysalis project.

There is a medical centre and a dance school immediately opposite the site. The dance school is used as a nursery during the day. Within walking distance there is a community centre that is very well used, the British Legion Club, a scout hut and the Horticultural Society building. There is also a youth club within several hundred metres.

In conclusion, this site is not suitable for community use. Its size and location undermine its viability as a community asset. The local area is not deficient in community facilities and it is not evident that there is sufficient demand to support a facility of this type.

CHILDREN'S PLAY AREA.

The estimated child yield arising from this development is 5.6 children. The minimum requirement for on site play area is 10 children, in accordance with the Mayor's 'Providing for children and young people's play and informal recreation' Supplementary Planning Guidance. Therefore there is no justification in policy terms to require the provision of an on-site children's play area.

DISABLED PARKING BAYS

Condition 25 has been amended to require details of the location, size and number of disabled parking bays to be submitted and approved prior to commencement of the development, and must be provided, prior to occupation of the development.

1. SUMMARY

Outline planning permission is sought for a residential development comprising 16 x 1 bedroom and 7 x 2 bedroom apartments in one, 2 storey block on the former Southbourne

Day Centre site.

The site has been identified as being surplus to requirements in accordance with the Council's Final Strategy for Day and Employment Services and there are no national or regional planning objections in principle to the loss of such a use.

There are no adverse impacts upon the visual amenities of the surrounding area, there would be no loss of residential amenity to surrounding occupiers and highway and pedestrian safety impacts are considered to be acceptable. The application is therefore recommended for approval, subject to conditions and the S106 Agreement.

2. RECOMMENDATION

2.1 This authority is given by the issuing of this notice under regulation 3 of the Town and Country Planning General regulations 1992 and shall ensure only for the benefit of the land.

2.2 That the Council enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:

- (i) A financial contribution of £8,161.96 for healthcare facilities.**
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.**
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.**
- (iv) A financial contribution of £10,000 towards community facilities.**
- (v) A financial contribution of £866.41 towards library facilities and books**
- (vi) provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.**
- (vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).**
- (vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).**

2.3. That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in the preparation of the S106 Agreements and any abortive work as a result of the agreements not being completed.

2.4. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.

2.5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

2.6. That subject to the above, the application be deferred for determination by the Director of Planning and Community Services under delegated powers.

2.7. That if the application is approved, the following conditions be attached:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Appearance
- (b) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT3 Approval of Details

Approval of the details of the appearance of the building, and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

4 OUT4 Reserved matters - submission and approval

Plans and particulars of the reserved matters referred to in condition 3 shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As Amended).

5 TL1 Existing Trees - Survey

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

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

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees,

hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 TL2 Trees to be retained

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

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

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

REASON

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

7 TL3 Protection of trees during site clearance and development

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

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

REASON

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

8 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

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

9 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

10 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentially contaminating materials and fittings can be removed safely and intact for later re-use or processing.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads. (Wheel washing).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process. Construction traffic should avoid morning and evening peak hours.
- (vi) Details of storage of materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

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

11 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide 20% of the sites energy needs through renewable energy generation contained within the submitted report entitled 'Energy Report: Proposed Residential development at Southbourne Day centre Site Ruislip', shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

12 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

13 N1 Noise-sensitive Buildings - use of specified measures

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by road traffic noise in accordance with policy OE5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

14 M3 Boundary treatment - details

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

REASON

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

15 OM2 Levels

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

REASON

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

16 NONSC Non Standard Condition

An unobstructed visibility splay above the height of 0.6 metres shall be maintained for a distance of not less than 2.4 metres in both directions along the back edge of the footway either side of the site access.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced and having regard to the requirements of Policy AM7 from the adopted Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

The development shall not be commenced until details of 39 secure and covered cycle parking spaces have been submitted to and approved in writing by the Local Planning Authority. Details as approved shall be provided on site, prior to the occupation of the proposed development and thereafter retained on site.

REASON

To ensure that adequate facilities are provided for cyclists in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) Saved Policies (September 2007).

18 OM14 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

19 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

20 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.33 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, areas immediately around the buildings and courtyards.

REASON

To ensure

- (i) That the development presents a satisfactory appearance
- (ii) To safeguard the amenities of nearby residential properties
- (iii) To ensure that the work does not undermine landscaping proposals

in accordance with Policies BE13, BE38, OE1, and E5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 OM1 Development in accordance with Approved Plans

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

REASON

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

23 OM13 Demolition Protocols

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

REASON

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

24 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

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

25 DIS1 Facilities for People with Disabilities

Notwithstanding the submitted plans, development shall not commence until details of parking provision for wheelchair disabled people have been submitted to and approved in writing by the local planning authority. The development shall not be occupied until all the approved details, including the other the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007). and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

26 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No.3.

The scheme shall include:-

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following:-

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

REASON

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

28 TL7 Maintenance of Landscaped Areas

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

REASON

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

29 SUS4 Code for Sustainable Homes details (only where proposed as

No development shall take place until an initial design stage assessment by an accredited assessor for the Code for Sustainable Homes and an accompanying interim certificate stating that each dwelling has been designed to achieve Code Level 3 of the Code has been submitted to, and approved in writing, by the local planning authority. No dwelling shall be occupied until it has been issued with a final Code certificate of compliance.

REASON

To ensure that the objectives of sustainable development identified in policies 4A.1 and 4A.3 of the London Plan (February 2008).

30 NONSC Non Standard Condition

Development shall not begin until details of the method of control for the designation and allocation of parking spaces to individual properties for their sole use have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that adequate on site parking is provided, in accordance with Policy AM14 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and the Council's Car Parking Standards.

31 NONSC Non Standard Condition

Development shall not begin until details of the vehicular entrance gate to the car park area, including noise mitigation measures have been submitted to and approved in writing by the Local Planning Authority. The gate should be located a minimum of 5 metres from the carriageway, should be operable by a disabled motorist from within their vehicle and shall be provided on site prior to first occupation of the development and thereafter shall be retained and maintained on site for as long as the development remains in existence.

REASON

- (i) In pursuance of the Council's duty under Section 17 of the Crime and disorder Act 1998
- (ii) To ensure that pedestrian and vehicular safety is not prejudiced having regard to the requirements of Policy AM7 of the Hillingdon Unitary development Plan Saved Policies (September 2007).
- (iii) To protect the amenity of occupiers of the development and neighbouring residential premises, in accordance with Policy OE1 of the Hillingdon Unitary development Plan Saved Policies (September 2007).

32 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the covered, secured and screened storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007).

33 NONSC Non Standard Condition

Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least one secure electric vehicle charger point within the car parking areas must be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charger point shall be installed prior to occupation of the development and retained for the lifetime of the building.

REASON

To comply with London Plan Policy 4A.3 and to encourage sustainable travel.

INFORMATIVES

1 17 Design Guidance - Reserved Matters

You are advised to consult the Council's Design Guides for guidance on matters of design and layout prior to submitting details of reserved matters. These are available from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

2 18 Reserved Matters

All details of reserved matters should be submitted for approval simultaneously.

3 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 2, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

4 110 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

5 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic

Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

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

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

7 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection

with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

8 I3 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).

9 I11 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).

10 I12 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.

11 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

12

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Acts

13

Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and

Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 OPD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com"

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Your attention is drawn to conditions 2, 3, 4, 5, 7, 10, 11, 12, 13,14, 15, 17, 18, 19, 21, 23, 24, 28, 30, 31 and 32, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. For further information and advice contact Planning and Community Services Group, Civic Centre, Uxbridge (Tel: 01895 250230)

15 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).

16 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
H4	Mix of housing units
H5	Dwellings suitable for large families
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R7	Provision of facilities which support arts, cultural and entertainment

	activities
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Supplementary Planning Document - Accessible Hillingdon Supplementary Planning Document - Residential Layouts Supplementary Planning Guidance - Community Safety by Design Supplementary Planning Guidance - Planning Obligations Strategy Supplementary Planning Document - Affordable Housing (May 2006)

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The applicant is encouraged to discuss with Council officers in conjunction with the Metropolitan Police Crime Prevention Officer whether on site CCTV cameras can be linked to the Council's central CCTV system.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 0.27 hectares and is located on the eastern side of Elliott Avenue, Ruislip, which is accessed from Mansfield Avenue and Chelston Road/Southbourne Gardens.

The site is on the southern part of a series of residential estate roads and approximately 400 metres distance from Chelston Road/Southbourne Gardens, which leads onto the Victoria Road roundabout and local shopping area. The site lies close to Bessingby Playing fields/open space and within 250 metres of Lady Bankes Junior and Infants school.

The access road leading to the site from Southbourne Gardens and Chelston Road is flanked by a sheltered housing scheme for the elderly.

A block of flats (Peter Lyall Court), lies to the immediate north east of the site and the Cedars Medical Centre is located on the opposite side of Elliott Avenue, which is to the south west of the site.

The site is currently occupied by a single storey day centre. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The Centre is currently disused having been vacated by the previous service user (when it was used as an employment services training centre for people with learning disabilities).

3.2 Proposed Scheme

Outline planning permission is sought for the erection of a two storey block of 23 flats comprising 16 x one bedroom and 7 x two bedroom apartments, together with associated amenity space and parking. Matters for which approval is being sought at this stage are access, layout and scale. Appearance and landscaping are to be reserved for future determination, at reserved matters stage.

The design is on the basis of a two-storey building with a central corridor giving access to the individual residential units. A single main entrance is supplemented by two side access positions at each end of the building. All units will be built to Lifetime Homes Standards. Both lifts and stairs are provided for vertical circulation.

34 parking spaces, including 3 wheelchair accessible spaces and access zones for disabled residents are provided. The main car parking area is located to the south of the residential block, with vehicular access off Elliott Avenue. 8 of these spaces, including two for people with disabilities are provided directly off Elliott Avenue at the front of the building, accessed via dropped kerbs.

The block is surrounded to the front and rear by soft landscaping. Tree planting is proposed along the site frontage and boundaries.

The application is supported by 3 reports that assess or provide information on the proposal. A summary and some key conclusions from these reports are provided below:

A sustainable assessment energy report

This report has been provided to take into account carbon emissions for the development. The report seeks to demonstrate how the proposed development meets renewable energy requirements. The assessment makes use of Standard Assessment Procedure (SAP) energy and carbon calculations in accordance with the methodology of Part L of the 2006 Building Regulations.

Design and Access Statement

This report outlines the context for the development and provides a justification for the number of units, layout, scale and access for the proposed development. The report also provides a summary of the proposals and assesses them against policy and planning guideline considerations.

Planning Statement on loss of community facility from Southborne Gardens and re-siting elsewhere in Hillingdon.

3.3 Relevant Planning History

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:

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

PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.

PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
-
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R7 Provision of facilities which support arts, cultural and entertainment activities
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- HDAS Supplementary Planning Document - Accessible Hillingdon
Supplementary Planning Document - Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Planning Obligations Strategy
Supplementary Planning Document - Affordable Housing (May 2006)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **24th June 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. 114 surrounding occupiers were consulted. 16 letters of objection have been received. The following issues have been raised:

- (i) Development will be out of character with the existing street scene;
- (ii) Loss of privacy to surrounding gardens;
- (iii) Overcrowding. The density is too high;
- (iv) Noise pollution;
- (v) Traffic congestion;
- (vi) Construction activities will would cause distress to adjoining resident's disabled child;
- (vii) Concern over wild life in the area;
- (viii) In favour provided height is kept to 2 storeys;
- (ix) Building should be divided into two or more smaller blocks;
- (x) Lack of open space;
- (xi) Strain on medical resources in the area;
- (xii) Loss of light to adjoining properties;
- (xiii) Parking problems in the area;
- (xiv) The present building should be kept as a community resource;
- (xv) Increased air pollution;
- (xvi) Increased dirt and filth on surrounding roads;
- (xvii) Land should be used as a local park;
- (xviii) The present building is only 12 years old and still in good condition.
- (xvix) The elderly residents of Peter Lyell Court will be subject to disturbance during construction.

In addition, a petition with 66 signatures has been received, objecting to the proposal on the following grounds:

1. Southbourne Day Centre was a useful part of our community. It is a new building, which could be used for a variety of community projects;
2. The parking problems in Elliott Avenue will get worse with the increased traffic flow and the associated number of cars in the area;
3. The proposed construction would back onto an old peoples' home. It will cause the residents problems with noise;
4. Opposite and adjacent to the development live people with disabilities. They already have problems caused by noise, children playing and the parking of vehicles. They do not need the additional stress of increased occupancy in the area;
5. All of the properties bordering the proposed development will suffer loss of light. This will be a particular problem to those people in sheltered accommodation at the rear of the development.

EASTCOTE RESIDENTS ASSOCIATION

In principle, the Eastcote Residents Association has no overall objection to this site being developed for residential use. However, we would seek clarification on the following points:-

Private Amenity Space: The drawings and other documents currently submitted do not appear to make any mention of the provision of private amenity space. Are such spaces to be provided? If not, can the lack of such a provision be justified?

Social Housing Issues: Is it intended that the flats will be sold as affordable housing under a Social Housing Scheme of some sort or are they to be sold as an entirely commercial project?

We would add that we are concerned about the size of this proposed building in relation to the relatively small houses in the vicinity, this in terms of a requirement that it should blend in and be integrated with, the current building landscape.

CLLR. MICHAEL WHITE

I have carried out a survey in the Elliott Avenue/Fleming Avenue Estate and from the replies I can say that the majority of people are against any proposed development, half of which would accept elderly housing.

The main reasons are:

1. Congestion in leaving the estate in the morning and night;
2. Parking is problematical on the estate, with lorries and vans being often parked there;
3. The proposed development is opposite a dance school and doctors surgery so although the road is very narrow it is very busy at times causing problems with people trying to gain entrance to the proposed site.

for these reasons I will object to proposed outline planning permission.

CLLR KAY WILLMOTT -DENBEIGH

Cllr White and myself carried out a residents survey regarding this planning application. The majority of responses were not in favour of development. Therefore I will be supporting residents in opposing this application.

METROPOLITAN POLICE - No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No contaminative use but could you attach an imported soil condition for imported soils. Could you also add the construction site informative.

EDUCATION & CHILDRENS SERVICES

Based on the erection of 16 x 3-room and 7 x 4-room private flats in Cavendish, with no demolition of existing dwellings, the requested contribution is £46,331.

S106 OFFICER

16 x 1 bed flats (2hrms @1.51people)
7 x 2 bed flats (3hrms @ 1.93 people)

Based on a projected population of 37.67, the proposed heads of terms are:

1. Transport - In line with the SPD please ascertain whether or not a s278 agreement is needed. There may also be a need for some form of public transport contribution but this will be dependant upon the submission by TfL.
2. Affordable Housing - The applicant has submitted a FVA with their application. They have proposed 9% affordable housing, by habitable rooms, equivalent to 2 residential units. An

independent consultant was engaged to validate the submitted financial viability appraisal. His findings confirm that the development of the site can only support the level of affordable housing proposed.

3. Education - in line with the SPD a contribution for education is sought. The requested contribution is £46,331.

4. Health - in line with the SPD a contribution in the sum of £8,161.96 is likely to be sought, we will await a formal bid from the PCT.

5. Community Facility - in line with the SPD there may be a need for an off-site community facility contribution to be secured as a result of this proposal. A scheme of this nature will result in a contribution in the sum of £10,000 being sought if a need is demonstrated.

6. Construction Training - in line with the SPD a contribution equal to £2,500 for every £1m build cost will be sought for construction training in the borough.

7. Library Contribution - in line with the SPD a contribution of £23 per person is likely to be sought towards library facilities and books equivalent to £866.41

8. Project Management and Monitoring fee - a contribution equal to 5% of the total cash contribution is sought to enable the management and monitoring of the resulting agreement.

With respect to the affordable housing, an independent consultant has been used to justify the submitted financial viability appraisal. His findings confirm that the development of the site cannot support affordable housing.

TREE AND LANDSCAPE OFFICER

The site is currently occupied by a single storey day centre within the Southbourne Gardens residential development. The site fronts onto Elliott Avenue and to the west of Peter Lyell Court, with residential property to the south and a vacant plot to the north. The day centre was built in the 1990's and has a number of young trees around the boundaries, planted as part of the approved development. The proposal includes an 'initial' tree survey which assesses the quality and value of 15No. trees within the site and a further offsite Birch, T16, close to the southern boundary of the site

The 10No. *Pyrus calleryana* 'Chanticleer' on the north and west boundaries are rated 'C/C+' (poor) - which are not normally considered a constraint on development and the remaining *Acer*s, on the east boundary are assessed as 'B-' (fair). While these trees are not of the highest quality and are not protected by TPO or Conservation Area designation, they do, nevertheless, contribute to the landscape character of the area and have a useful life expectancy (> 30 years). There are no root protection areas (RPA's) given and no arboricultural implications assessment which would provide a guide as to the opportunities and constraints posed by the trees in relation to the proposed built development.

THE PROPOSAL

The outline proposal is to demolish the existing day centre and erect a two-storey building to provide 23 x one and two bedroom apartments, together with associated parking and amenity space.

The Design & Access Statement refers to landscaping in section 3.6. While some general points are made regarding the provision of landscaped amenity space, car parking and a screened bin store there are no clear landscape design objectives for the site. At 3.6.5 reference is made to the 're-siting' of some of the young trees which have to be lost. This is unlikely to be cost effective and it is likely to be easier and more effective to buy in suitable new nursery stock.

According to survey drawing No P/02, nine of the 15No. trees will be removed to facilitate the development - and 6No. retained. Given the age and quality of these trees, this is considered to be acceptable provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme - to satisfy the requirements of saved policy BE38.

The proposed layout drawing No. P/03 indicates the retention of five (rather than six) existing trees and the provision of 11No. new trees around the boundaries. While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end is dominated by hard surfacing with densely packed parking and opportunity to reduce the impact of parked cars with soft landscape. The design and layout of the main car park needs to be reviewed.

RECOMMENDATION

If you are minded to approve this application I have no objection subject to conditions TL1 (which should include an Arboricultural Implications Assessment and Method Statement), TL2, TL3, TL4, TL6 and TL7.

Comment: The plans were revised to soften the parking area with an additional 1.2 metre landscape buffer.

HOUSING DIRECTORATE

On this application we would seek our standard policy requirements of 50% affordable housing calculated on a habitable room basis on this site unless a lower figure could be justified by a Financial Viability Appraisal (FVA). The affordable housing should be split 70:30 in favour of rented units.

There are no larger family units, which is not in keeping with area and more suited to a high street location. Our preferred mix would be: 15% - 1 beds 35% - 2 beds; 25% - 3 beds; 15% - 4 beds & 10% - 5 beds. There is a chronic shortage of larger family homes and the expectation from the London Plan is that 50% of all new homes should be 3 bed plus. The units comply with HDAS size standards but all homes should comply with lifetime homes standards and 10% to be fully wheelchair accessible and thus of a larger than average footprint.

There is no information to confirm whether the units will comply with minimum HQI scores or meet level 3 of the code for Sustainable Homes both of which are essential for HCA funding on affordable housing.

Based on these observations this application is not acceptable from a Housing viewpoint.

WASTE STRATEGY

With respect to flats the plans do indicate a bin provision, it does not mention dimensions. The required ratio is of 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum no rounding down.

For this development a recommendation for bins would be 5 x1100 ltr refuse and 5 x 1100 litre recycling bins.

The design of the bin chambers seems adequate but care should be taken to incorporate standard design principles.

ACCESS OFFICER

No unit has been identified to meet fully wheelchair accessible standards
The internal layout does not comply with HDAS standards for bathroom sizes.

URBAN DESIGN OFFICER

From an urban design point of view the amended scheme is considered to be much improved. The varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context.

The central main entrance feature creates a strong focal point and increases the legibility and with the more modest twin gable elements it creates a design theme along the main elevation. The full height glazed feature at the main entrance and an increasing element of full height glazing generally within the scheme creates a welcome lightness to the building which reduces the bulk and scale and creates more balanced proportions and massing. The increased amount of glazing also increases the degree of natural lighting which is considered positively from a health perspective.

HIGHWAY ENGINEER

34 parking spaces are provided to serve 23 units, a ratio of 1:1.48.

There are 16 one bed and 7 two 2 bed units. 10 parking spaces should be allocated to the 2 bed units (1:1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted reducing the width of the crossovers. A total of 32 parking spaces are acceptable. The gates to the on site parking area should be set back 5.0 m from the kerb.

Subject to the above no objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Saved Policy R5 of the UDP states:

The local Planning Authority will not grant planning permission for proposals which involve the loss of land or buildings used (or where the last authorised use was for) a sports stadium, outdoor or indoor sports and leisure facilities, public or community meeting halls, or religious, cultural and entertainments activities, unless adequate, accessible, alternative facilities are available.

The supporting text states that in assessing such proposals the Local Planning Authority will also have regard to:-

- (a) The suitability or potential of the premises to serve the recreational and leisure needs of people living within walking distance, and also within 3.2km;
- (b) The availability, location and accessibility of other existing or proposed alternatives for people who use the premises;
- (c) The alternative uses suitable for any existing building which is architecturally worthy of retention.

The applicants have submitted a Planning Statement which provides a justification for the loss of the community facility from Southborne Gardens and the relocation of these facilities elsewhere in the Borough. The use of the premises and site was previously a day centre for employment of disabled people, many of them with learning disabilities. This use was terminated in 2007 following a strategic review of the Council provided services for persons with learning disabilities.

The Final Strategy for Day and Employment Services sets out the strategic review for various sites in the London Borough of Hillingdon, and outlines the approach on Southborne site. This strategy is a document which forms the Learning Disability Modernisation Programme 'Opportunities for all.'

Under the assessment of asset fitness of the report the access at Southborne was considered poor, with a long walk to public transport and amenities. This is pertinent particularly where disabled people may have to attend with a degree of mobility impairment or learning impairment. Not all disabled persons are able to drive to the centre, so may have to rely on public transport, or be transported by car or minibus.

Additionally it was recognised that the building was too large for the occupancy at the time, and was under-utilised. The recommendation in the report was to provide the service from alternative sites, being Parkview and Woodside. The existing facility was classed as not fit to effectively deliver the service, even though the building was relatively new and in good condition.

The report states that service users will move and be integrated into Woodside and the Resource Centre in Autumn 2007. The Southborne building is now vacant.

It can be seen that the location of such a community use was seen as not viable, partly due to the limited access to and from transport and amenities for disabled people, and partly due to under-use of the facilities. In addition, there are no plans currently to provide an alternative community use at Southborne Gardens.

Given the factors above, it is considered that the proposal satisfies the requirements of Policy R5. No objections are therefore raised to the loss of the community use and redevelopment of the site for residential purposes.

7.02 Density of the proposed development

London Plan Policy 3A.3 seeks to maximise the potential of sites, compatible with local context and design principles in Policy 4B.1 (Design principles for a compact city) and with public transport capacity. Boroughs are encouraged to adopt the residential density ranges set out in Table 3A.2 (Density matrix (habitable rooms and dwellings per hectare) and which are compatible with sustainable residential quality.

The site has a Public Transport Accessibility Level (PTAL) of 1 on a scale of 1 to 6 where 1 represents the lowest level of public accessibility. Table 3A.2 recommends that developments within suburban residential setting with a PTAL score of 1 and with 2.7 - 3 hr/unit, should be within the ranges of 150-200 hr/ha and 50-75 units/ha.

The proposed density for the site would be 196 hr/ha, which is within the London Plan guidelines, having regard to the site's Public Transport Accessibility Level.

In terms of the number of units, the proposed density would be 85 units/ha, which slightly exceeds London Plan guidance. However, given the predominance of one bedroom apartments and that good environmental conditions can be provided for surrounding and future occupiers, (issues of which are dealt with elsewhere in the report), the proposed density is considered appropriate in this case.

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

There are no archaeological or historic issues associated with this site.

7.04 Airport safeguarding

there are no airport safeguarding issues related to this development.

7.05 Impact on the green belt

There are no green belt issues associated with this site.

7.06 Environmental Impact

Not applicable to this development.

7.07 Impact on the character & appearance of the area

The application site is situated in a predominantly suburban, residential area, characterised by small scale, mainly semi-detached dwelling houses. Although there are no objections in principle to the re-development of the existing day centre site for residential purposes, the initially submitted scheme raised concerns, as it failed to respect the established scale and built character of the area. In addition, the illustrative elevations failed to demonstrate good quality design. The Urban Design Officer considered that the excessive scale, bulk and massing of the 54 meter long monolithic building block would be seriously out of scale with the prevalent built character of the neighbourhood. The visual appearance of the front facade was unarticulated, whilst the unbroken roof line which lacks visual interest and relief further exacerbates the monotonous and static character of the building block.

Amended plans have been received, reducing the scale and massing of the built form, by breaking up the structure in several different compartments, to create a more varied, more legible and more accessible layout, and to reduce the visual impact. It is considered that the front facade, as well as the roof treatment, has responded to the local distinctiveness of the area, evoking the character of individuality and a stronger sense of place.

The urban design Officer considers that the varied roof line and the segmented approach around a central gable element effectively reduces the scale, bulk and massing, and results in a more interesting and more balanced scheme, in tune with the existing built context. Although appearance is not being determined at this stage, the illustrative elevations show a central main entrance feature, which creates a strong focal point and increases the legibility. The more modest twin gable elements at each end create a design theme along the main elevation. It is considered that the full height glazed feature at the main entrance, and fenestration generally within the scheme creates a welcome lightness to the building, which reduces the bulk and scale and creates more balanced proportions and massing.

7.08 Impact on neighbours

Policy BE20 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will seek to ensure that buildings are laid out so that adequate daylight, sunlight and amenities of existing houses are safeguarded.

Policy BE21 of the Unitary Development Plan Saved Policies September 2007 states that planning permission will not be granted for new development, which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity of established residential areas.

The supporting text to Policies BE20 and BE21 of the UDP Saved Policies September 2007 states 'that while some proposals of substantial width, height and depth, may not cause loss of amenity by reason of daylight or sunlight, these may nonetheless still be over-dominant in relation to the adjoining property and/or its private amenity space. This in turn can result in a depressing outlook detracting from residential amenity'.

Policy BE24 of the UDP Saved Policies September 2007 seeks to ensure that the design of new buildings protects the privacy of the occupiers and their neighbours. The supporting text to this policy states that 'the protection of privacy, particularly of habitable rooms (including kitchens) and external private amenity space is an important feature of residential amenity'.

The Council's Supplementary Planning Document 'Hillingdon Design and Access Statement' (HDAS) states that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over domination. The distance provided will be dependent on the bulk and size of the building but generally 15m would be the minimum acceptable separation distance. The Council's HDAS also provides further guidance in respect of privacy, stating in particular that the distance between habitable room windows should not be less than 21m.

The Council's HDAS at paragraph 4.12 states that 'new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property from windows above ground floor, an angle of 45 degrees each side of the normal is assumed in determining facing, overlooking distances'. This requirement has been adhered to so as to respect the residential amenity of existing residents.

In this case, the separation distance between the flank walls of the proposed block and No.47 Elliott Avenue, located to the north of the site would be 9 metres at their closest point and the development would fall completely outside the 45 degree angle of vision. In terms of the relationship with Peter Lyell Court to the east, the bulk of the block maintains an average separation distance of 22 metres. With regard to properties to the south, an average distance of 15 metres is maintained to the southern boundary, while an average of 28 metres is maintained between the southern elevation of the proposed block and the rear of properties backing onto the site (169 -177 Elliott Avenue). This represents an improvement over the current situation in terms of outlook from these properties, given that the existing building (to be demolished) is located only 5 metres away from the southern boundary. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP Saved Policies September 2007.

With regard to privacy, the position of all windows would be dealt with at reserved matter stage. However, it is considered that the relevant minimum overlooking distances can be achieved, as the proposed building would be sited a sufficient distance away from adjoining properties. In addition, boundary treatment is covered by condition.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development. The proposal is considered to be consistent with Policies BE20 and BE24 of the UDP Saved Policies September 2007 and relevant design guidance.

7.09 Living conditions for future occupiers

All units comply with the Council's HDAS guidelines for minimum internal floor areas and it is not considered that these units would result in a poor internal living environment for future occupiers.

Policy BE23 of the Unitary Development Plan Saved Policies September 2007 requires the

provision of external amenity space which is sufficient to protect the amenity of the development and surrounding buildings and which is usable in terms of its shape and siting, for future occupiers. For one bedroom flats a minimum 20m² per unit should be provided and for two bedroom flats a minimum of 25m² per unit should be provided. In accordance with this standard, a total of 495m² of amenity space is required.

The application identifies a communal amenity area at the rear of the site comprising 559m², which is in excess of the guidelines in the HDAS. Any future landscaping scheme could also incorporate low hedge borders around each of the ground floor level patio areas, which allows the demarcation between private and communal amenity areas.

Overall, it is considered that the proposed development would provide good living conditions for all of the proposed units in accordance with Policies BE23, BE24, OE1 and OE5 of the UDP, HDAS Residential Layouts and the provisions of the London Plan.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer raises no objection to the development in terms of the impact of the traffic generated on the highway network or the proposed access arrangements from Elliott Avenue, subject to the provision of sight lines at the site entrance. This can be secured by an appropriate condition in the event of planning permission being granted.

With regard to parking, 34 (including 2 disabled) car parking spaces have been provided for the proposed development, which at a ratio of 1.47 spaces per unit, complies with Council's Parking Standards.

The Highway Engineer has requested that 10 parking spaces should be allocated to the 2 bed units (1: 1.43), 16 spaces for the 1 bed units and 6 unallocated for visitors. 2 parking spaces from those in groups of three fronting Elliot Road should be deleted, in order to reduce the width of the crossovers. This would result in a total provision of 32 parking spaces. In addition the highway Engineer has requested that the gates to the on site parking area should be set back a minimum of 5.0 m from the kerb. These measures can be secured by condition.

Subject to the implementation of these measures it is considered that adequate vehicular access to the site can be provided, and highway and pedestrian safety would not be prejudiced, in compliance with Policy AM7 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

In terms of the mix of units, Policy H4 states that, wherever practicable, new residential developments should have a mix of housing units of different sizes, including units of one or two bedrooms. Policy H5 states that the Council will encourage the provision of dwellings suitable for large families. The proposed mix of one and two bedroom units would have been more appropriate in a town centre location. However, the proposal would result in net gain of 23 units, which would contribute towards meeting the housing need in the Borough. The lack of larger units is therefore not considered to be a sustainable reason to refuse this application.

Other issues relating to urban design have been addressed in section 7.07 of this report.

7.12 Disabled access

HDAS was adopted on the 20th December 2005 and requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site. As a guide, the recommended minimum standard for 1 bedroom flats is 50sq. m and 63sq. m for 2 bedroom flats. Where balconies are provided, the floor space of the balconies can be deducted from these standards, up to a maximum of 5sq. metres. Additional floorspace would be required for wheelchair units.

The floor plans indicate that the development generally achieves HDAS recommended floor space standards and that Lifetime Home Standards could be met for these flats in terms of size.

The Access officer has concerns that no unit has been identified to meet fully wheelchair accessible standards and that the internal layout does not comply with HDAS standards for bathroom sizes. Although details have not been provided, two of the units could be designed to full relevant standards, while the internal layout of individual flats could be modified to enlarge the bathrooms at reserved matters stage. Conditions are therefore recommended, requiring the submission of internal layout details, to ensure compliance.

7.13 Provision of affordable & special needs housing

London Plan Policy 3A.10 requires borough councils to seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mix-use schemes. In doing so, each council should have regard to its own overall target for the amount of affordable housing provision. Policy 3A.9 states that such targets should be based on an assessment of regional and local housing need and a realistic assessment of supply, and should take account of the London Plan strategic target that 35% of housing should be social and 15% intermediate provision, and of the promotion of mixed and balanced communities. In addition, Policy 3A.10 encourages councils to have regard to the need to encourage rather than restrain residential development and to the individual circumstances of the site. Targets should be applied flexibly, taking account of individual site costs, the availability of public subsidy and other scheme requirements.

Policy 3A.10 is supported by paragraph 3.52, which urges borough councils to take account of economic viability when estimating the appropriate amount of affordable provision. The 'Three Dragons' development control tool kit is recommended for this purpose. The results of a tool kit appraisal might need to be independently verified. Where borough councils have not yet set overall targets as required by Policy 3A.9, they should have regard to the overall London Plan targets. It may be appropriate to consider emerging policies, but the weight that can be attached to these will depend on the extent to which they have been consulted on or tested by public examination.

The London Borough of Hillingdon Affordable Housing SPD (May 2006) seeks to secure a minimum of 50% affordable housing on new build schemes that contain 15 units or more. This should then be split in 70% social rented and 30% shared ownership / intermediate housing. The Council's Planning Obligations SPD (July 2008), together with the London Plan Consolidation (2008) supersedes these requirements and schemes with 10 units or more shall secure 50% affordable housing.

The affordable housing provision offered by the applicant represents 9% in terms of habitable rooms. The tenure split achieved on a unit basis equates to 70% social rented and 30% intermediate. This is to be secured by way of the S106 Agreement.

As the proposed affordable housing provision is below 50%, the applicant has submitted a financial appraisal (Three Dragon's toolkit). This appraisal has been checked by an independent consultant and his view is that the appraisal justifies the level of affordable housing provided by the applicant and is considered to be the maximum reasonable amount.

7.14 Trees, Landscaping and Ecology

It is proposed to remove 15 trees to facilitate the development. However, 6 trees are to be retained. Given the age and quality of these trees, the Tree/Landscape Officer considers that this tree loss is acceptable, provided that suitable replacement tree planting is included as part of a comprehensive landscape scheme, in order to satisfy the requirements of Saved Policy BE38.

While the layout drawing illustrates that there is space and potential for the provision of landscape enhancement within much of the site, the car park at the southern end on the originally submitted plans was dominated by hard surfacing with densely packed parking. The site layout plan has been revised to provide a 1.2 metre landscape strip along the southern boundary, to provide an opportunity for tree and shrub planting, to reduce the impact of parked cars, particularly when viewed from properties to the south of the site.

The layout drawing illustrates that there is space and potential for additional tree planting along the site frontage and along the rear boundary with Peter Lyell Court. It is considered that issues relating to landscaping can be addressed at reserved matters stage.

7.15 Sustainable waste management

It is proposed that the refuse collection point would be conveniently located close to the vehicular entrance to the site, to allow easy access for refuse collection.

Although the plans do indicate a bin provision, the number of bins is not indicated. The requirement is 1100 litre refuse and recycling bins on a ratio of 1:10 + 1 per waste stream as a minimum. Although the design details have not been provided, the requirement for the scheme to provide for appropriate covered and secure refuse and recycling bin storage facilities can be secured by a condition in the event that this scheme is approved.

7.16 Renewable energy / Sustainability

Policy 4A.4 of the London Plan requires submission of an assessment of the energy demand and carbon dioxide emissions from proposed major developments, which should demonstrate the expected energy and carbon dioxide emission savings from the energy efficiency and renewable energy measures incorporated in the development.

Policy 4A.7 of the London Plan advises that boroughs should ensure that developments will achieve a reduction in carbon dioxide emissions of 20% from on site renewable energy generation (which can include sources of decentralised renewable energy) unless it can be demonstrated that such provision is not feasible.

The applicant has submitted a renewable energy assessment as part of the application. This sets out that solar collection for hot water heating is the preferred technology to deliver the renewables target for the scheme. A condition requiring the provision of 20% of the site's heat and/or energy needs from renewable technology is considered reasonable and therefore recommended, to ensure the current scheme achieves the required level of

energy efficiency and carbon reduction. No objections are raised to the details submitted.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. However, a condition is recommended requiring sustainable Urban Drainage (SUDS) measures for areas of hard surfacing.

7.18 Noise or Air Quality Issues

With respect to the noise impact the development may have upon surrounding residents, traffic to the proposed development would utilise the existing access and it is not considered that the additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Saved Policy OE1 of the UDP.

7.19 Comments on Public Consultations

The primary concerns relating to the principle of the development, parking and the impact on residential amenity (loss of privacy, and outlook), have been dealt with in great detail in other sections of the report. Similarly, the effect of the scheme on the character of the area and intensification of use, have also been addressed.

The issues of noise, vibration and dust during construction (xi) and (xv) are covered by other legislation administered by the Council's Environmental Protection Unit.

With regard to wildlife (vii), the site is previously developed and has not been identified as being within, or in the vicinity of a site of Nature Conservation Importance.

7.20 Planning Obligations

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

The applicant has agreed to a full range of planning obligations required to offset the impact of the development, including contributions towards the provision of education, healthcare, community and libraries. A contribution can also be secured in respect of project management and monitoring.

Proposed Heads of Terms are:

- (i) A financial contribution of £8,161.96 for healthcare facilities.
- (ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.
- (iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.
- (iv) A financial contribution of £10,000 towards community facilities.
- (v) A financial contribution of £866.41 towards library facilities and books
- (vi) Provision of affordable housing equivalent to 9% of the total number of habitable rooms,

of which at least 70% are to be of social rented tenure.

(vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).

(vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

The applicant has agreed to these proposed Heads of Terms, which are to be secured by way of the S106 Agreement. Overall, it is considered that the level of planning benefits sought is adequate and commensurate with the scale and nature of the proposed development, in compliance with Policy R17 of the UDP.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this development.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

The report indicates that the costs of the development will be fully met by the applicant, and the applicant will make a contribution to the Council towards the associated public facilities. The developer will also meet all reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this

Planning Committee or the Council.

10. CONCLUSION

No objection is raised to the principle of the use of this redundant Day Centre site for residential purposes. The density of the proposed development is marginally higher than London Plan guidance, but the bulk and scale of the proposed building is considered appropriate for the site and existing surrounding development. The development should not result in unacceptable impacts on the amenities of neighbouring properties and would provide good environmental conditions for future occupiers.

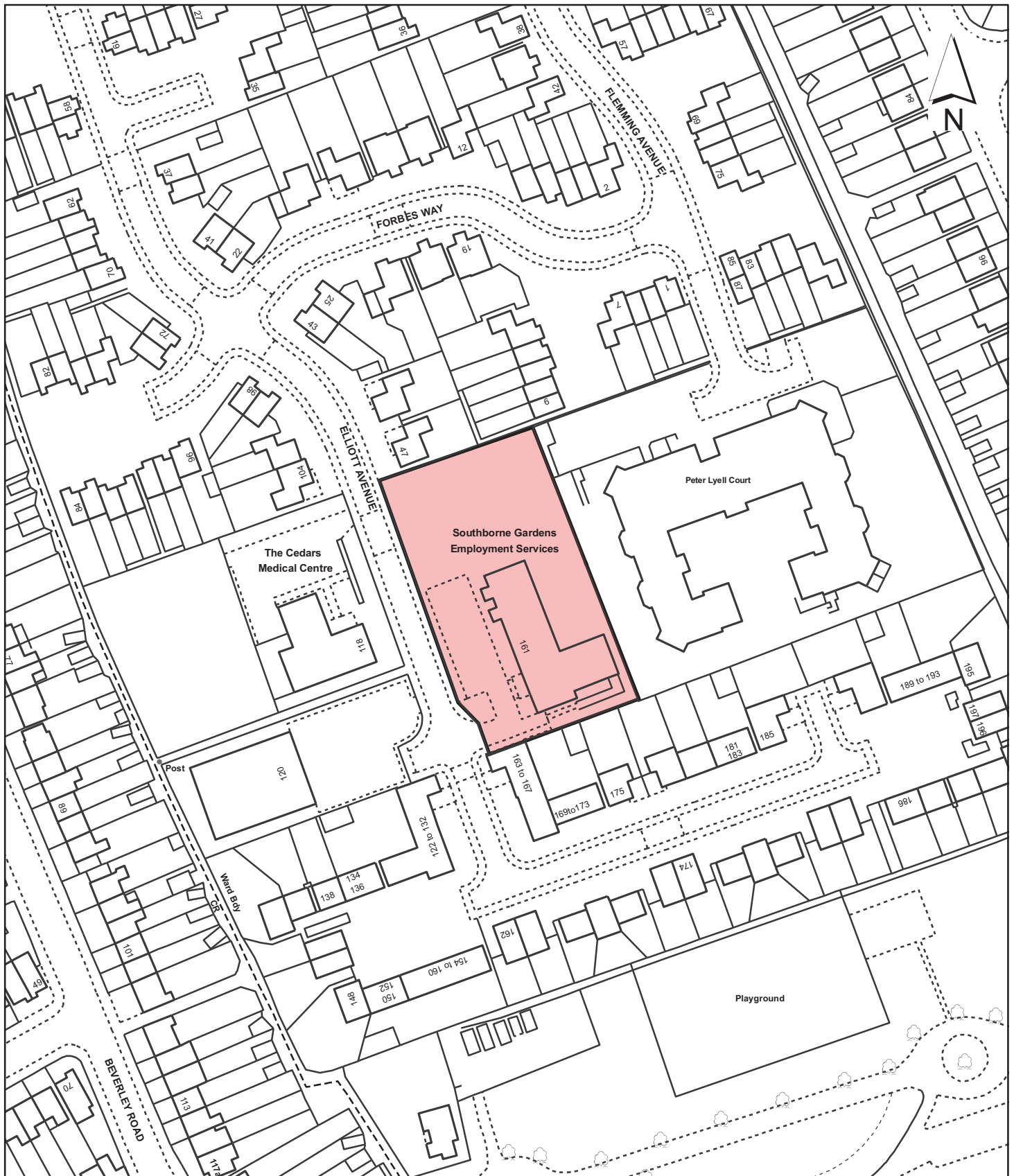
Subject to the recommended conditions and the planning obligations to be secured by a S106 Agreement, the application is recommended for approval.

11. Reference Documents

- (a) Planning Policy Statement 1 (Delivering Sustainable Development)
- (b) Planning Policy Statement 3 (Housing)
- (c) Planning Policy Guidance Note 13 (Transport)
- (d) The London Plan
- (e) Hillingdon Unitary Development Plan Saved Policies September 2007.
- (f) Hillingdon Design and Accessibility Statement - Residential Layouts
- (g) Hillingdon Design and Accessibility Statement - Residential Extensions
- (h) Supplementary Planning Guidance - Educational Facilities
- (i) Supplementary Planning Guidance - Community Facilities

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Southborne Day Centre
161 Elliott Avenue
Ruislip**

Planning Application Ref:
66033/APP/2009/1060

Planning Committee
North Page 304

Scale
1:1,250

Date
August 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
LONDON

APPENDIX B

Minutes-
NORTH PLANNING COMMITTEE

27TH OCTOBER 2009

Meeting held at the Civic Centre, Uxbridge

Come into effect on: Immediately

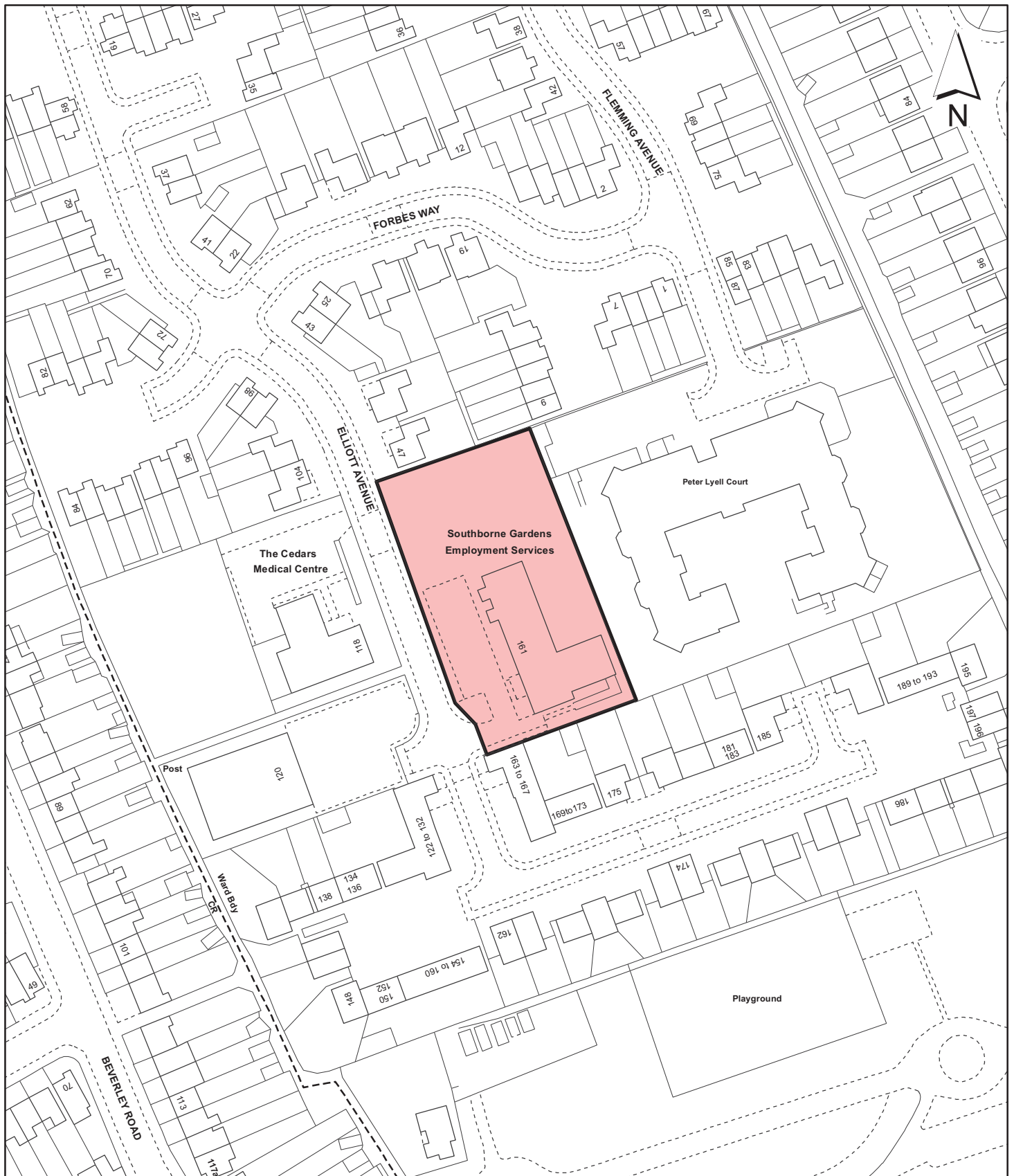


	<p>Members Present: Councillors Eddie Lavery, Allan Kauffman, Anita MacDonald, Michael Markham, Carol Melvin, John Oswell and David Payne</p> <p>Advisory Members / Co-optee Members present:</p> <p>Ms Lesley Crowcroft - Eastcote Residents Association and Eastcote Village Conservation Area Advisory Panel.</p> <p>Apologies for Absence None</p> <p>Officers Present: James Rodger, Meg Hirani, Manmohan Ranger, Sarah White and Charles Francis</p>
	<p>Declarations of Interest</p> <p>Councillor Melvin declared a personal interest in Item 13 and left the room for this Item.</p>
	<p>To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private</p> <p>It was agreed that all items of business would be considered in public except item 19 which was considered in private.</p>
	<p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p>

6.	<p>Southbourne Day Centre, 161 Elliott Avenue, Ruislip</p> <p>Erection of a two storey building to provide 23 one and two-bedroom apartments, together with associated parking, involving the demolition of existing day centre building (Outline application).</p> <p>66033/APP/2009/1060</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>
	<p>The officer in his presentation advised members that amended information had been circulated as there had been some amendments made since the report had been published.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners (who had already spoken at 6th October 2009 meeting) and a number of issues were raised. These included traffic congestion, parking, community use and the bulk and size of the proposed development.</p> <p>A Member enquired whether any consideration had been given to possible Educational Uses for the site. Officers explained that no formal consultation had taken place with Education and Children's Services but in the view of Planning officers, the site was of insufficient size for a school and would be unable to provide adequate play space. A school playground on this site would also have a detrimental impact on surrounding residential dwellings.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed subject to the conditions in the report and addendum sheet and as amended:</p> <p>To delete recommendation 2.2 (vi) and insert a new 2.2 (vi) to read: <i>'To deliver either 9% affordable housing by habitable room on-site or an equivalent financial contribution towards providing for affordable housing off-site at the agreement of the Director of Planning and Community Services and the Director of Adult Social Care and Housing'</i></p> <p>Add the following wording at the end of Informative 16.</p> <p><i>'The site has been identified as being surplus to requirements in accordance with the Council's Final Strategy for Day and Employment Services and there are no national or regional planning objections in principle to the loss of such a use.</i></p> <p><i>There are no adverse impacts upon the visual amenities of the surrounding area, there would be no loss of residential amenity to surrounding occupiers and highway and pedestrian safety impacts are considered to be acceptable.</i></p>	
	<p>- Page 2 -</p>	

	<p><i>The application is therefore recommended for approval, subject to conditions and a S106 Agreement'.</i></p> <p>Resolved –</p> <p>1. That this authority is given by the issuing of this notice under regulation 3 of the Town and Country Planning General regulations 1992 and shall ensure only for the benefit of the land.</p> <p>2. That the Council enter into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) or other appropriate legislation to secure the following:</p> <p>(i) A financial contribution of £8,161.96 for healthcare facilities.</p> <p>(ii) The developer provides a financial contribution of £46,331 towards, nursery, primary, secondary and Post 16 school places within the locality of the development to satisfy the educational requirements arising from the child yield resulting from the proposal, in accordance with the Supplementary Planning Document on Planning Obligations adopted in July 2008.</p> <p>(iii) A financial contribution towards training initiatives equal to £2,500 for every £1 million build cost.</p> <p>(iv) A financial contribution of £10,000 towards community facilities.</p> <p>(v) A financial contribution of £866.41 towards library facilities and books</p> <p>(vi) provision of affordable housing equivalent to 9% of the total number of habitable rooms, of which at least 70% are to be of social rented tenure.</p> <p>(vi) The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).</p> <p>(vii) The applicants pay a sum to the Council of 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).</p> <p>3. That in respect of the application for planning permission, the purchaser of the Council's interest in the land meets the Council's reasonable costs in</p>	

	<p>the preparation of the S106 Agreements and any abortive work as a result of the agreements not being completed.</p> <p>4. If the S106 Agreement has not been finalised within 12 months, the application is to be referred back to the Planning Committee for determination at the discretion of the Director of Planning and Community Services.</p> <p>5. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.</p>	
	<p>6. That if the application is approved the conditions and informatives set out in the officer's report and the addendum sheet circulated at the meeting be attached.</p>	
7.	<p>23 Lime Grove, Ruislip</p> <p>Two storey four-bedroom dwelling with habitable basement level and single storey detached garage to rear, involving demolition of existing dwelling and garage</p> <p>4065/APP/2009/1639</p> <p>The officer in his presentation advised members that amended information had been circulated as there had been some amendments made since the report had been published.</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting.</p> <p>A Ward Councillor addressed the meeting in support of the petitioners. Concern was expressed about the loss of a bungalow for a two storey four bedroom house with basement accommodation with no natural light to the basement. The proposal is an overdevelopment and will not harmonise with the area.</p> <p>Officers explained that Hillingdon does not have a policy with regards to basements and use as either a gym or sauna would be acceptable subject to adding an additional condition to address the steam resulting from sauna usage.</p> <p>In answer to an issue raised by the petitioner about a potential breach of Article 6 of the Human Rights Act 1998 the Legal Officer informed members that Article 6 related to right to a fair hearing. The Legal officer stated that if normal committee</p>	<p>Action By:</p> <p>James Rodger Meg Hirani</p>



Notes

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Site Address

**Southborne Day Centre
161 Elliott Avenue
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

66033/APP/2009/1060

Scale

1:1,250

Planning Committee

North Page 310

Date

**March
2013**



HILLINGDON
LONDON

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

Document is Restricted

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Plans for North Planning Committee

26th March 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning & Enforcement Services

Address HAREFIELD ACADEMY NORTHWOOD WAY HAREFIELD

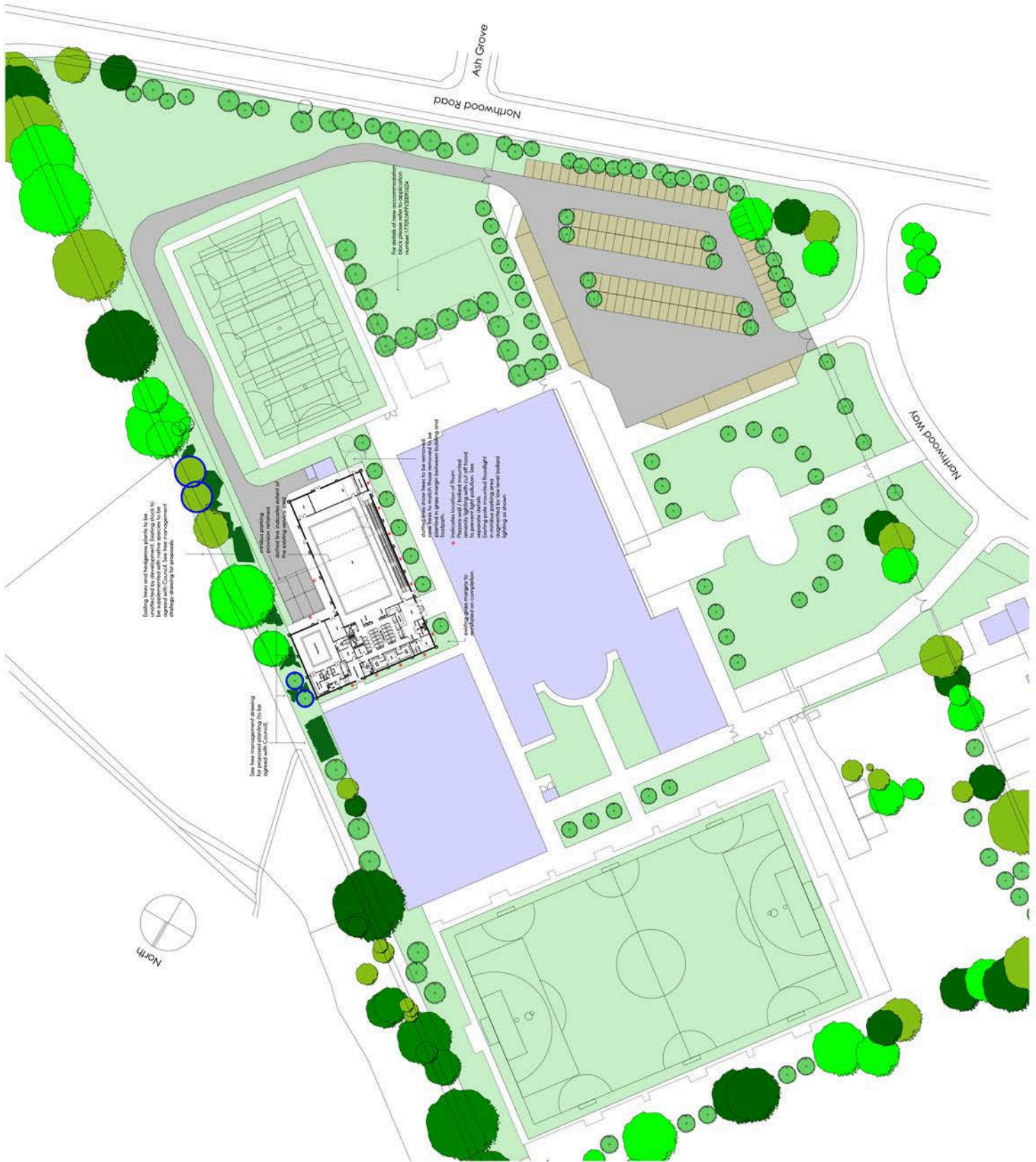
Development: Erection of building to house a swimming pool and hydrotherapy pool and associated landscaping and access arrangements.

LBH Ref Nos: 17709/APP/2010/2844

Date Plans Received:	08/12/2010	Date(s) of Amendment(s):	08/12/2010
Date Application Valid:	10/08/2012		13/12/2012
			19/10/2012
			13/08/2012

General Notes

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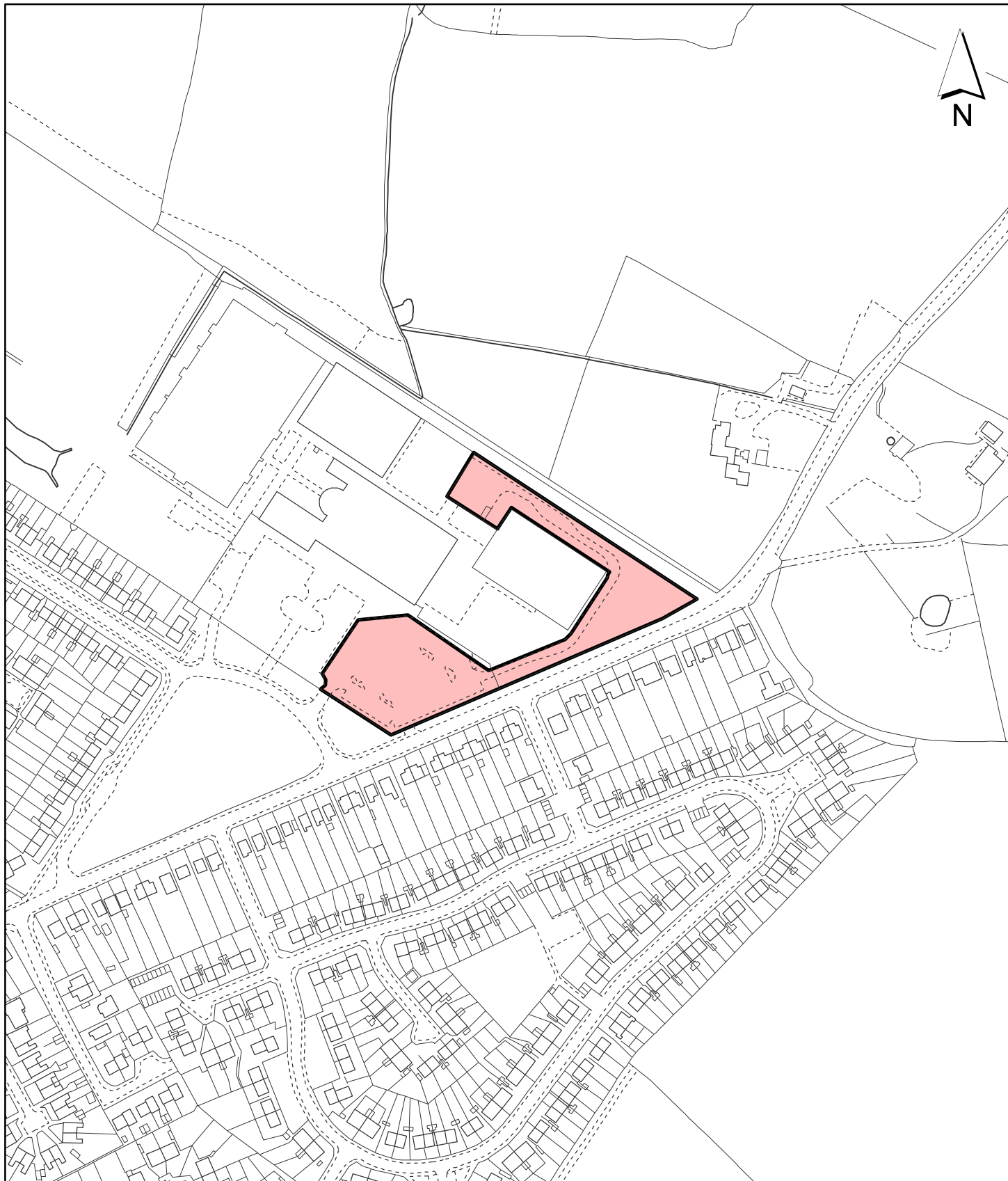


Project	PROPOSED POOL & HYDROTHERAPY SUITE, HAREFIELD.
Client	HAREFIELD ACADEMY.
Drawn by	
Scale	1:500
Drawn by	GW/JAM
Checked by	
Date	10/10/18
Project No.	0-103
Revision	A


Project	PROPOSED POOL & HYDROTHERAPY SUITE, HAREFIELD.
Client	HAREFIELD ACADEMY.
Drawn by	
Scale	1:500
Drawn by	GW/JAM
Checked by	
Date	10/10/18
Project No.	0-103
Revision	A

Project	PROPOSED POOL & HYDROTHERAPY SUITE, HAREFIELD.
Client	HAREFIELD ACADEMY.
Drawn by	
Scale	1:500
Drawn by	GW/JAM
Checked by	
Date	10/10/18
Project No.	0-103
Revision	A

WAKE architects
 enquiry@wakearchitects.com TEL: 01464 860777
 www.wakearchitects.com FAX: 01464 860399
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 Derby: Derby, Derbyshire DE1 1BA



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Site Address

**Harefield Academy
Northwood Way
Harefield**

Planning Application Ref:

17709/APP/2010/2844

Planning Committee

North Page 332

Scale

1:3,000

Date

**March
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 GLEBE PRIMARY SCHOOL SUSSEX ROAD ICKENHAM

Development: Demolition of existing school and erection of a new 3 form entry school including nursery together with associated hard play, Multi Use Games Area (MUGA) and parking and other associated works. Installation of temporary hard play area and classrooms during construction.

LBH Ref Nos: 8004/APP/2012/3183

Date Plans Received: 21/12/2012

Date(s) of Amendment(s):

Date Application Valid: 06/01/2013

Date Plans Received: 21/12/2012

Date(s) of Amendment(s):



total site area =
 21,758m² (2.1 hectares)



Mace Group One London Road Hillingdon, Uxbridge, Middlesex UB8 3PH UK	
Hillingdon GLEBE PRIMARY SCHOOL EXISTING SITE PLAN	
DATE: 10/11/11 DRAWN BY: [Name] CHECKED BY: [Name]	8219 A 101 C



NOTE:
 For landscaping proposals refer to landscape consultants drawings.
 For external lighting details refer to Electrical Eng. drawings.

No.	Description	Area	Volume	Weight	Notes
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mace
 Mace Group
 Telephone 01323 443333
 Fax 01323 443334
 Email info@macegroup.co.uk
 Website www.macegroup.co.uk

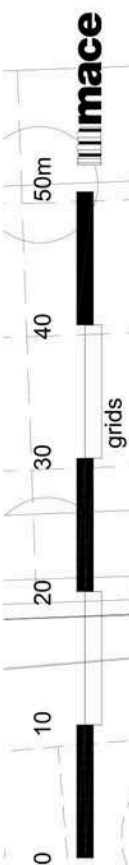
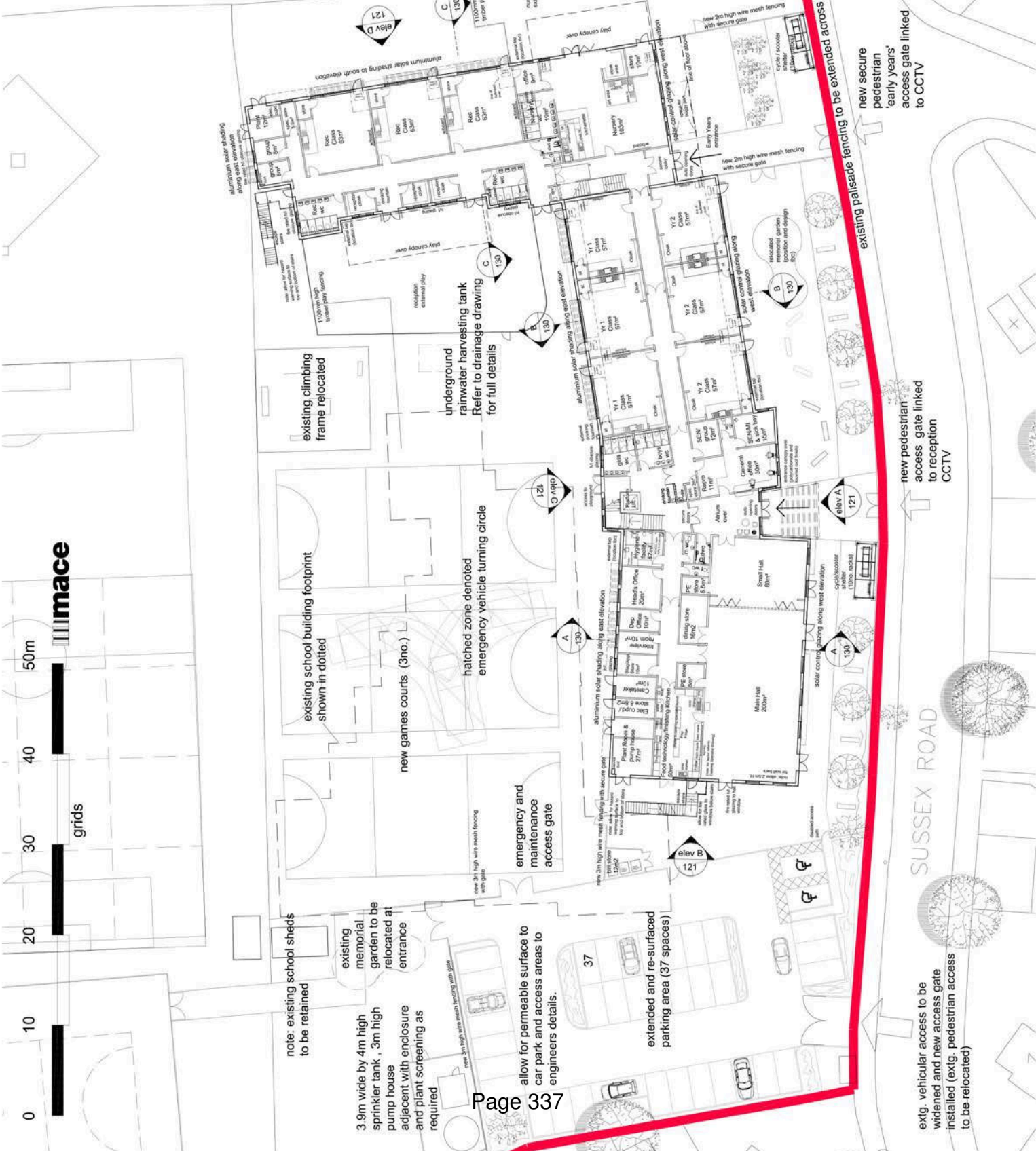
HILLINGDON
 HILLINGDON
 HILLINGDON

8219 A 111 S

recently planted 8no. trees for screening

note: all trees to be retained and protected during construction in accordance with tree report

note: allow for diversion of existing services



note: existing school sheds to be retained

3.9m wide by 4m high sprinkler tank - 3m high pump house adjacent with enclosure and plant screening as required

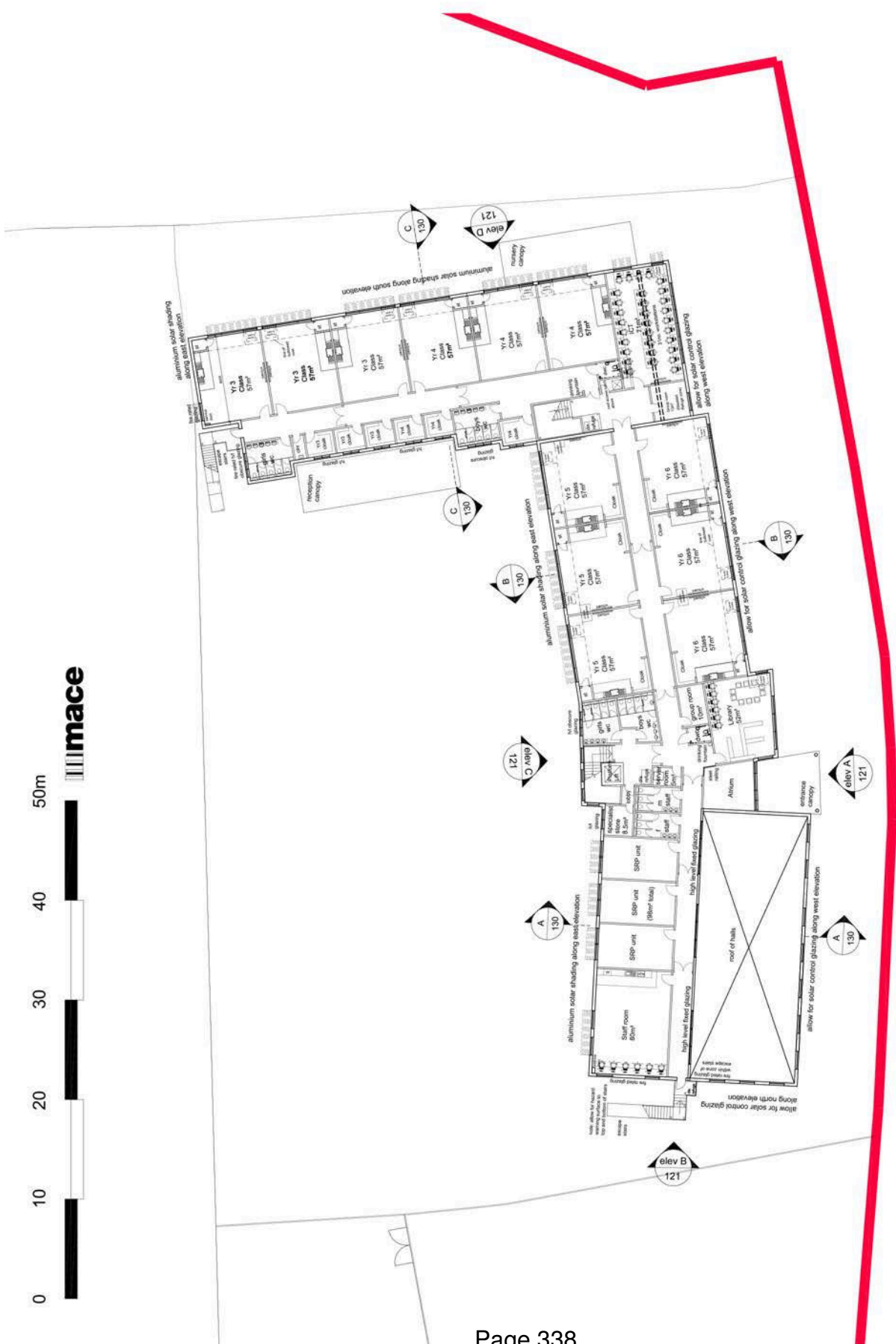
allow for permeable surface to car park and access areas to engineers details.

extg. vehicular access to be widened and new access gate installed (extg. pedestrian access to be relocated)

new pedestrian access gate linked to reception CCTV

new secure pedestrian access gate linked to CCTV

SUSSEX ROAD



NO.	REVISIONS	DATE	BY	CHKD BY
1	Issue for tender	15/01/11
2	Issue for construction	15/01/11
3	Issue for construction	15/01/11
4	Issue for construction	15/01/11
5	Issue for construction	15/01/11
6	Issue for construction	15/01/11
7	Issue for construction	15/01/11
8	Issue for construction	15/01/11
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50	Issue for construction	15/01/11

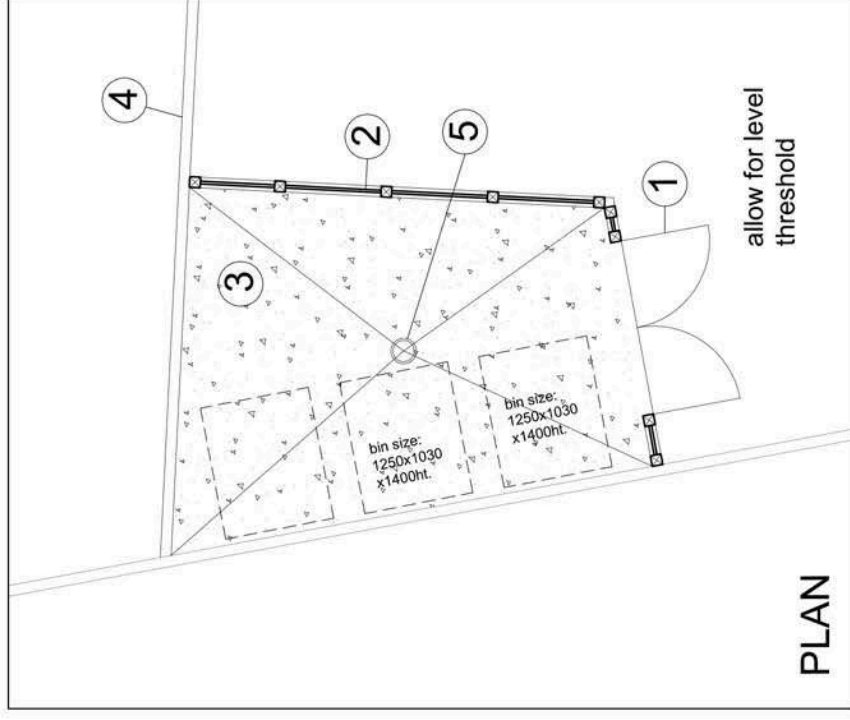
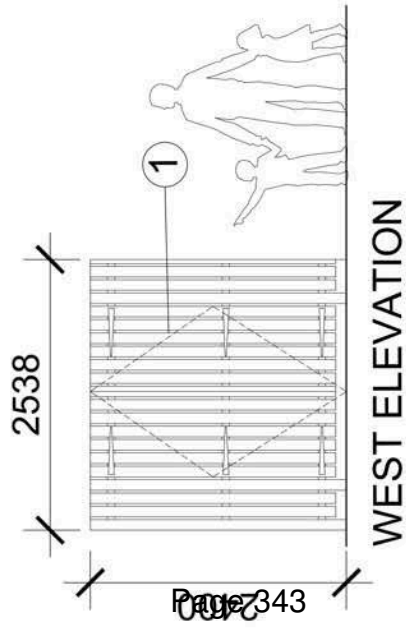
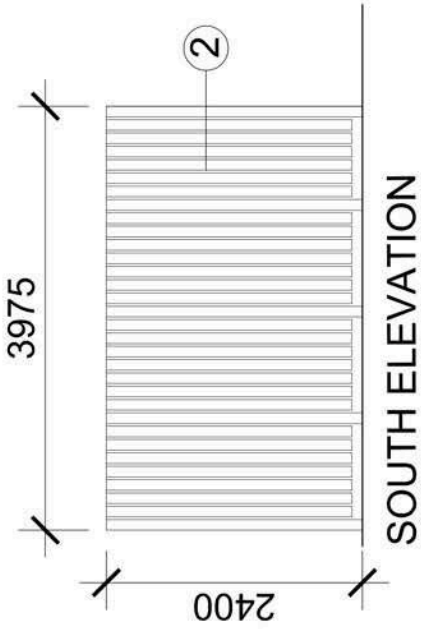
mace
 Mace Group
 Telephone 01895 831100
 One London Road
 Hillingdon, Uxbridge, Middlesex, UB8 3PH
 Email: info@macegroup.co.uk

HILLINGDON
 LOCAL AUTHORITY

THE HILLINGDON SCHOOLS
 CLARET PRIMARY SCHOOL
 DONOR FUND RISE TO LIFE
 FIRST FLOOR PLAN
 PROPOSED

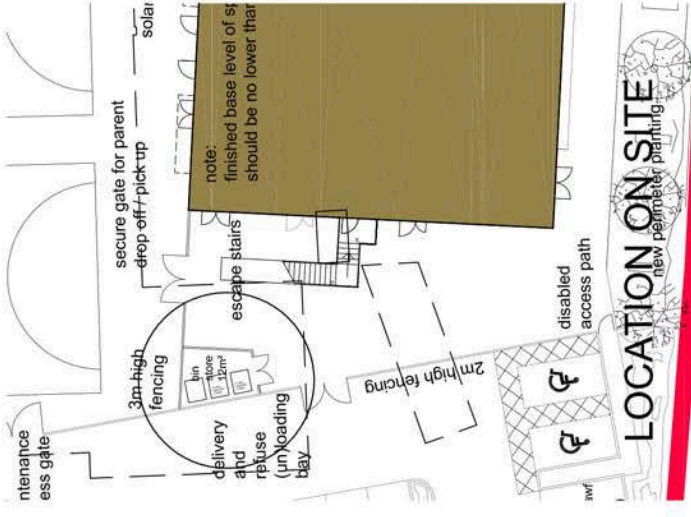
DATE: 15/01/11
 DRAWN: J.S.B.
 CHECKED: J.S.B.

8219 A 112 S



Notes:
 To be read in conjunction with drawing no. 8219 -A-110
 All timbers FSC certified and pressure treated.
 All fixings to be galvanised.
 Tap to be provided within bin store for cleaning

Key:
 1. Timber gate with galvanised ironmongery
 2. Timber board fencing on timber posts
 3. Concrete slab with fall to gully
 4. Existing boundary fence
 5. Galvanised steel gully



<p>Mace Group 5th Floor Old London Road Hereford SG13 7YY Telephone 01982 515100 Facsimile 01982 515111 www.macegroup.com</p>		<p>HILLINGDON LONDON</p>	
<p>PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION</p>			
<p>ISSUE NO: 09.11.12</p>			
<p>SCALE: 1:50 @ A3</p>			
<p>PROJECT NO: 8219</p>		<p>REV: A 122 A</p>	
<p>DATE: 09.11.12</p>			
<p>BY: SA</p>			
<p>BIN STORE ELEVATIONS</p>			

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- KEY:**
- Site Boundary
 - Pitches = 6507m²
 - Informal Soft Play = 5942m²
 - Games Courts = 1941m²
 - MUGA = 1086m²
 - Informal Hard Play = 968m²
 - Buildings = 1937m²
 - Car Parks = 1240m²
 - Paths = 1295m²
 - Float = 658m²



NO.	DATE	DESCRIPTION
1	15/12/12	Issue for Information
2	06/12/12	Issue for Information
3	21/02/13	Issue for Information
4	03/05/13	Issue for Information
5	18/02/13	Issue for Information
6	18/02/13	Issue for Information
7	18/02/13	Issue for Information
8	18/02/13	Issue for Information
9	18/02/13	Issue for Information
10	18/02/13	Issue for Information
11	18/02/13	Issue for Information
12	18/02/13	Issue for Information
13	18/02/13	Issue for Information
14	18/02/13	Issue for Information
15	18/02/13	Issue for Information
16	18/02/13	Issue for Information
17	18/02/13	Issue for Information
18	18/02/13	Issue for Information
19	18/02/13	Issue for Information
20	18/02/13	Issue for Information



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HILLINGDON
LONDON

PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION

PROPOSED SITE CAPACITY PLAN

DATE: 30/11/11
 SCALE: 1:1000 @ A3



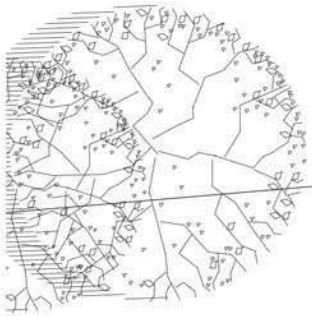
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KEY

- temporary contractors access road
- Tree Protection Zone
- contractors compound fence line - Phases 1 - 2
- alterations to contractors compound fence line - Phase 3
- contractors access - Phases 1 - 2
- contractors access - Phase 3

Refer to phasing plan drawing nos. 8219 / 151to154 (phases 1-4) for details.



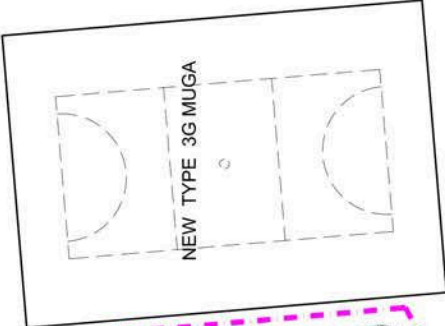
mobile to be retained until completion of new building

CONTRACTORS CABINS

PROPOSED BUILDING

EXISTING SCHOOL BUILDINGS (SHOWN DASHED)

existing school field



15.08.12
 21.04.13
 15.08.12

JOB: Mace Design - Planning/Outline
 DRAWING: PHASE 3 - MUGA ACCESS
 DATE: 21.04.13
 DRAWN BY: J. B. / S. A.
 CHECKED BY: J. B. / S. A.

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HILLINGDON
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PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION
 DRAWING TITLE: PROPOSED CONTRACTORS ACCESS

DATE:	MARCH 2012
SCALE:	1:500 @ A3
PROJECT NO.:	8219 A 114 C
REV.:	C

DATE PLOTTED: 21.04.13
 PLOTTED BY: J. B. / S. A.
 PLOTTED AT: Mace Group, Harford, Essex, UK



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Site Building Access Strategy Key

- Secure School areas
- Services & Car Parking Area
- Secure Early Years Area
- Site Boundary
- Public & parents pedestrian drop off
- Main pedestrian Entrance
- Secondary pedestrian Entrance (staff, out of hours community)
- Community pedestrian Entrance (out of hours)
- Staff & visitors vehicular access
- Emergency vehicular access
- Maintenance vehicular access

- Pedestrian Access Gate With Manual Locking
- Vehicular Access Gate With Manual Locking
- Pedestrian Access Gate Early Years secure area

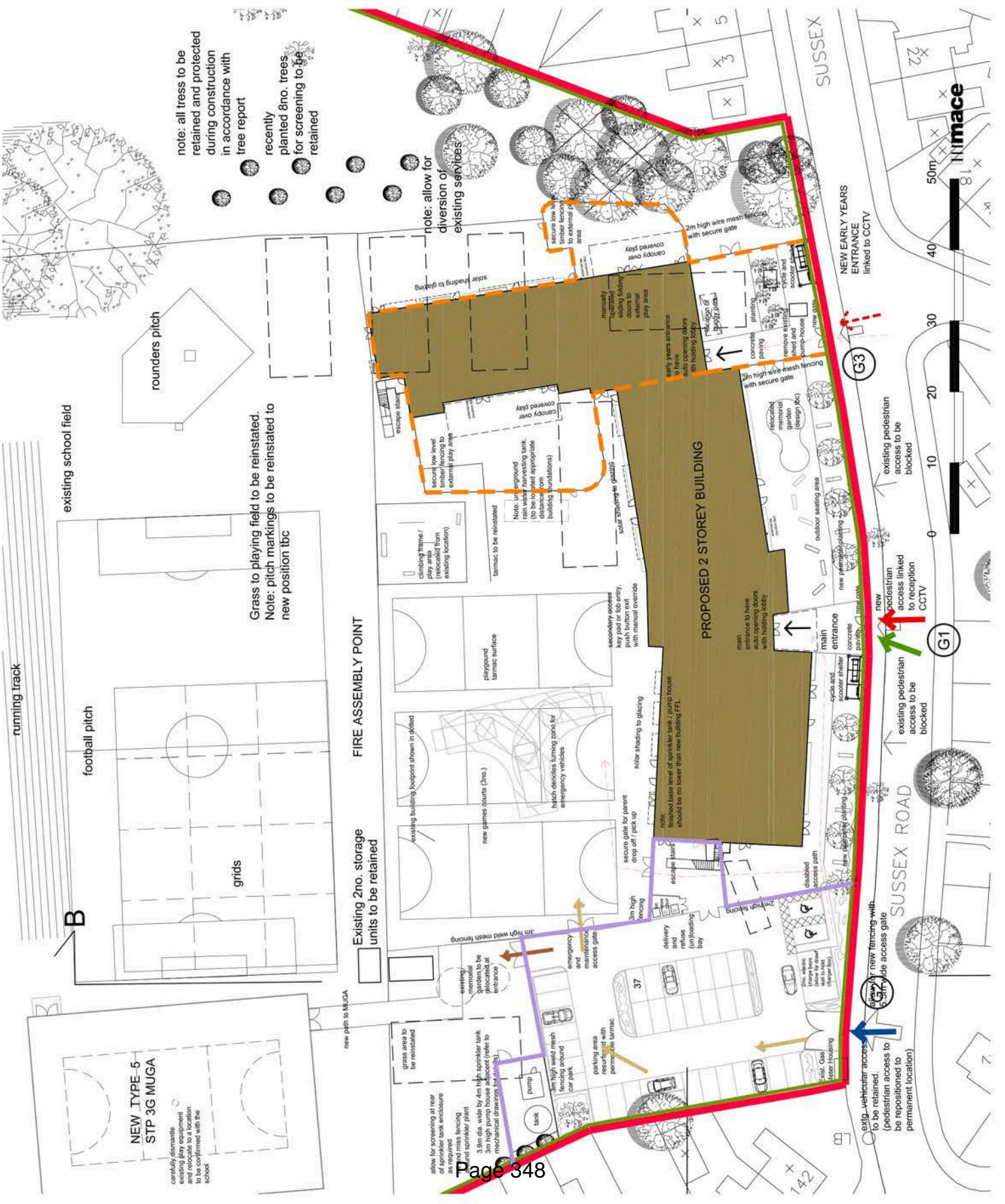


C	J&B	PL	Design	PLANNING DRAW	15.08.13	01
B	SA	PL	AS	AS	23.04.13	02
A	SA	PL	AS	AS	23.04.13	03

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HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION	
PROJECT NO.	8219 A 117 C
DATE	MARCH 2012
SCALE	1:500 @ A3
REV	C



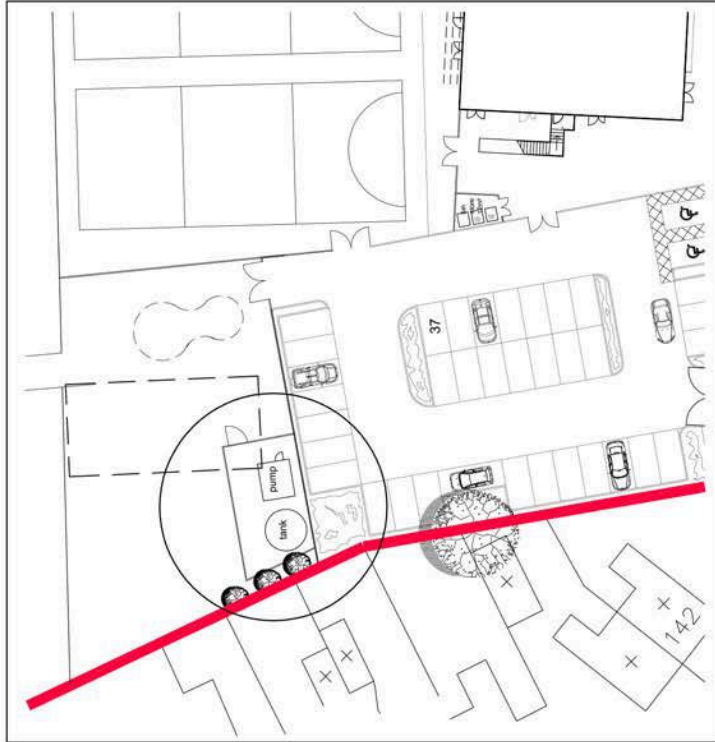
note: all trees to be retained and protected during construction in accordance with tree report recently planted 8no. trees for screening to be retained

note: allow for diversion of existing services

Grass to playing field to be reinstated. Note: pitch markings to be reinstated to new position tbc

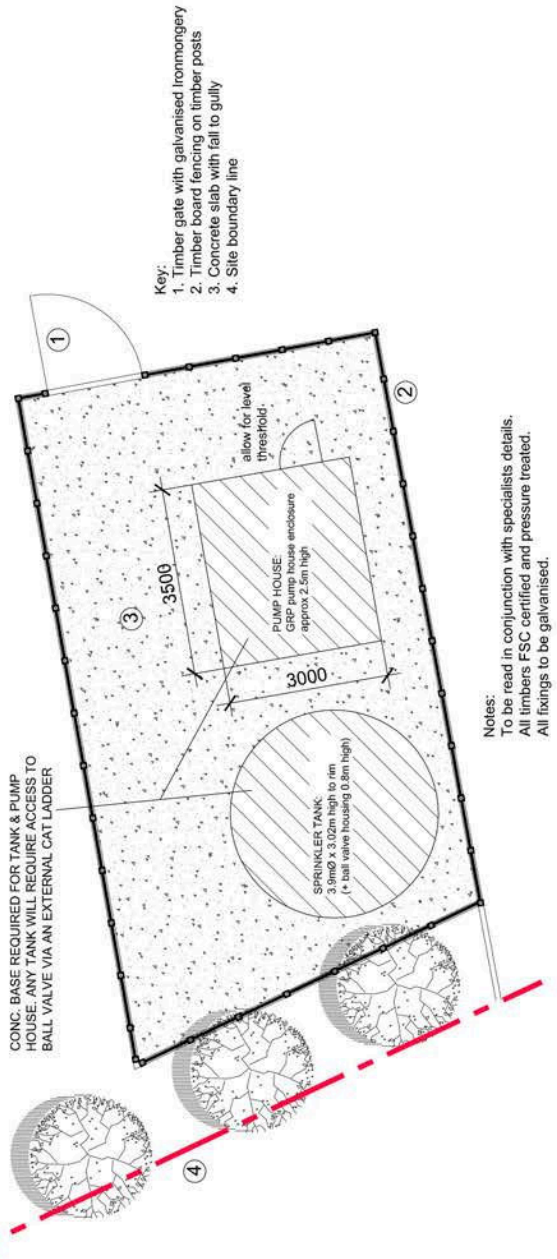
exis. vehicular access to be retained. (pedestrian access to be repositioned to permanent location)

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LOCATION PLAN: NTS

		Mace Group Stratford Road Oxford Road Harford SG13 7TY Telephone 01992 515100 Facsimile 01992 515111 www.macegroup.com	
PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION			
DRAWING TITLE: SPRINKLER TANK AND PUMP HOUSE ENCLOSURE			
DRAWN BY: JSS	DATE: 28.11.12	SCALE: 1:100 @ A3	REV:
PROJECT No:	8219	A 124	A
<small> MACE GROUP: 100 Brook Hill Drive, Suite 100, Harford, Oxfordshire, OX13 7TY, UK MACE GROUP: 100 Brook Hill Drive, Suite 100, Harford, Oxfordshire, OX13 7TY, UK </small>			

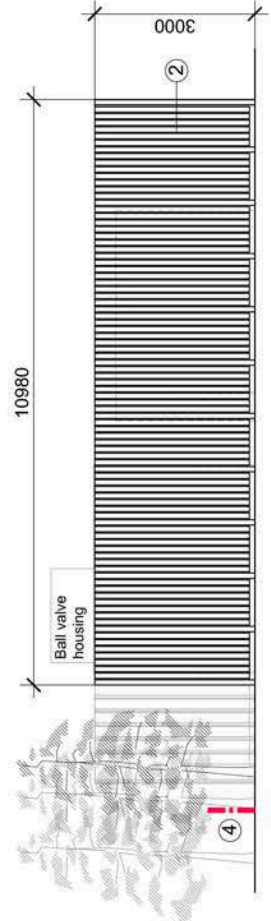


PLAN

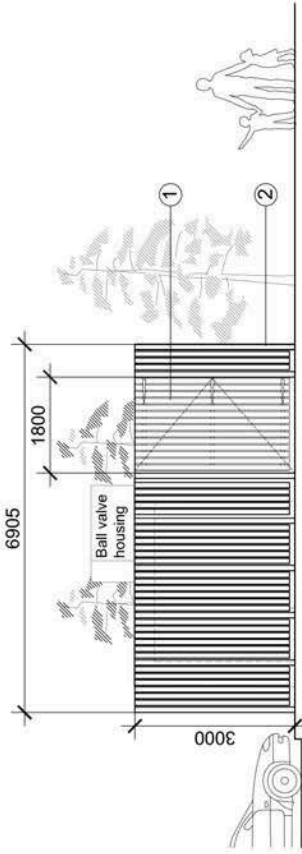
- Key:
1. Timber gate with galvanised ironmongery
 2. Timber board fencing on timber posts
 3. Concrete slabs with fall to gully
 4. Site boundary line

Notes:
 To be read in conjunction with specialists details.
 All timbers FSC certified and pressure treated.
 All fixings to be galvanised.

CONC. BASE REQUIRED FOR TANK & PUMP HOUSE. ANY TANK WILL REQUIRE ACCESS TO BALL VALVE VIA AN EXTERNAL CAT LADDER



WEST ELEVATION



SOUTH ELEVATION

NOTES:

All dimensions must be checked on site and not scaled.
 All cross references are to the latest revision of the relevant drawing or specification being referenced.

Existing trees to be retained and protected
 Refer to drawings OS 4833-12-1, 4833-12-2
 and document OS 483-12-00-1

Existing trees to be removed in accordance
 with Arboricultural Impact Assessment

- Proposed native tree planting
 Refer to indicative species list
- Proposed shrub and hedgehog planting
 Refer to indicative species list
- Existing playing field
 To be retained and protected with Block
 Seed Houses. Curbed seed mix (A1) Pitches to
 be reurfaced
- New perimeter grass areas
 To be planted with A1
- Proposed wildflower areas
 To be Block Seed House wildflower mix for
 species 2005, wild flora system
- Proposed PCC paving grids
- New asphalt access, access, or parking
 and external play area
- New MUGA, Green Courts and Reception
 and Nursery Play Surfaces

See Main Drawing for perimeter and
 internal site fencing.

The following items are to be included
 within the layout in compliance with the
 requirements of the Ecology report.
 Location to be agreed

- 1 no. loggery
- 3 no. triple house sparrow terraces
- 1 no. bird table / feeder
- 2 no. log / leaning boxes

- Item 01 Proposed playground seating
- Item 02 Proposed cycle shelter

Rev: Date Revisions Drawn/Checked

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LANDSCAPE ARCHITECTS
 1 Fleury Court, 271-1st Floor, Fleury,
 The Old Rectory, 110-112, 110-112
 Tel: 0116 217000
 Email: landscape@wynne-williams.co.uk

Client: **Mace Group**
 108 Title

**London Borough of Hillingdon
 Primary Schools Expansion
 Programme
 Glebe Primary School**

Drawing Title: **LANDSCAPE LAYOUT**

Scale: 1:500 (BA1)

Date: 06/12/2012
 Drawn: JL
 Checked: JL

Drawing Number: **1255/LL/101**

Rev: _____

General:

Note: Planting lists given are not exhaustive and
 are indicative only.

All plant material will conform to HTA plant
 standards and will be planted in accordance with
 the relevant standards and specifications.

- Tree Species:**
- Ash
 - Beech
 - Birch
 - Bornholm birch
 - Carolinian birch
 - Cherry
 - Cornus
 - Cornus alba
 - Crab apple
 - Garrya elliptica
 - Hawthorn
 - Lavender
 - Malus
 - Prunus
 - Prunus x Fraser 'Red Robin'
 - Rosa
 - Sorbus
 - Sorbus domestica
 - Viburnum

- Hedgehog Species:**
- Carpet beetle
- Shrub Species:**
- Buddleia
 - Cherry
 - Cornus
 - Crab apple
 - Garrya elliptica
 - Hawthorn
 - Lavender
 - Malus
 - Prunus
 - Prunus x Fraser 'Red Robin'
 - Rosa
 - Sorbus
 - Sorbus domestica
 - Viburnum



NOTES:
 All dimensions must be checked on site and not scaled.
 All dimensions are to the centre of the line.
 All cross references are to the latest revision of the relevant drawing or specification being referenced.



Key

- Retained tree (canopy in green, root protection area in red)
- Line of tree protective fencing

Rev: _____ Date: _____ Revisions: _____ Drawn/Checked: _____
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LANDSCAPE ARCHITECTS
 1 Fleury Lodge, The Park, Chislehurst, CT11 4HF, Kent, UK
 Tel: 01473 337000
 Email: landscape@wynne-williams.co.uk

Client: **Mace Group**
 Job Title: **London Borough of Hillingdon Primary Schools Expansion Programme Glebe Primary School**

Drawing Title		Tree Protection Plan	
Name	Job	Planning	Construction
Scale	1:500@A1	Tender	As Built
Date	20/12/2012	Drawn	JPG
Date	20/12/2012	Checked	JL
Drawing Number		1255/LL/101	
Rev			

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- PHASE 1** Relocate 3no. mobiles
 Create temporary access
 Create new MUGA
 Decant Year 3 classrooms
 and Nursery mobile
 Remove identified trees
- PHASE 2** New build
- PHASE 3** Demolish existing buildings
- PHASE 4** Create new play areas

KEY

- site boundary
- new MUGA
- temporary relocation of mobiles
- buildings to be demolished
- proposed new building
- mobiles to be relocated
- mobiles to be retained during construction phase
- temporary access road
- temporary fencing
- temporary fencing

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR TENDER	11.10.12	SA
2	REVISED TO REFLECT COMMENTS	15.05.13	SA
3	REVISED TO REFLECT COMMENTS	23.04.13	SA
4	REVISED TO REFLECT COMMENTS	29.03.13	SA
5	REVISED TO REFLECT COMMENTS	11.03.13	SA
6	REVISED TO REFLECT COMMENTS	11.03.13	SA

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HILLINGDON
 LONDON

PROJECT NO.	8219	SCALE	A 150	DATE	06.12.11
PROJECT NAME	HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION	AREA	1,000 @ A3	REV.	F
LOGISTICS PLAN					













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PHASE 2

Construct new building and commence associated external works

KEY

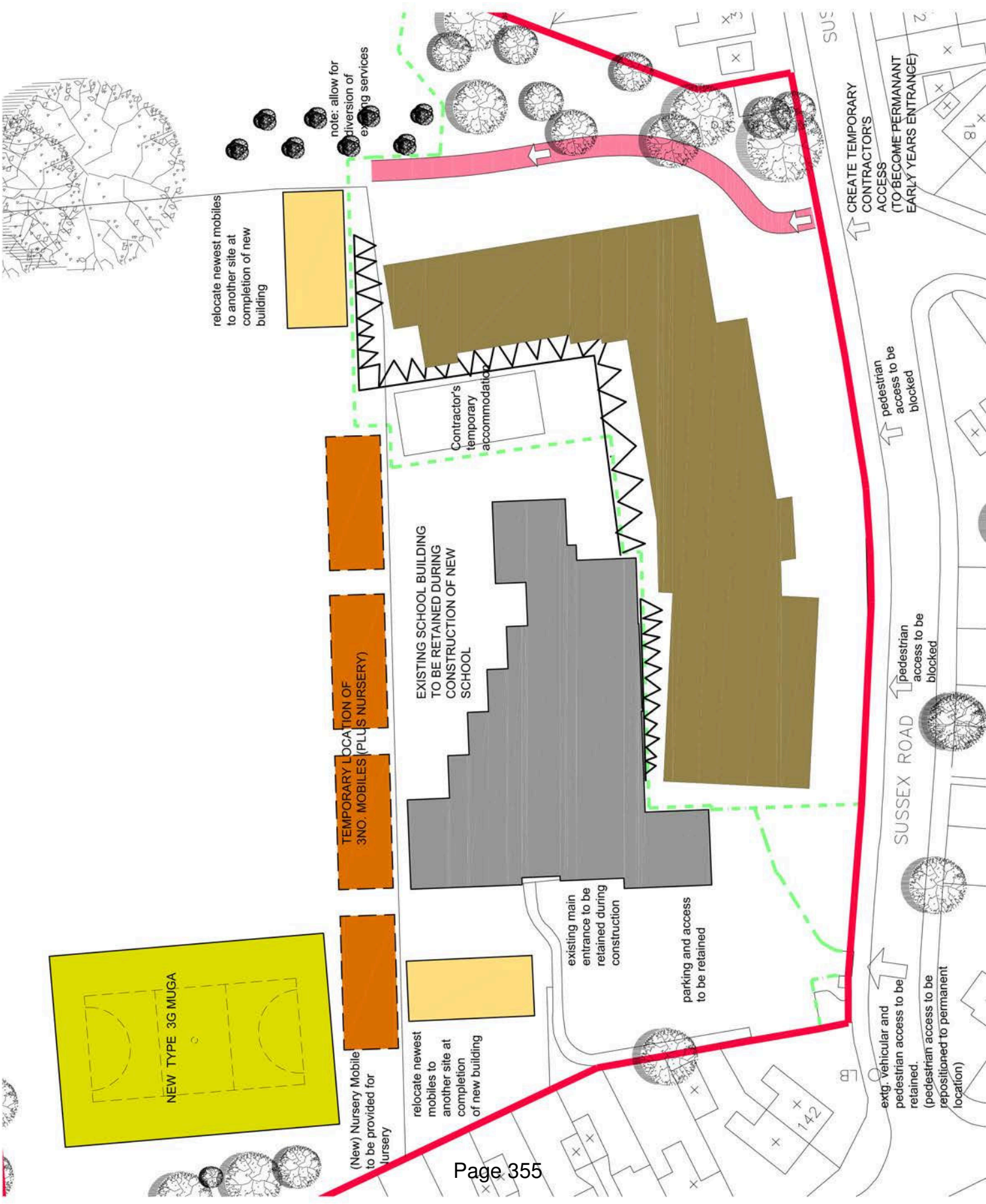
-  site boundary
-  new MUGA
-  temporary relocation of mobiles
-  buildings to be demolished
-  proposed new building
-  mobiles to be relocated
-  mobiles to be retained on site and relocated to other sites upon completion of project
-  temporary access road
-  temporary fencing
-  safe working zone

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HILLINGDON
LIVING

PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION
 DRAWING TITLE: LOGISTICS PLAN PHASE 2
 DRAWING NO: 8219 A 152 C
 DATE: MARCH 2012
 SCALE: 1:500 @ A3
 PROJECT NO: 1500 @ A3



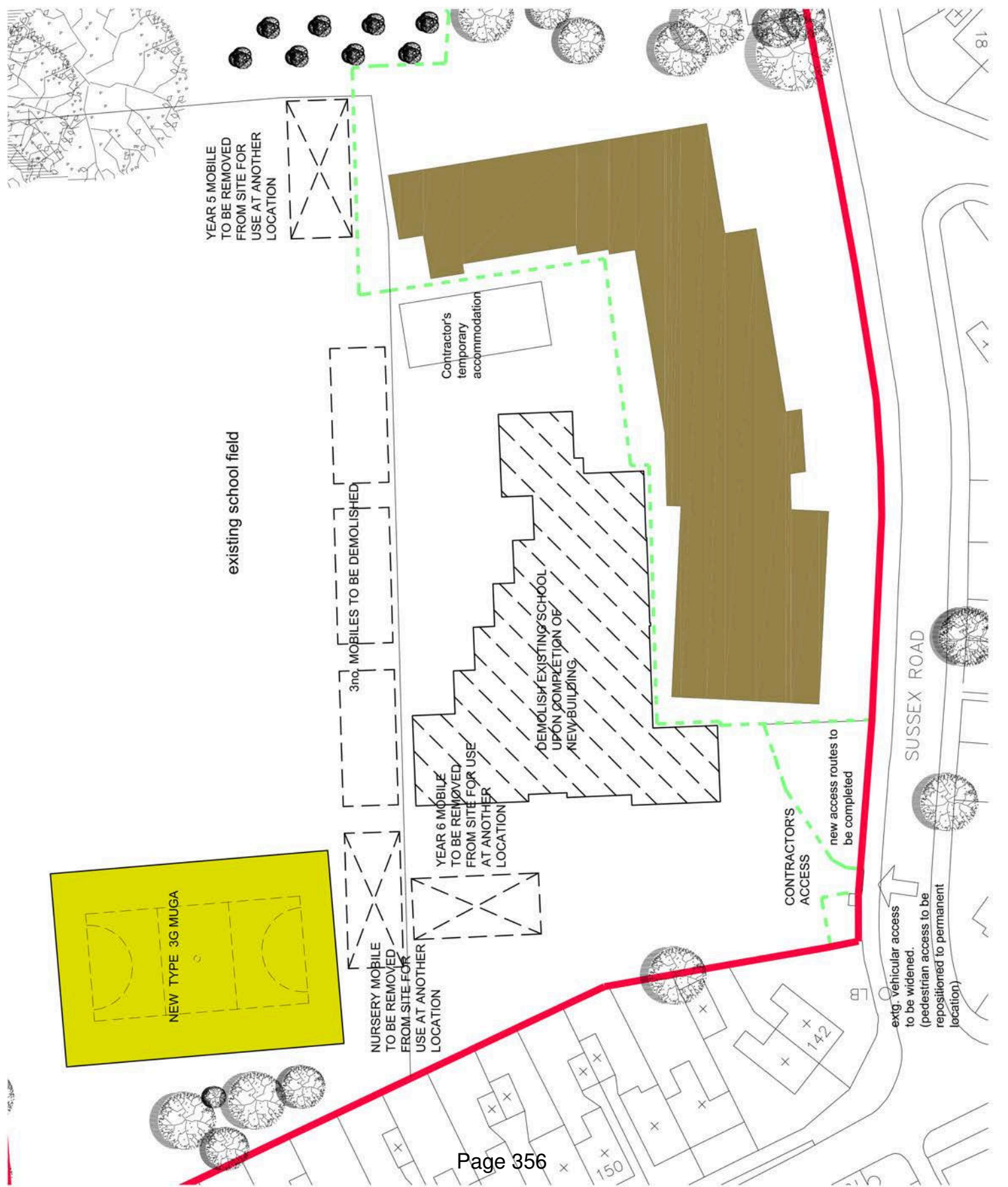
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PHASE 3

- Demolish existing main school building
- Demolish 3no. mobiles located on playing field
- Relocate 3no. mobiles (Nursery, Year 5 and Year 6) off site for use on other sites
- Remove Contractor's fencing and compound

- KEY**
- site boundary
 - proposed new building
 - buildings to be demolished
 - mobiles to be relocated
 - temporary access road
 - temporary fencing
 - safe working zone



<p>Mace Group 5th Floor Old London Road Hereford SG13 7YY Telephone 01992 515100 Facsimile 01992 515111 www.macegroup.com</p>		<p>HILLINGDON LIVING</p>	
<p>PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION</p>			
<p>REVISED DATE: 1500 @ A3</p>			
<p>DATE: MARCH 2012</p>			
<p>PROJECT NO: 8219 A 153 C</p>		<p>SCALE: 1:500 @ A3</p>	
<p>DATE: 1500 @ A3</p>			
<p>PROJECT: 8219 A 153 C</p>			
<p>DATE: 1500 @ A3</p>			
<p>SCALE: 1:500 @ A3</p>			
<p>DATE: MARCH 2012</p>			

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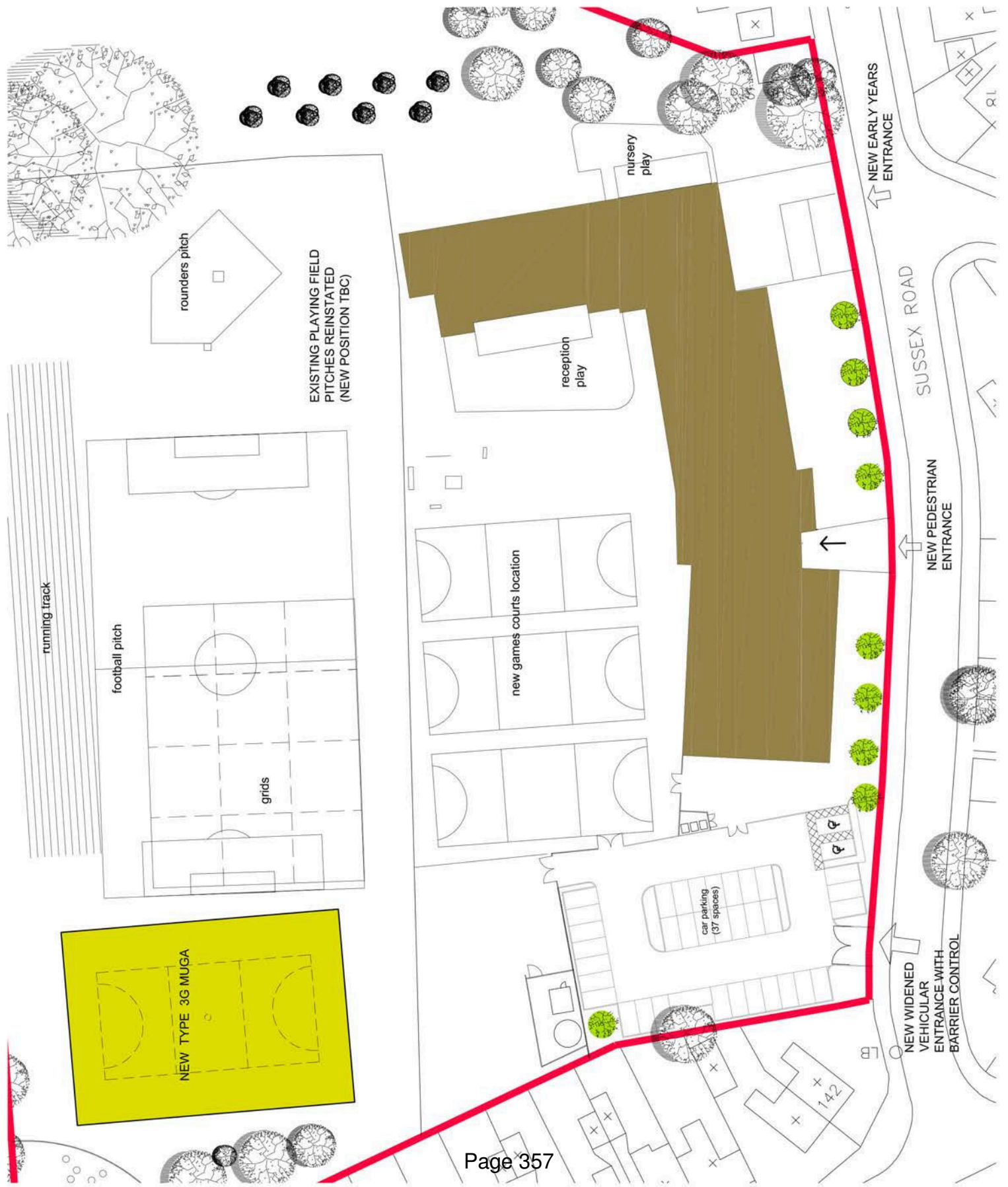


PHASE 4

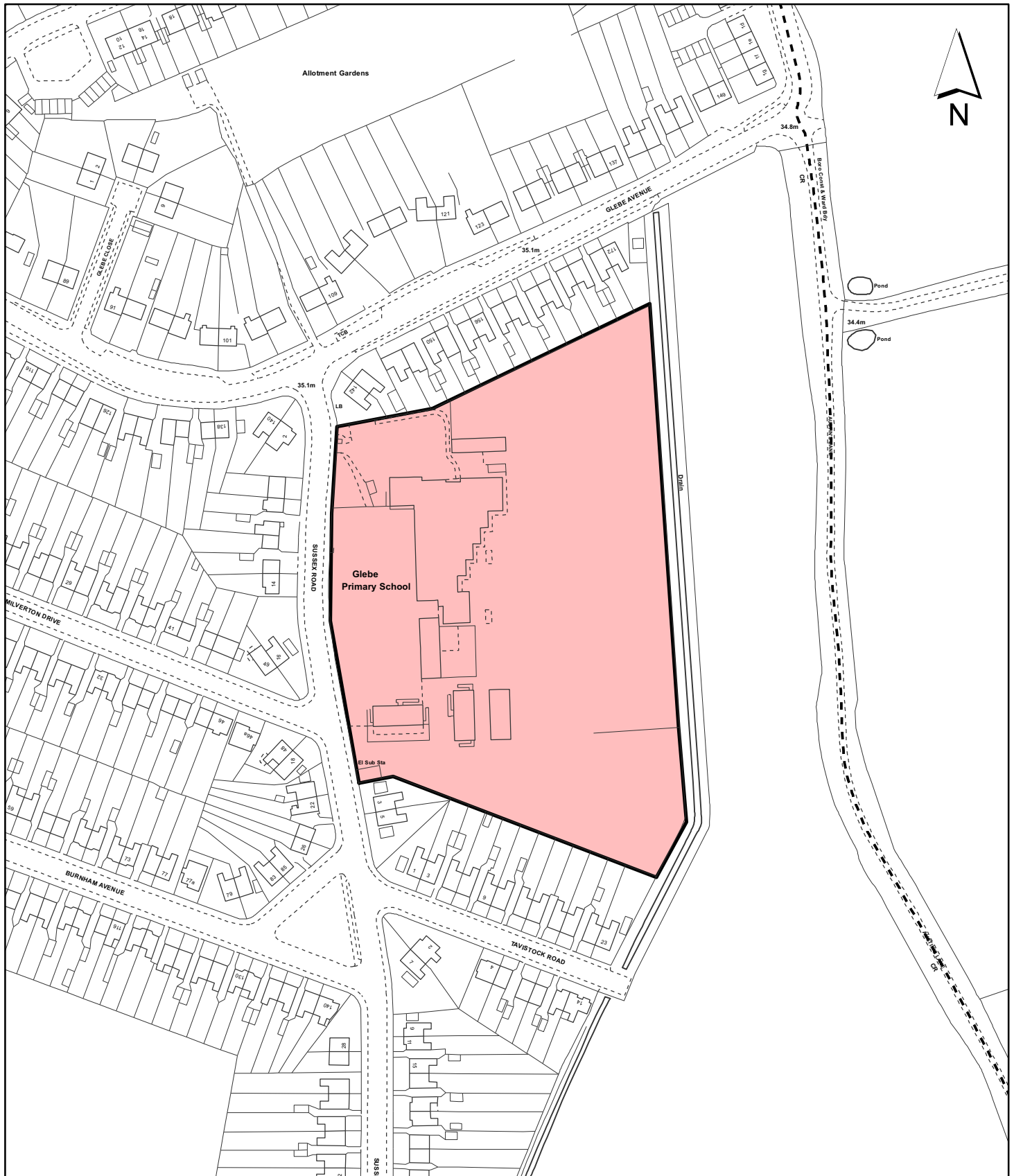
Create new Early Years external play areas.
 Reinstate games courts
 Reinstate line markings to playing field pitches
 Complete external works associated with new
 building including carpark, access and landscaping
 Plant 16no. new trees as identified on Landscaping
 drawing

KEY


- site boundary
- proposed new building
- new trees



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<p>PROJECT: HILLINGDON GLEBE PRIMARY SCHOOL EXPANSION DRAWING TITLE: LOGISTICS PLAN PHASE 4</p>			
DATE: 1500 @ A3	DATE: MARCH 2012	PROJECT NO: 8219 A 154	REV: D



Notes

 Site boundary

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Site Address

**Glebe Primary School
Sussex Road
Ickenham**

Planning Application Ref:

8004/APP/2012/3183

Planning Committee

North Page 358

Scale

1:2,000

Date

**March
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

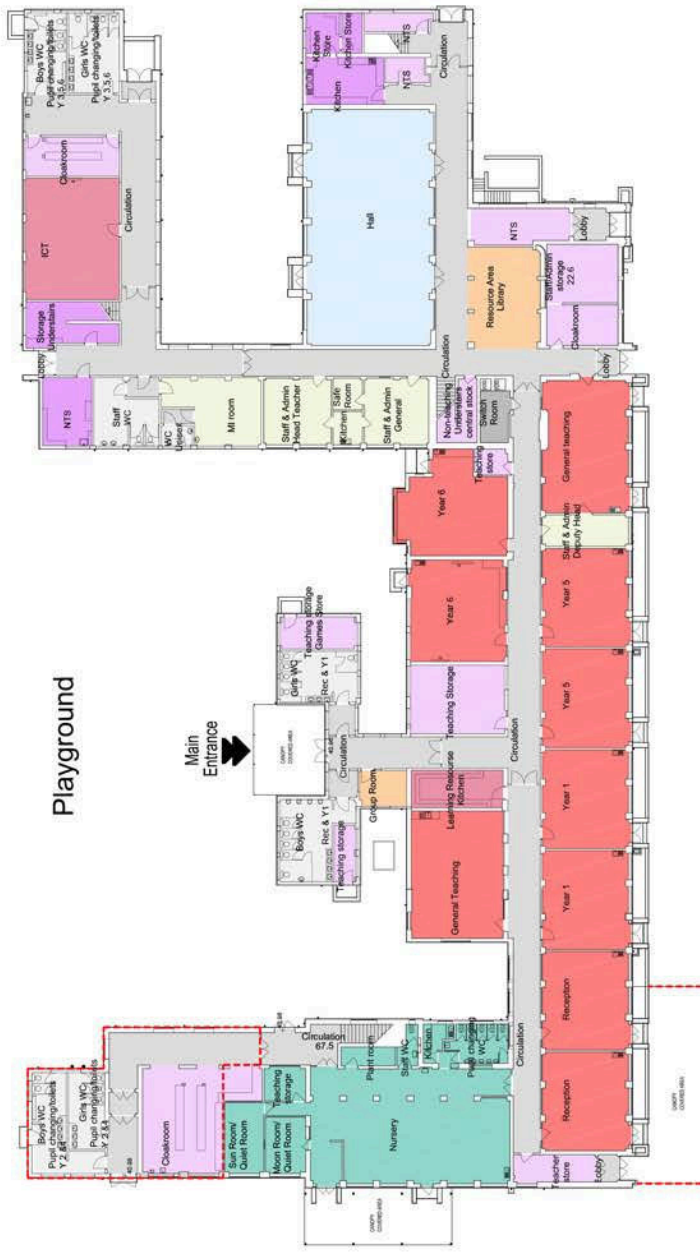
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

6. COPING WITH MAIN GROUP
 This plan shows the main group of rooms for the school. It is a detailed plan of the main group of rooms, showing the layout of the building and the location of various rooms. The plan is color-coded to show different types of rooms and areas.

- BS59 Non-tint Areas**
- Net Area
 - Specialist Teaching - Net Area
 - Halls - Net Area
 - Learning Resource - Net Area
 - Staff & Admin - Net Area
 - Non-teaching Storage - Net Area
 - Teaching Storage - Net Area
- BS59 Non-tint Areas**
- WC's & Hygiene - Normal Area
 - Circulation - Normal Area
 - Plant - Normal Area
 - Accommodation - Normal Area
- Non-tinted areas**
- Nursery
 - Other
- Discontinued structures



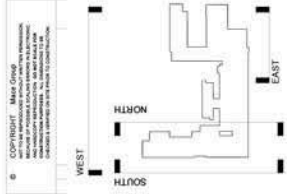
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 GU14 7PU

HILLINGDON
 JUNIOR
 HILLINGDON PRIMARY SCHOOL

8228 A 102 P3





BB99 Net Areas

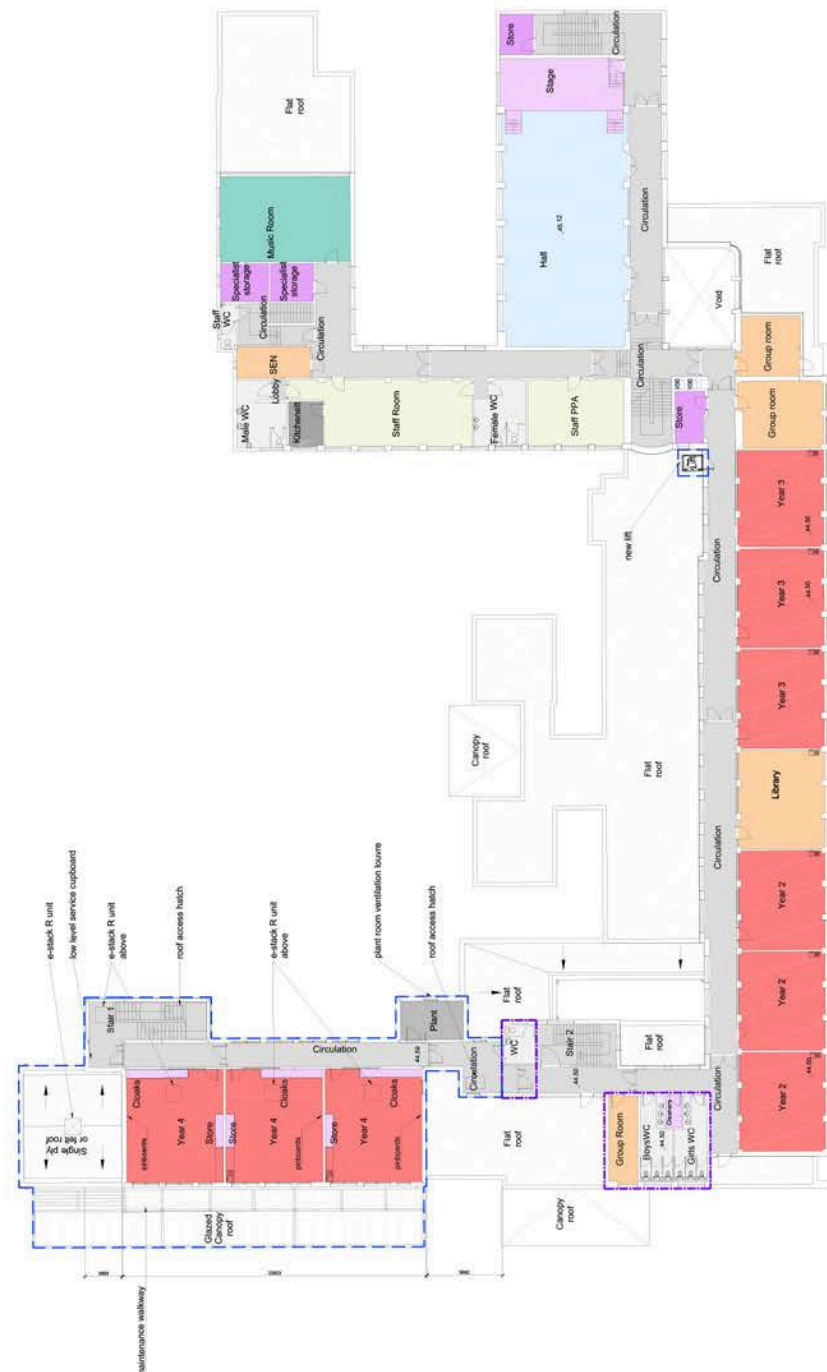
- Basic Teaching - Net Area
- Specialist Teaching - Net Area
- Halls - Net Area
- Learning Resources - Net Area
- Staff & Admin - Net Area
- Non-teaching Storage - Net Area
- Teaching Storage - Net Area

BB99 Non-net Areas

- WC's & Hygiene - Non-net Area
- Circulation - Non-net Area
- Plant - Non-net Area
- Kitchen/Storey - Non-net Area
- Non-statutory areas
- Nursery
- Other

Proposed Extension

- Proposed Extension
- Proposed Refurbishment



Room	Area (sqm)	Volume (cu m)
Basic Teaching	1000	1000
Specialist Teaching	500	500
Halls	200	200
Learning Resources	300	300
Staff & Admin	150	150
Non-teaching Storage	100	100
Teaching Storage	100	100
WC's & Hygiene	100	100
Circulation	100	100
Plant	50	50
Kitchen/Storey	50	50
Non-statutory areas	50	50
Nursery	50	50
Other	50	50
Proposed Extension	100	100
Proposed Refurbishment	100	100

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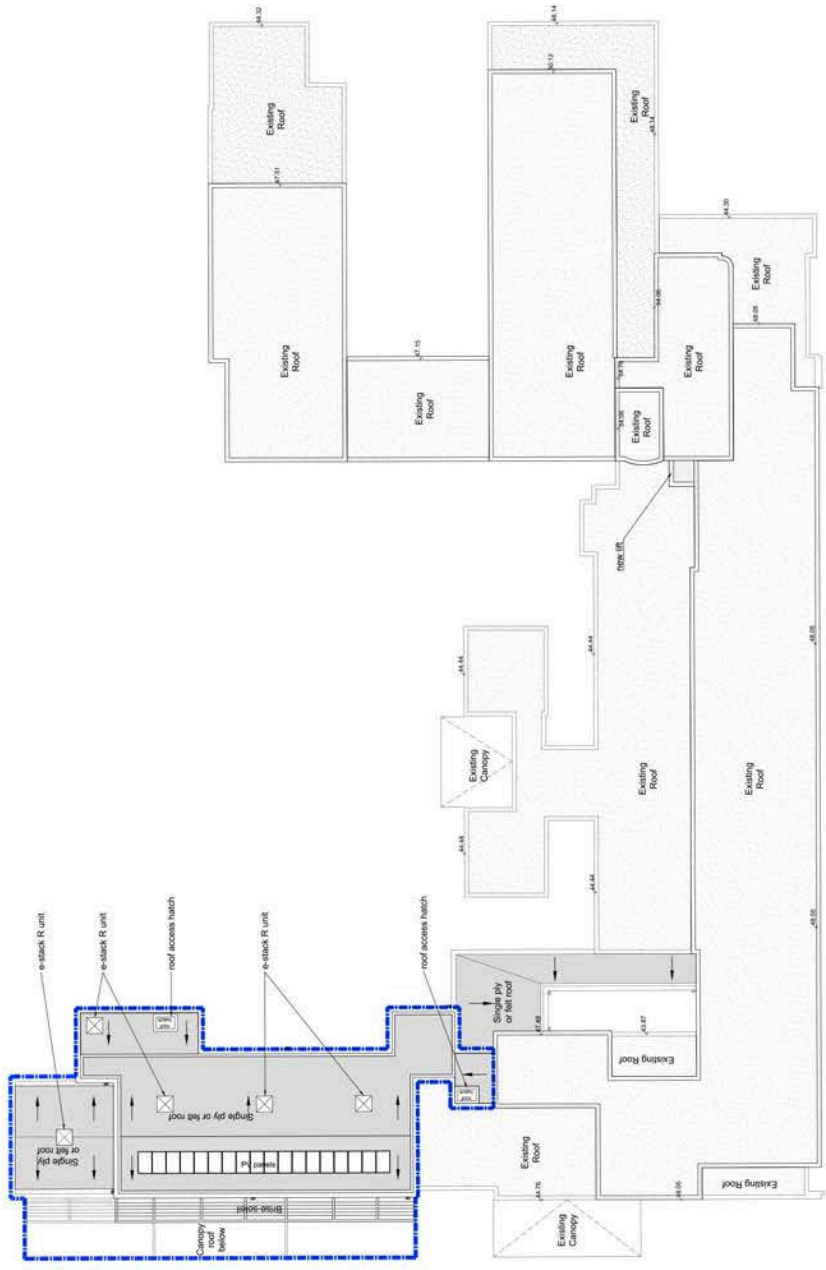
HILLINGDON
 JUNIORS

8228 A 114 P10

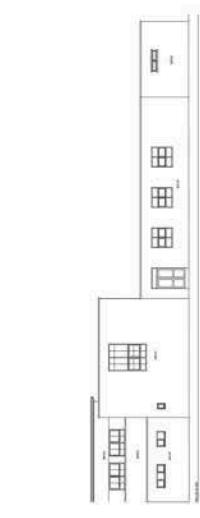
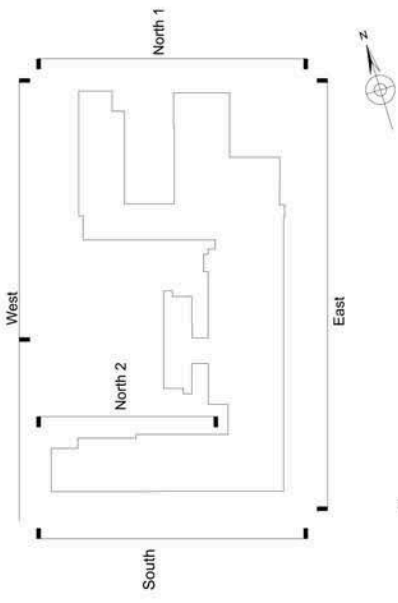


KEY

- Existing Building
- Proposed New Build/
single ply or felt roof
- Proposed Brise-soleil
- Proposed Extension



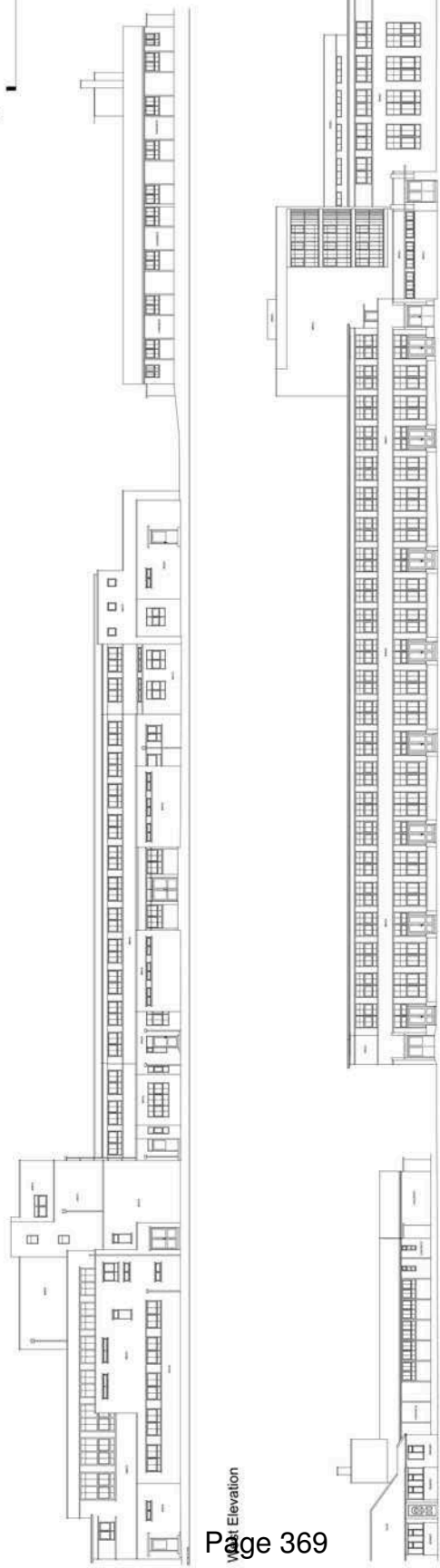
KEYPLAN



North Elevation 2



North Elevation 1



West Elevation

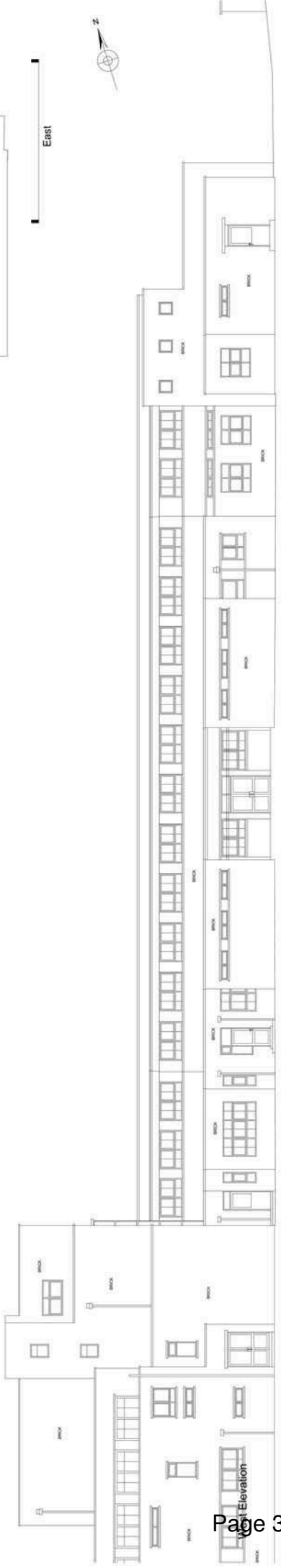
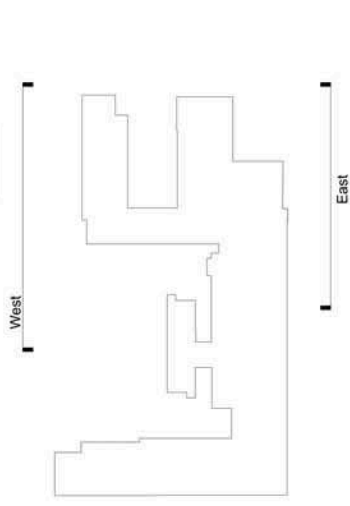
East Elevation



South Elevation

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KEYPLAN



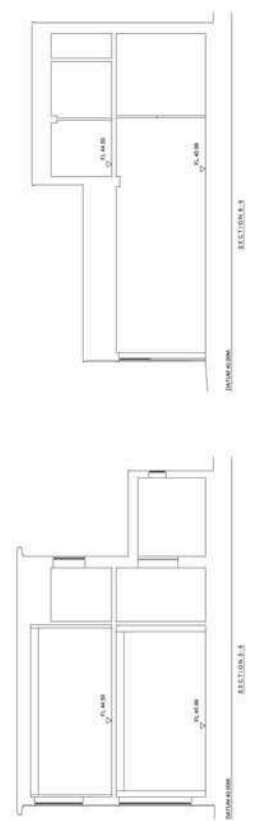
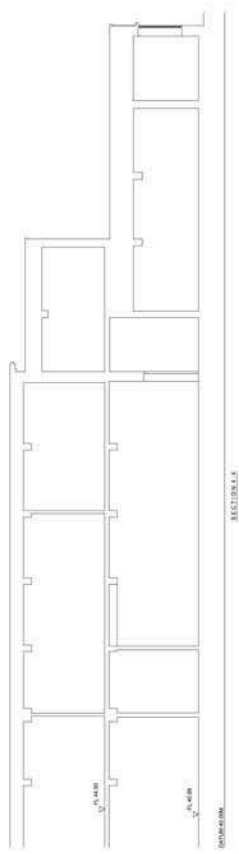
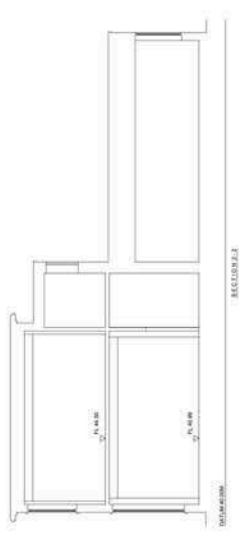
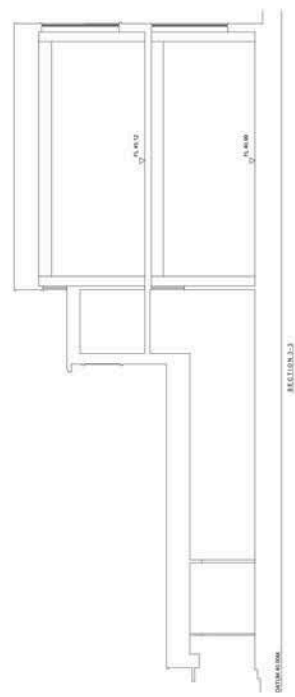
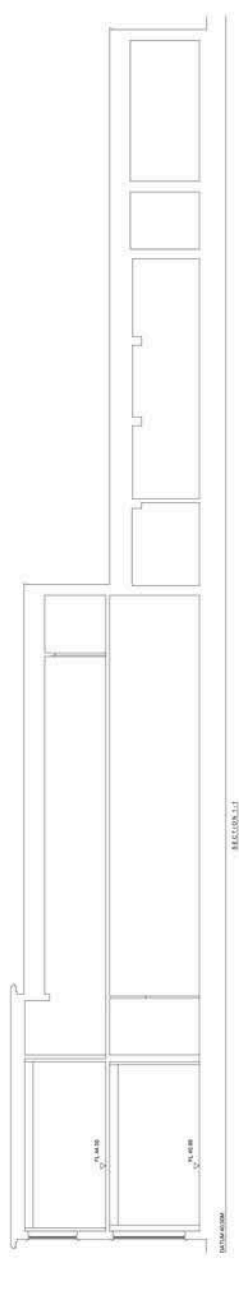
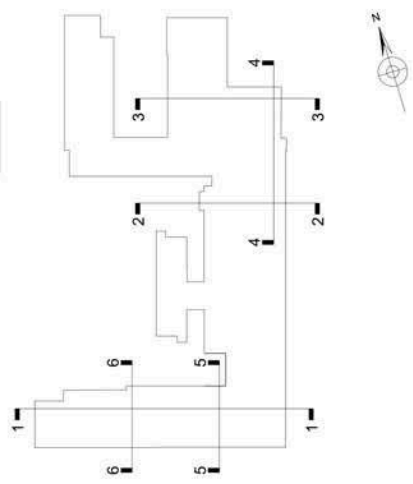
West Elevation



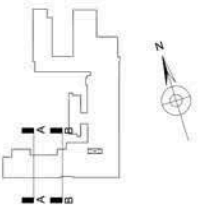
East Elevation

		Mace Group Telephone 01982 515100 Our London Head Office 0207 811111 100 Broad Street London W1J 7EY	
Hillingdon Primary School Hillingdon, Bucks HP8 9JF 01494 444444		Hillingdon Primary School Hillingdon, Bucks HP8 9JF 01494 444444	
8228 A 152 P1		8228 A 152 P1	

KEYPLAN



Keyplan

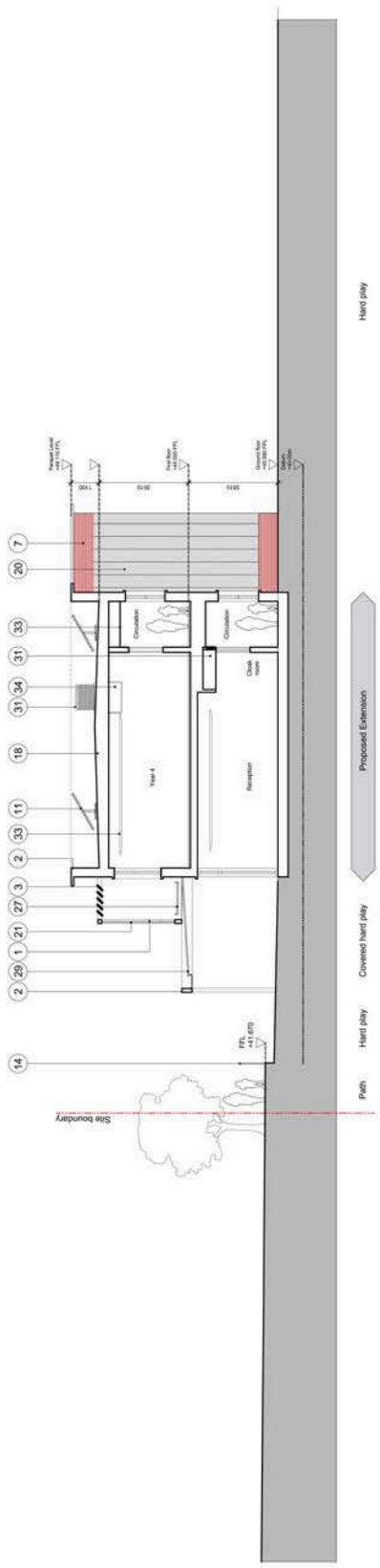


- KEY**
- 1 New brick wall
 - 2 New brick wall
 - 3 New brick wall
 - 4 Power coated aluminium windows and doors
 - 5 Power coated aluminium windows
 - 6 Power coated aluminium doors
 - 7 Brick to match existing
 - 8 Powder coated aluminium gutter and down pipe
 - 9 PVC panels
 - 10 Hard light
 - 11 Powder coated steel level framed canopy
 - 12 Existing bricks
 - 13 Existing masonry
 - 14 Site boundary
 - 15 Existing gates
 - 16 Existing and new up (external) canopy
 - 17 Existing and new up (internal) canopy
 - 18 Existing and new up (external) canopy
 - 19 Existing and new up (internal) canopy
 - 20 Polyurethane insulation steel to steel framing
 - 21 Polyurethane insulation timber to timber framing
 - 22 Polyurethane insulation timber to timber framing
 - 23 Polyurethane insulation timber to timber framing
 - 24 Aluminium glazing
 - 25 Aluminium glazing
 - 26 Reinforced brick parapet wall
 - 27 Reinforced brick parapet wall
 - 28 Powder coated aluminium stability panel
 - 29 Maintenance walkway
 - 30 Existing canopy
 - 31 Proposed glazed canopy
 - 32 PVC panels
 - 33 E rock wall
 - 34 Integrated lighting and acoustic paneling
 - 35 Insulation and roofing
 - 36 Insulation and roofing
 - 37 Insulation and roofing
 - 38 Services core
 - 39 Existing glazing

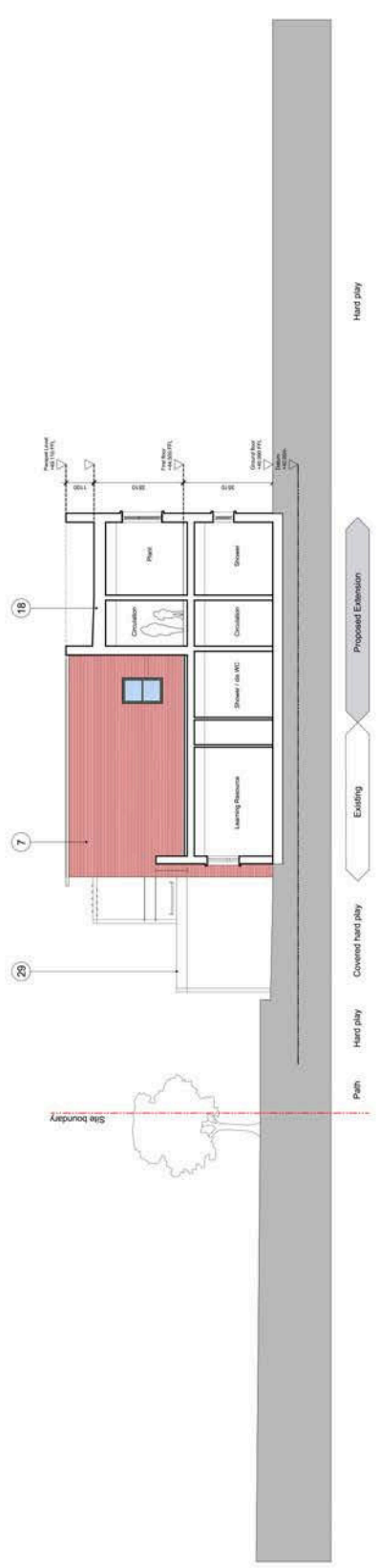
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HILLINGDON
 LONDON

100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



Section A-A (New classroom extension)



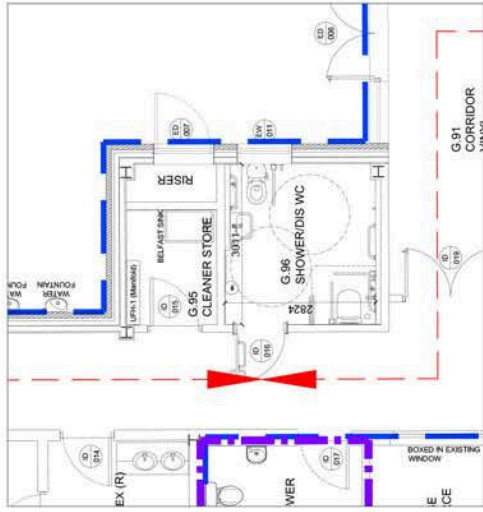
Section B-B (New classroom extension meeting the existing school)



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KEY

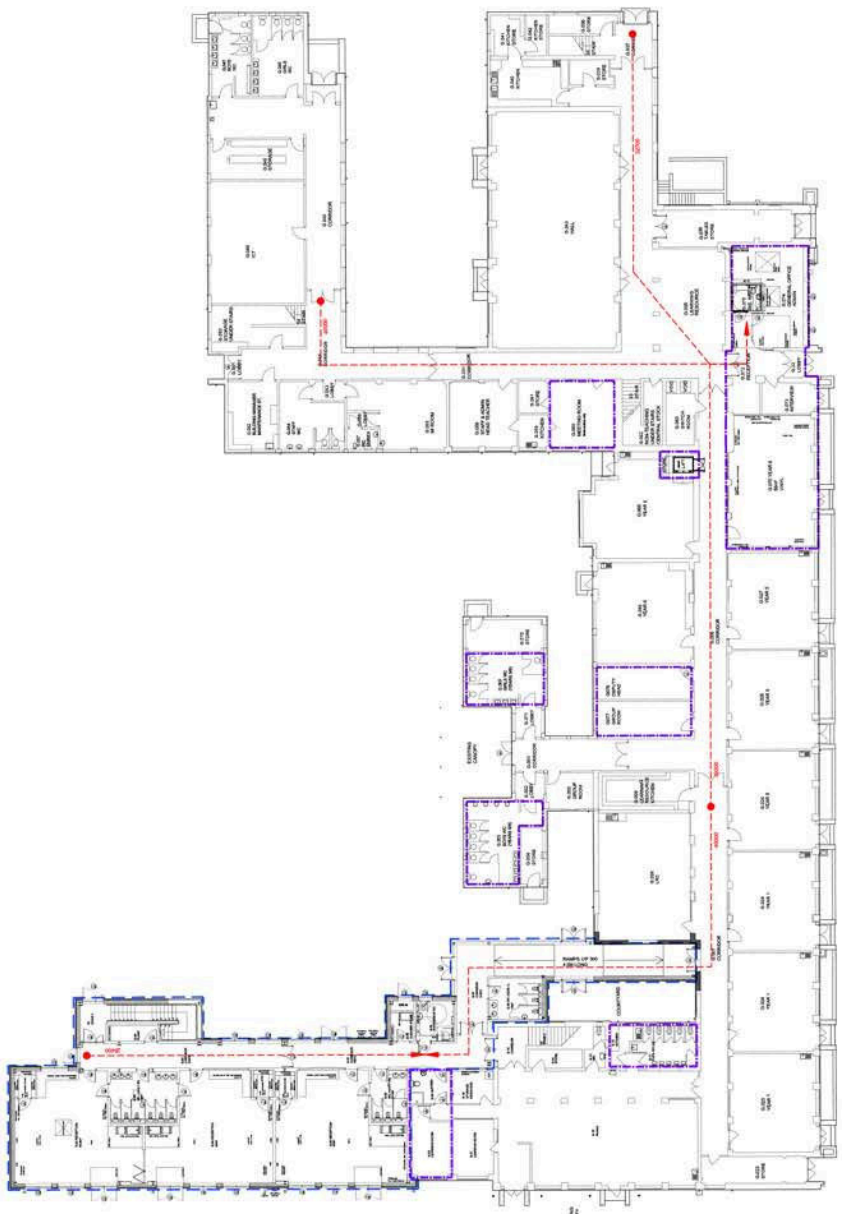
- Proposed Extension
- Proposed Refurbishment
- Travel distance and direction



New DDA toilet & shower in new extension
 Sc 1.50 @ A1



New DDA toilet in existing building
 Sc 1.50 @ A1



Ground Floor Plan
 Sc 1.200 @ A1

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 100 Broad Street
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LONDON EXPANSION OF HILLINGDON
 EXPANSION FROM 24K TO 34K
 EXPANSION FROM 24K TO 34K

Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

8228 ASK09 P

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KEY

- Proposed Extension
- Proposed Refurbishment
- Travel distance and direction

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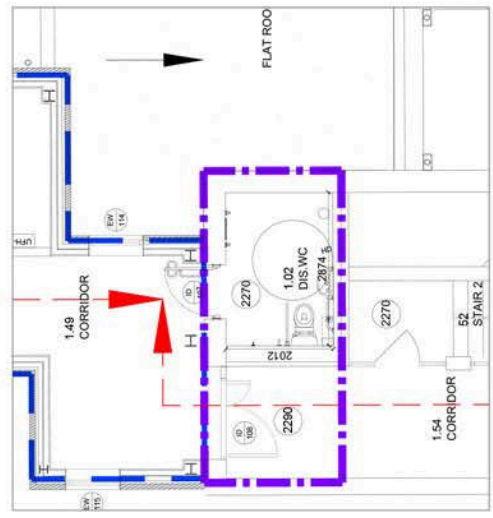
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 100 Broad Street
 London EC2R 2EJ
 020 7323 2000
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HILLINGDON
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 HILLINGDON

LONDON EXPANSION OF HILLINGDON
 EXPANSION FROM SITE TO SITE

Drawings and CO2 values
 Ground & First Floor Plan

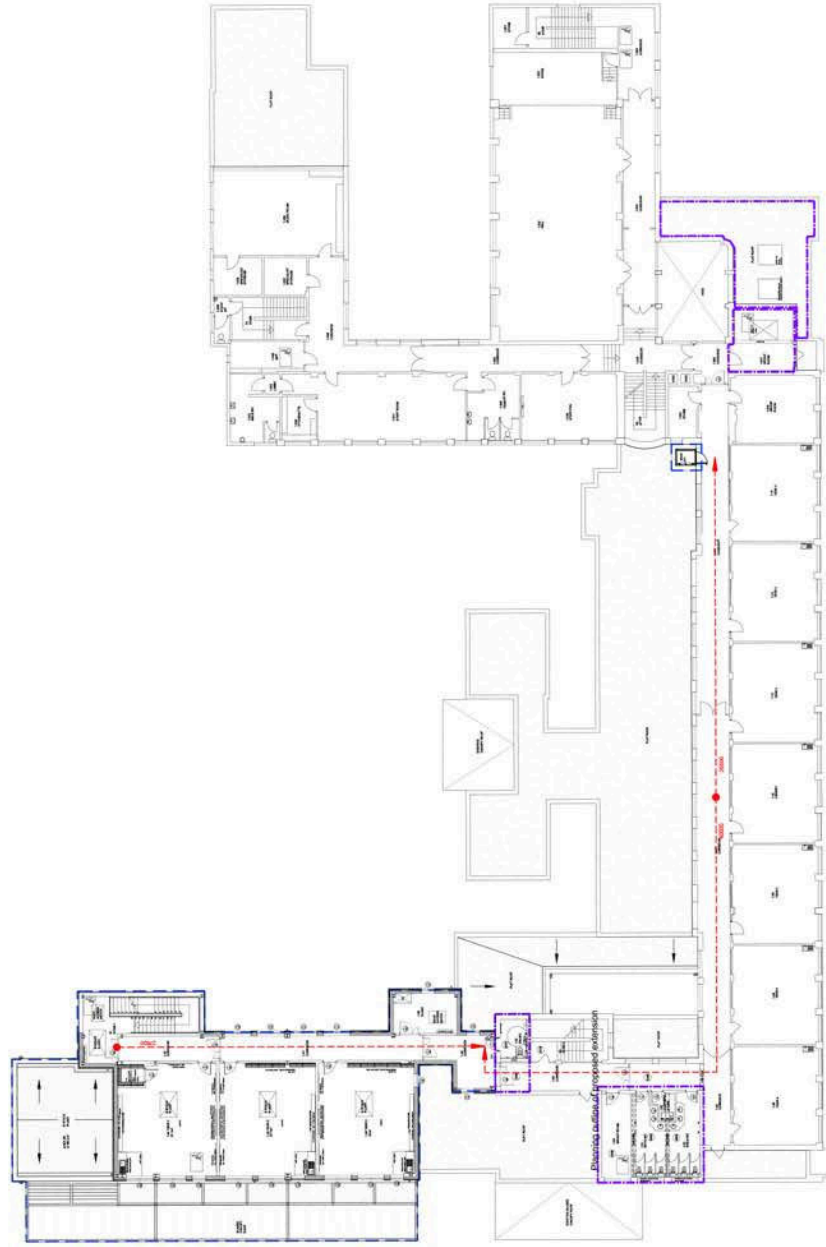
8228 ASK10 P



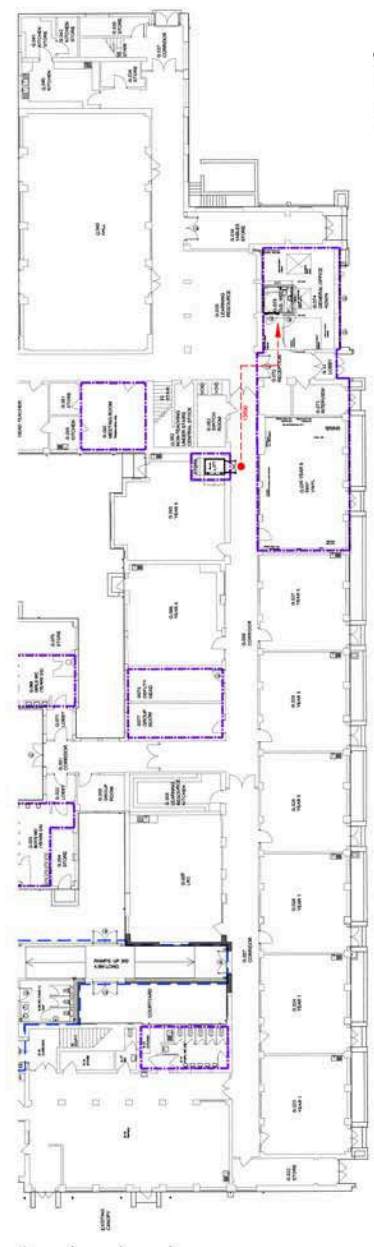
New DDA toilet in existing building (First floor)
 Sc 1.50 @ A1



New DDA toilet in existing building (Ground floor)
 Sc 1.50 @ A1

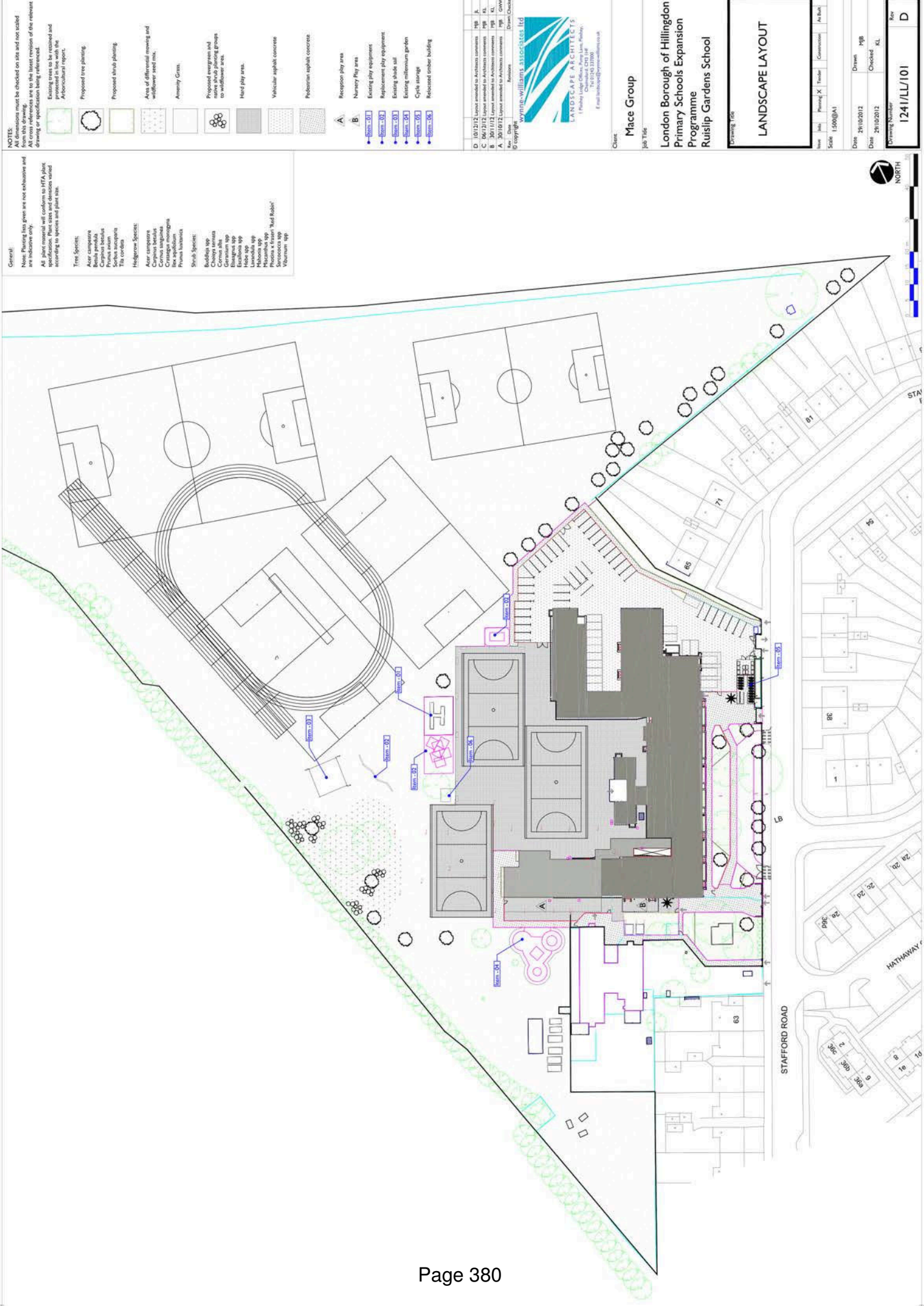


First Floor Plan
 Sc 1.200 @ A1



Ground Floor Plan
 Sc 1.200 @ A1





NOTES:
 All dimensions must be checked on site and not scaled.
 All cross references are to the latest revision of the relevant drawing or specification being referenced.
 Existing trees to be retained and preserved in line with the appropriate reports.

- Proposed tree planting
- Proposed shrub planting
- Area of differential mowing and wildflower seed mix.
- Amenity Grass
- Proposed meadows and native shrub planting groups to wildflower area.
- Hard play area.
- Vehicular asphalt concrete
- Pedestrian asphalt concrete

- A** Reception play area
- B** Nursery play area
- Item 01
- Item 02
- Item 03
- Item 04
- Item 05
- Item 06

D	10/12/12	Layout amended to Architects comments	10/12/12
C	06/12/12	Layout amended to Architects comments	10/12/12
B	05/12/12	Layout amended to Architects comments	10/12/12
A	30/10/12	Layout amended to Architects comments	10/12/12



Mace Group
 London Borough of Hillingdon
 Primary Schools Expansion
 Programme
 Ruislip Gardens School

LANDSCAPE LAYOUT

Scale: 1:500 @ A1

Date: 29/10/2012
 Drawn: MJB

Date: 29/10/2012
 Checked: AL

Drawing Number: 1241/LL/101
 Row: D

General:
 Note: Planting lists given are not exhaustive and are indicative only.
 All plant material will conform to BPS plant specification. Plant sizes and densities varied according to species and plant size.

Tree Species:
 Acer campestre
 Betula pendula
 Prunus avium
 Sorbus aucuparia
 Tilia cordata

High-grow Species:
 Acer campestre
 Carpinus betulus
 Prunus avium
 Crataegus monogyna
 Ilex aquifolium
 Prunus laurocerasus

Shrub Species:
 Buddleja spp.
 Chamaemelum nobile
 Geranium spp.
 Echinacea spp.
 Hibiscus spp.
 Lavandula spp.
 Nicotiana glauca
 Phlox x Fraseri 'Rosal Rubra'
 Phlox x Fraseri 'Rosal Rubra'
 Vitex agnus-castus
 Yucca filifera

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

- Tree to be retained
- Category A Root Protection Area
- Category B Root Protection Area
- Category C Root Protection Area
- Tree Protection Fencing
- Ground Protection
- Attenuation tanks
- Proposed private surface water drainage
- Proposed private foul water drainage

Notes
Refer to Arboricultural Impact Assessment Document for Tree Protection Resources

Rev.	Date	Description
	20/02/13	Issue T16, T17, T18, T19
A	30/03/13	Revised T16, T17 and T18
C	06/12/12	Remove T17 and T18
D	20/02/13	Remove T19

Client Max Group
Project Radley Gardens School Hillingdon

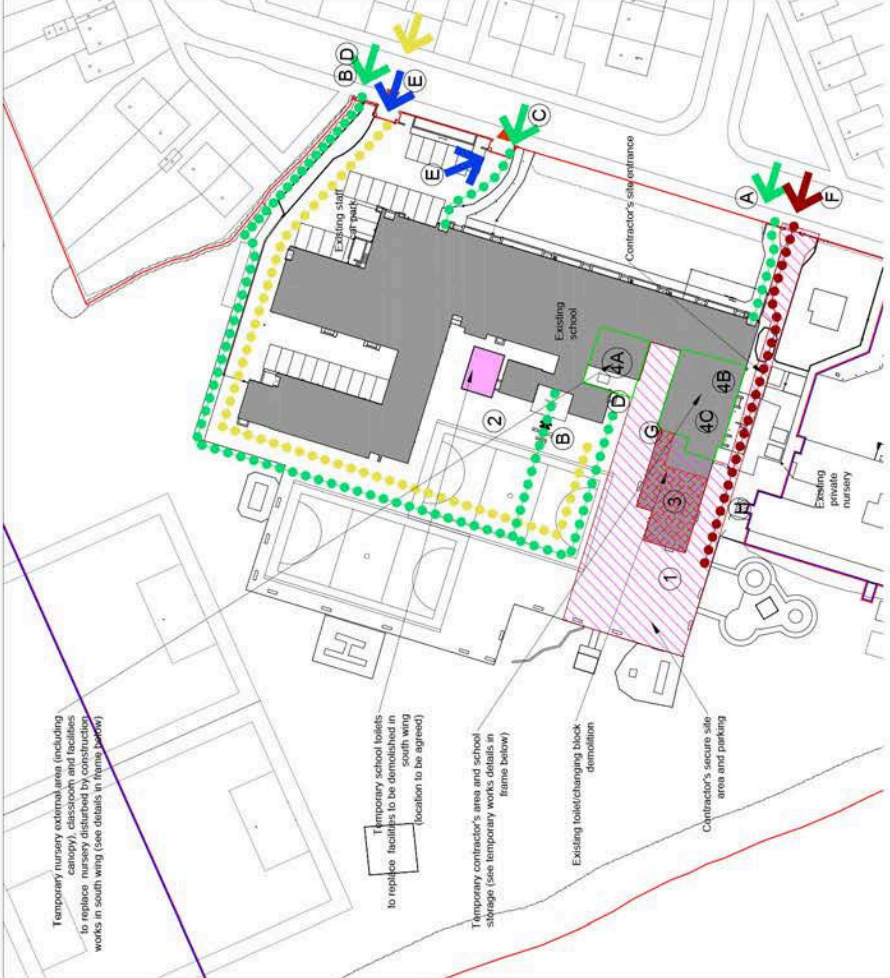
Drawing Title Tree Protection Plan
Date: August 2012 Drawn: DH
Scale: 1:500 on A1 Checked: GD
Draw No: DR-483-12-2 Rev: D



KEY	Description
[Symbol]	Contractor area
[Symbol]	Existing buildings
[Symbol]	Existing structure demolished
[Symbol]	New build under construction
[Symbol]	Internal refit/renovate
[Symbol]	External works area
[Symbol]	Completed works handed over
[Symbol]	Temporary buildings
[Symbol]	Temporary external works
[Symbol]	Works access point through site
[Symbol]	Contractors access route through site
[Symbol]	School pedestrian access point
[Symbol]	School's pedestrian access route
[Symbol]	Emergency access point
[Symbol]	Emergency access route
[Symbol]	School vehicular access point
[Symbol]	Reception access
[Symbol]	K11 and K12 access
[Symbol]	Main school entrance
[Symbol]	Nursery access
[Symbol]	Contractors access
[Symbol]	Maintain escape route through existing structure from private factory

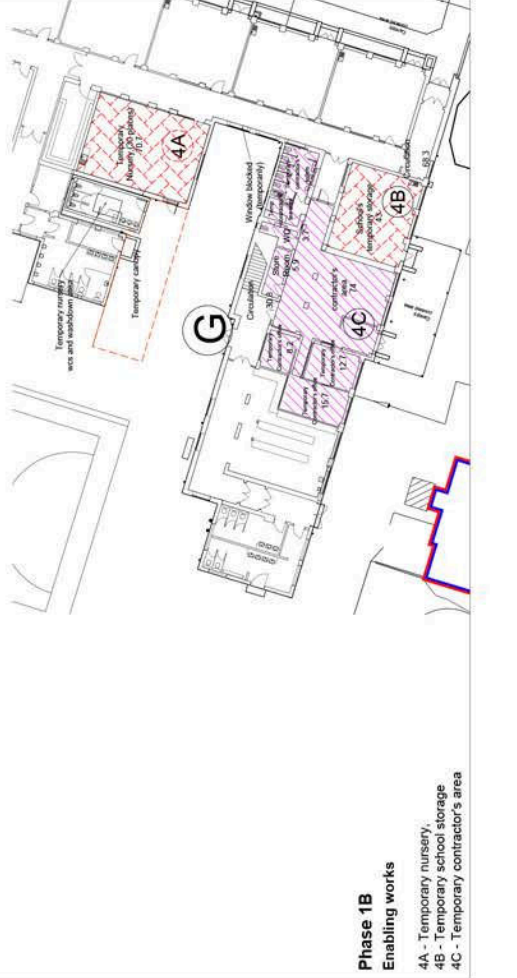
NB
 Access and planning showing provisional elevations and details of the site and adjacent contractors of the escape, health & safety issues.

<p>Mace Group Telephone 1905 51100 One London Road Ipswich IP1 3DU 01473 777777</p>	<p>HILLINGDON LEARNERS</p>
<p>8228 A 120 P5</p>	<p>8228 A 120 P5</p>



Phase 1A

- 1 - Establish demolition site and works access road (including fencing and gates as necessary)
- 2 - Provide temporary toilets before demolition starts
- 3 - Demolition; disconnect services as required and demolish changing and toilet block in south wing



Phase 1B
 Enabling works

- 4A - Temporary nursery
- 4B - Temporary school storage
- 4C - Temporary contractor's area

FIRE STRATEGY KEY

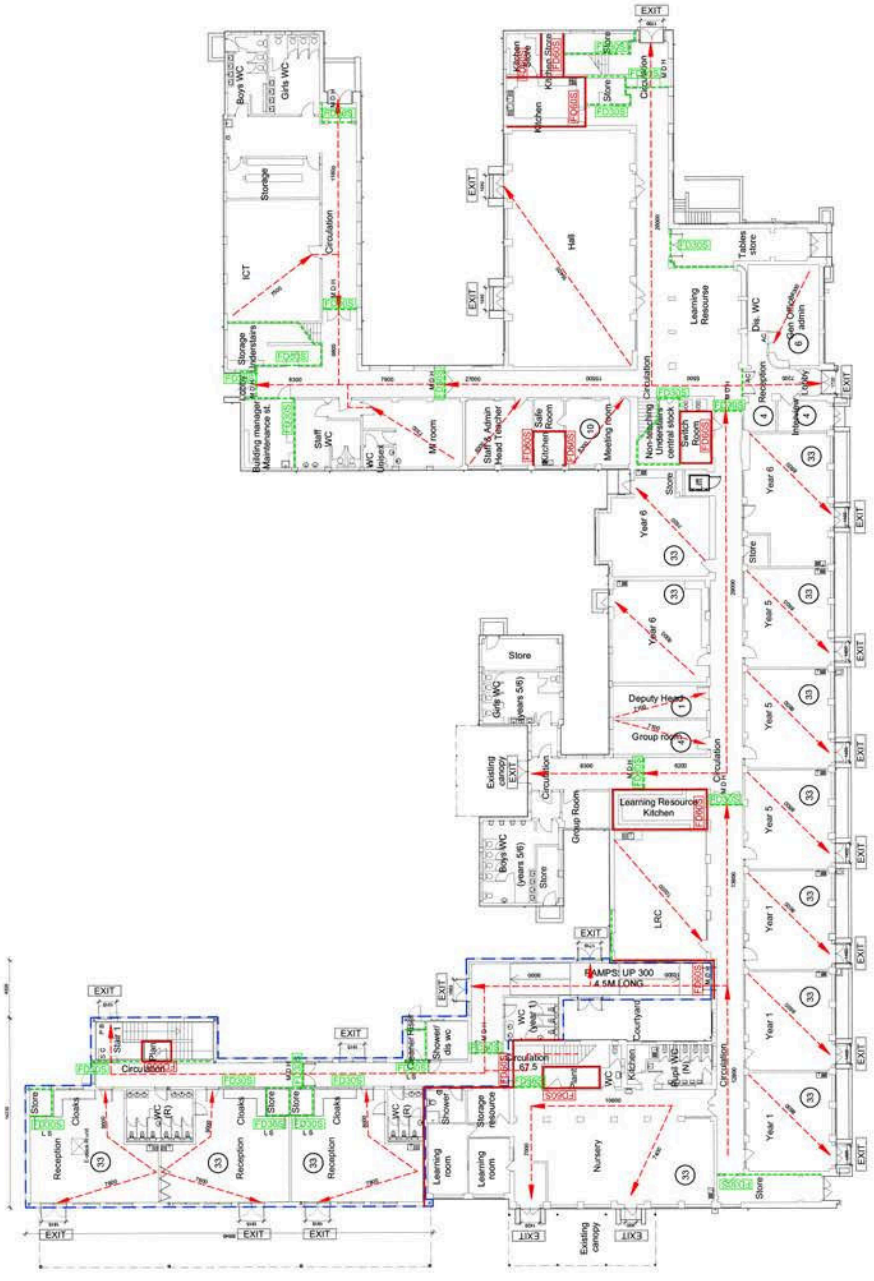
Fire compartments:
 800m² (max non-sprinkled building (BS 100))
 2000m² (max non-sprinkled building (BS 100))
 2 storey building
 Proposed floor 1 - 1300 mm
 Proposed floor 2 - 1300 mm
 Proposed floor 3 - 1300 mm
 Proposed floor 4 - 1300 mm
 Proposed floor 5 - 1300 mm
 Proposed floor 6 - 1300 mm
 Maximum unobstructed area:
 20% for building with max 2.5 m from the side boundary

- Stairways compartmented by means of special fire doors:
 Proposed:
 • ICT Cupboards
 • Store
 • Staff
 • Technology Rooms
 • Plant Rooms
 • Restrooms

Fire safety equipment required to be agreed with Fire Officer

- Proposed:
 • Fire Alarm
 • Fire Extinguishers
 • Fire Blankets
 • Fire Escape
 • Fire Staircase
 • Fire Door
 • Fire Sign
 • Fire Stop
 • Fire Stopper
 • Fire Stop Tape
 • Fire Stop Seal
 • Fire Stop Mortar
 • Fire Stop Putty
 • Fire Stop Compound
 • Fire Stop Foam
 • Fire Stop Gels
 • Fire Stop Blocks
 • Fire Stop Panels
 • Fire Stop Mats
 • Fire Stop Screens
 • Fire Stop Curtains
 • Fire Stop Blinds
 • Fire Stop Shutters
 • Fire Stop Louvers
 • Fire Stop Grilles
 • Fire Stop Mesh
 • Fire Stop Fabric
 • Fire Stop Paper
 • Fire Stop Paint
 • Fire Stop Sealant
 • Fire Stop Adhesive
 • Fire Stop Glue
 • Fire Stop Wax
 • Fire Stop Grease
 • Fire Stop Oil
 • Fire Stop Resin
 • Fire Stop Epoxy
 • Fire Stop Polyurethane
 • Fire Stop Acrylic
 • Fire Stop Silicone
 • Fire Stop Rubber
 • Fire Stop Plastic
 • Fire Stop Metal
 • Fire Stop Glass
 • Fire Stop Stone
 • Fire Stop Brick
 • Fire Stop Concrete
 • Fire Stop Mortar
 • Fire Stop Grout
 • Fire Stop Sand
 • Fire Stop Gravel
 • Fire Stop Cobble
 • Fire Stop Pebble
 • Fire Stop Shell
 • Fire Stop Limestone
 • Fire Stop Granite
 • Fire Stop Marble
 • Fire Stop Quartz
 • Fire Stop Feldspar
 • Fire Stop Mica
 • Fire Stop Vermiculite
 • Fire Stop Perlite
 • Fire Stop Zeolite
 • Fire Stop Activated Carbon
 • Fire Stop Silica
 • Fire Stop Alumina
 • Fire Stop Titanium Dioxide
 • Fire Stop Zinc Oxide
 • Fire Stop Magnesium Hydroxide
 • Fire Stop Calcium Hydroxide
 • Fire Stop Sodium Bicarbonate
 • Fire Stop Potassium Bicarbonate
 • Fire Stop Ammonium Phosphate
 • Fire Stop Sodium Phosphate
 • Fire Stop Calcium Phosphate
 • Fire Stop Magnesium Phosphate
 • Fire Stop Aluminum Phosphate
 • Fire Stop Silicon Phosphate
 • Fire Stop Boron Phosphate
 • Fire Stop Nitrogen Phosphate
 • Fire Stop Oxygen Phosphate
 • Fire Stop Sulfur Phosphate
 • Fire Stop Chlorine Phosphate
 • Fire Stop Fluorine Phosphate
 • Fire Stop Iodine Phosphate
 • Fire Stop Bromine Phosphate
 • Fire Stop Astatine Phosphate
 • Fire Stop Hydrogen Phosphate
 • Fire Stop Helium Phosphate
 • Fire Stop Lithium Phosphate
 • Fire Stop Beryllium Phosphate
 • Fire Stop Boron Phosphate
 • Fire Stop Carbon Phosphate
 • Fire Stop Nitrogen Phosphate
 • Fire Stop Oxygen Phosphate
 • Fire Stop Fluorine Phosphate
 • Fire Stop Neon Phosphate
 • Fire Stop Sodium Phosphate
 • Fire Stop Magnesium Phosphate
 • Fire Stop Aluminum Phosphate
 • Fire Stop Silicon Phosphate
 • Fire Stop Phosphorus Phosphate
 • Fire Stop Sulfur Phosphate
 • Fire Stop Chlorine Phosphate
 • Fire Stop Argon Phosphate
 • Fire Stop Potassium Phosphate
 • Fire Stop Calcium Phosphate
 • Fire Stop Scandium Phosphate
 • Fire Stop Titanium Phosphate
 • Fire Stop Vanadium Phosphate
 • Fire Stop Chromium Phosphate
 • Fire Stop Manganese Phosphate
 • Fire Stop Iron Phosphate
 • Fire Stop Cobalt Phosphate
 • Fire Stop Nickel Phosphate
 • Fire Stop Copper Phosphate
 • Fire Stop Zinc Phosphate
 • Fire Stop Gallium Phosphate
 • Fire Stop Germanium Phosphate
 • Fire Stop Arsenic Phosphate
 • Fire Stop Selenium Phosphate
 • Fire Stop Tellurium Phosphate
 • Fire Stop Bismuth Phosphate
 • Fire Stop Polonium Phosphate
 • Fire Stop Astatine Phosphate
 • Fire Stop Francium Phosphate
 • Fire Stop Radium Phosphate
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 • Fire Stop Dubnium Phosphate
 • Fire Stop Seaborgium Phosphate
 • Fire Stop Bohrium Phosphate
 • Fire Stop Hassium Phosphate
 • Fire Stop Meitnerium Phosphate
 • Fire Stop Darmstadtium Phosphate
 • Fire Stop Roentgenium Phosphate
 • Fire Stop Copernicium Phosphate
 • Fire Stop Tennessine Phosphate
 • Fire Stop Oganesson Phosphate

NOTES:
 1. All fire compartments must be protected by a fire door.
 2. All fire compartments must be protected by a fire alarm.
 3. All fire compartments must be protected by fire extinguishers.
 4. All fire compartments must be protected by fire blankets.
 5. All fire compartments must be protected by fire escapes.
 6. All fire compartments must be protected by fire staircases.
 7. All fire compartments must be protected by fire doors.
 8. All fire compartments must be protected by fire signs.
 9. All fire compartments must be protected by fire stops.
 10. All fire compartments must be protected by fire stoppers.
 11. All fire compartments must be protected by fire stop tapes.
 12. All fire compartments must be protected by fire stop seals.
 13. All fire compartments must be protected by fire stop mortars.
 14. All fire compartments must be protected by fire stop putties.
 15. All fire compartments must be protected by fire stop compounds.
 16. All fire compartments must be protected by fire stop foams.
 17. All fire compartments must be protected by fire stop gels.
 18. All fire compartments must be protected by fire stop blocks.
 19. All fire compartments must be protected by fire stop panels.
 20. All fire compartments must be protected by fire stop mats.
 21. All fire compartments must be protected by fire stop screens.
 22. All fire compartments must be protected by fire stop curtains.
 23. All fire compartments must be protected by fire stop blinds.
 24. All fire compartments must be protected by fire stop shutters.
 25. All fire compartments must be protected by fire stop louvers.
 26. All fire compartments must be protected by fire stop grilles.
 27. All fire compartments must be protected by fire stop mesh.
 28. All fire compartments must be protected by fire stop fabric.
 29. All fire compartments must be protected by fire stop paper.
 30. All fire compartments must be protected by fire stop paint.
 31. All fire compartments must be protected by fire stop sealant.
 32. All fire compartments must be protected by fire stop adhesive.
 33. All fire compartments must be protected by fire stop glue.
 34. All fire compartments must be protected by fire stop wax.
 35. All fire compartments must be protected by fire stop grease.
 36. All fire compartments must be protected by fire stop oil.
 37. All fire compartments must be protected by fire stop resin.
 38. All fire compartments must be protected by fire stop epoxy.
 39. All fire compartments must be protected by fire stop polyurethane.
 40. All fire compartments must be protected by fire stop acrylic.
 41. All fire compartments must be protected by fire stop silicone.
 42. All fire compartments must be protected by fire stop rubber.
 43. All fire compartments must be protected by fire stop plastic.
 44. All fire compartments must be protected by fire stop metal.
 45. All fire compartments must be protected by fire stop glass.
 46. All fire compartments must be protected by fire stop stone.
 47. All fire compartments must be protected by fire stop brick.
 48. All fire compartments must be protected by fire stop concrete.
 49. All fire compartments must be protected by fire stop mortar.
 50. All fire compartments must be protected by fire stop grout.
 51. All fire compartments must be protected by fire stop sand.
 52. All fire compartments must be protected by fire stop gravel.
 53. All fire compartments must be protected by fire stop cobble.
 54. All fire compartments must be protected by fire stop pebble.
 55. All fire compartments must be protected by fire stop shell.
 56. All fire compartments must be protected by fire stop limestone.
 57. All fire compartments must be protected by fire stop granite.
 58. All fire compartments must be protected by fire stop marble.
 59. All fire compartments must be protected by fire stop quartz.
 60. All fire compartments must be protected by fire stop feldspar.
 61. All fire compartments must be protected by fire stop mica.
 62. All fire compartments must be protected by fire stop vermiculite.
 63. All fire compartments must be protected by fire stop perlite.
 64. All fire compartments must be protected by fire stop zeolite.
 65. All fire compartments must be protected by fire stop activated carbon.
 66. All fire compartments must be protected by fire stop silica.
 67. All fire compartments must be protected by fire stop alumina.
 68. All fire compartments must be protected by fire stop titanium dioxide.
 69. All fire compartments must be protected by fire stop zinc oxide.
 70. All fire compartments must be protected by fire stop magnesium hydroxide.
 71. All fire compartments must be protected by fire stop calcium hydroxide.
 72. All fire compartments must be protected by fire stop sodium bicarbonate.
 73. All fire compartments must be protected by fire stop potassium bicarbonate.
 74. All fire compartments must be protected by fire stop ammonium phosphate.
 75. All fire compartments must be protected by fire stop sodium phosphate.
 76. All fire compartments must be protected by fire stop calcium phosphate.
 77. All fire compartments must be protected by fire stop magnesium phosphate.
 78. All fire compartments must be protected by fire stop aluminum phosphate.
 79. All fire compartments must be protected by fire stop silicon phosphate.
 80. All fire compartments must be protected by fire stop phosphorus phosphate.
 81. All fire compartments must be protected by fire stop sulfur phosphate.
 82. All fire compartments must be protected by fire stop chlorine phosphate.
 83. All fire compartments must be protected by fire stop argon phosphate.
 84. All fire compartments must be protected by fire stop potassium phosphate.
 85. All fire compartments must be protected by fire stop calcium phosphate.
 86. All fire compartments must be protected by fire stop scandium phosphate.
 87. All fire compartments must be protected by fire stop titanium phosphate.
 88. All fire compartments must be protected by fire stop vanadium phosphate.
 89. All fire compartments must be protected by fire stop chromium phosphate.
 90. All fire compartments must be protected by fire stop manganese phosphate.
 91. All fire compartments must be protected by fire stop iron phosphate.
 92. All fire compartments must be protected by fire stop cobalt phosphate.
 93. All fire compartments must be protected by fire stop nickel phosphate.
 94. All fire compartments must be protected by fire stop copper phosphate.
 95. All fire compartments must be protected by fire stop zinc phosphate.
 96. All fire compartments must be protected by fire stop gallium phosphate.
 97. All fire compartments must be protected by fire stop germanium phosphate.
 98. All fire compartments must be protected by fire stop arsenic phosphate.
 99. All fire compartments must be protected by fire stop selenium phosphate.
 100. All fire compartments must be protected by fire stop tellurium phosphate.
 101. All fire compartments must be protected by fire stop bismuth phosphate.
 102. All fire compartments must be protected by fire stop polonium phosphate.
 103. All fire compartments must be protected by fire stop astatine phosphate.
 104. All fire compartments must be protected by fire stop francium phosphate.
 105. All fire compartments must be protected by fire stop radium phosphate.
 106. All fire compartments must be protected by fire stop actinium phosphate.
 107. All fire compartments must be protected by fire stop thorium phosphate.
 108. All fire compartments must be protected by fire stop protactinium phosphate.
 109. All fire compartments must be protected by fire stop uranium phosphate.
 110. All fire compartments must be protected by fire stop neptunium phosphate.
 111. All fire compartments must be protected by fire stop plutonium phosphate.
 112. All fire compartments must be protected by fire stop americium phosphate.
 113. All fire compartments must be protected by fire stop curium phosphate.
 114. All fire compartments must be protected by fire stop berkelium phosphate.
 115. All fire compartments must be protected by fire stop californium phosphate.
 116. All fire compartments must be protected by fire stop einsteinium phosphate.
 117. All fire compartments must be protected by fire stop fermium phosphate.
 118. All fire compartments must be protected by fire stop mendelevium phosphate.
 119. All fire compartments must be protected by fire stop nobelium phosphate.
 120. All fire compartments must be protected by fire stop lawrencium phosphate.
 121. All fire compartments must be protected by fire stop rutherfordium phosphate.
 122. All fire compartments must be protected by fire stop dubnium phosphate.
 123. All fire compartments must be protected by fire stop seaborgium phosphate.
 124. All fire compartments must be protected by fire stop bohrium phosphate.
 125. All fire compartments must be protected by fire stop hassium phosphate.
 126. All fire compartments must be protected by fire stop meitnerium phosphate.
 127. All fire compartments must be protected by fire stop darmstadtium phosphate.
 128. All fire compartments must be protected by fire stop roentgenium phosphate.
 129. All fire compartments must be protected by fire stop copernicium phosphate.
 130. All fire compartments must be protected by fire stop tennessine phosphate.
 131. All fire compartments must be protected by fire stop oganesson phosphate



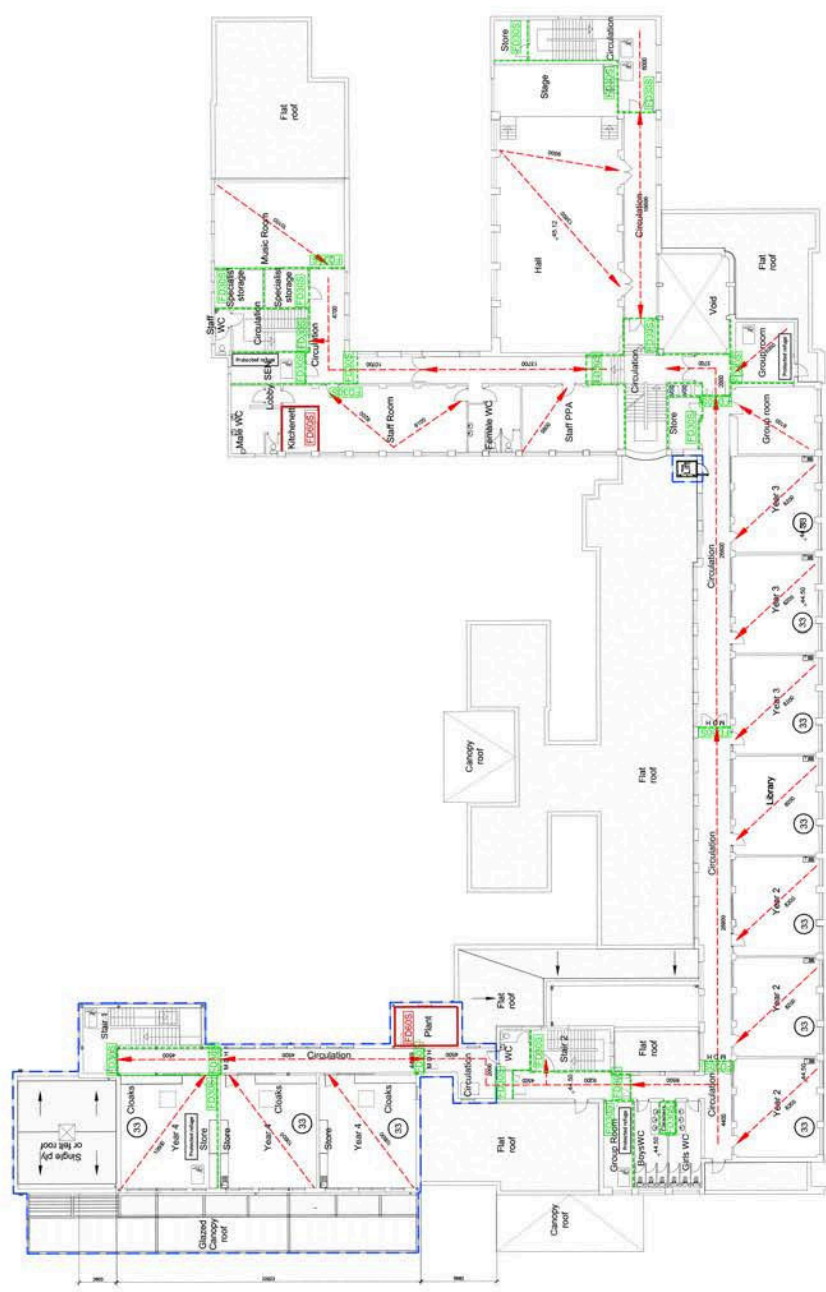
6	CONTRACT: Mace Group
7	DATE: 15/01/2019
8	PROJECT: HILLINGDON COMMUNITY CENTRE
9	REVISION: 1
10	ISSUED FOR: CONTRACT ADMINISTRATION
11	ISSUED BY: PROJECT MANAGER
12	ISSUED TO: CONTRACTOR

FIRE STRATEGY KEY

- 300mm fire rated non-penetrated building (BBR100)
- Fire safety:
 - Stair capacity based on 99 people emerging from 2nd floor
 - 2 fire floors
 - 2 fire landings
 - Min width 1100mm x 1400mm
 - Existing Stair 2 - 1400mm
 - Proposed fire exit Stair 1 - 1500mm
- Minimum unprotected area 1.1m from the safe boundary
- Stairs compensation for phases of special fire hazard:
 - Stores
 - ICT Cabinets
 - Enveloped Cookstoves
 - Reception Rooms
 - Alzheim
 - Plant Rooms
 - Staff
- Fire safety equipment required to be agreed with Fire Officer

- Proposed Extension
- Proposed Refurbishment
- 30 mins Fire Resisting Construction
- 60 mins Fire Resisting Construction
- Travel distance and direction
- Disabled Refuge (R03, R04mm)
- 30m fire exit waiting door
- 1 hour fire resisting door
- "FIRE EXIT"
- Room Occupancy
- Ad
- Approved Sign (alarm or power fail)
- Fire (door open on the alarm or power fail)
- AC
- Magnetic door holder
- F#
- M.L.
- Magnetic door lock
- R.C
- Self closing door
- L.S.
- Apert door shut

NOTE:
 ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS (2010) AND THE FIRE ALARMS AND FIGHTING ACT (2002).
 THE LOCATION OF THE EXISTING EQUIPMENT IS INDICATED BY THE DASHED RED LINE.

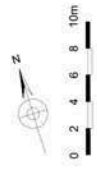


Mace Group
 City Centre
 10th Floor
 Hillingdon
 W5 3JY

Telephone 01942 531385
 Fax 01942 531311
 www.macegroup.com

100% LOCAL
 HILLINGDON COMMUNITY CENTRE
 EXPANSION FROM 2ND TO 3RD FLOOR

DATE: 15/01/2019	PROJECT: HILLINGDON COMMUNITY CENTRE
REVISION: 1	ISSUED FOR: CONTRACT ADMINISTRATION
ISSUED BY: PROJECT MANAGER	ISSUED TO: CONTRACTOR
8228 A 142 P2	



FIRE STRATEGY KEY

Fire compartments
 (SDD) over open sprinkler building (BS109)

Steel work
 (SDD) based on 112 people occupying base
 Fire zone
 (SDD) based on 112 people occupying base
 Area with sprinklers 1500 mm
 (SDD) based on 112 people occupying base
 Proposed Store 1 - 1300 mm
 (SDD) based on 112 people occupying base
 Proposed Store 2 - 1300 mm
 (SDD) based on 112 people occupying base
 Proposed 1000 mm
 (SDD) based on 112 people occupying base

Minimum unpressurised area
 (SDD) based on 112 people occupying base
 boundary

Stores compartmentation for blocks of typical fire
 zone

- Proposed Casework
- ICF Casework
- Steelwork
- Aluminium
- Fire-rated doors
- Fire-rated windows
- Fire-rated partitions
- Fire-rated walls

Fire safety equipment required to be agreed with
 Fire Officer

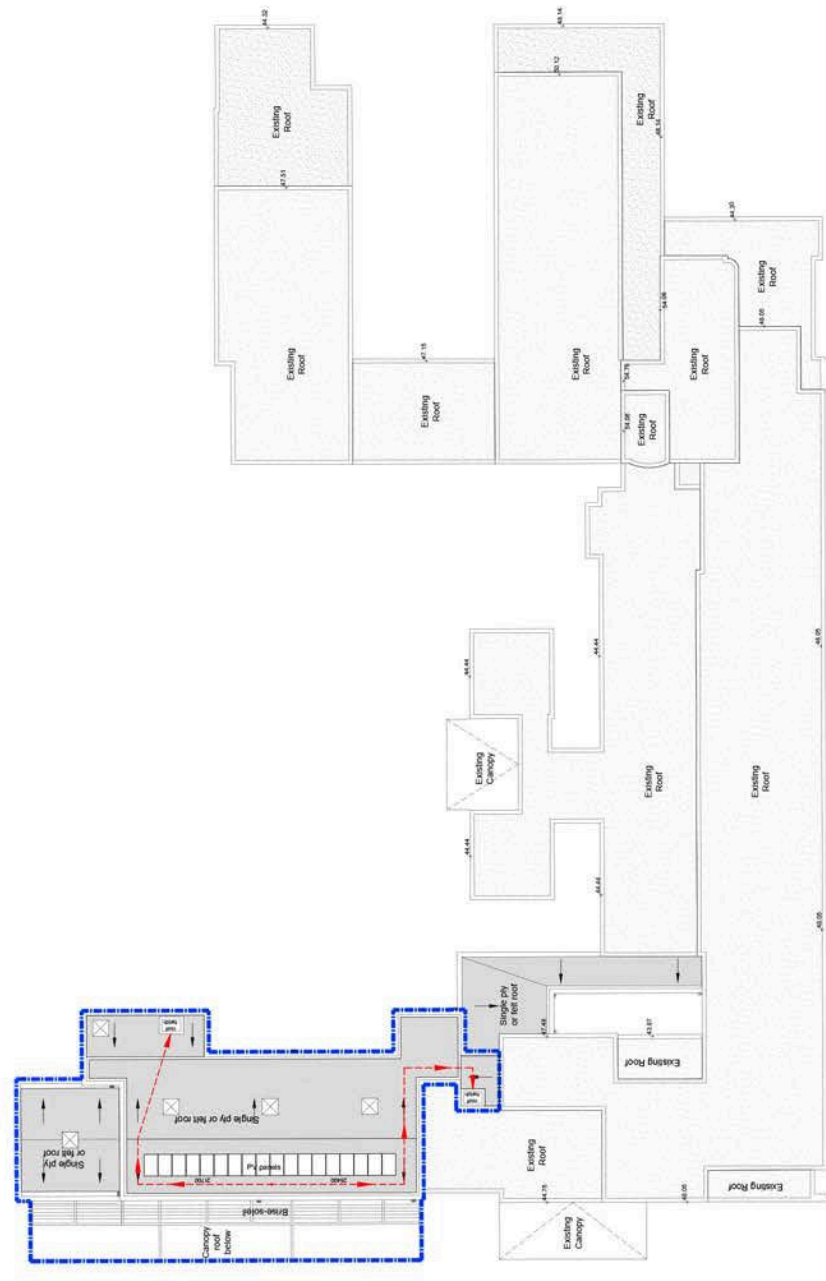
- Existing building
- Proposed New Build / Single Ply of Wet Roof
- Proposed Extension
- 30 mins Fire Retarding Construction
- 60 mins Fire Retarding Construction
- Toward distance and direction
- Disabled Helipad (1000/1000mm)
- Show how the existing door "WILL OPEN"
- Notes Commentary
- AD Adjoining Other Areas or zones key
- PH Proposed Helipad (1000/1000mm)
- AC Adjoining Casework (to be agreed with Fire Officer)
- W.L. Magnetic door lock
- S.L. Self-closing door
- L.S. Lock back door

NOTES

1. The fire strategy is based on the fire risk assessment (FRA) and the fire safety strategy (FSS) for the building.

2. The fire strategy is based on the fire risk assessment (FRA) and the fire safety strategy (FSS) for the building.

3. The fire strategy is based on the fire risk assessment (FRA) and the fire safety strategy (FSS) for the building.

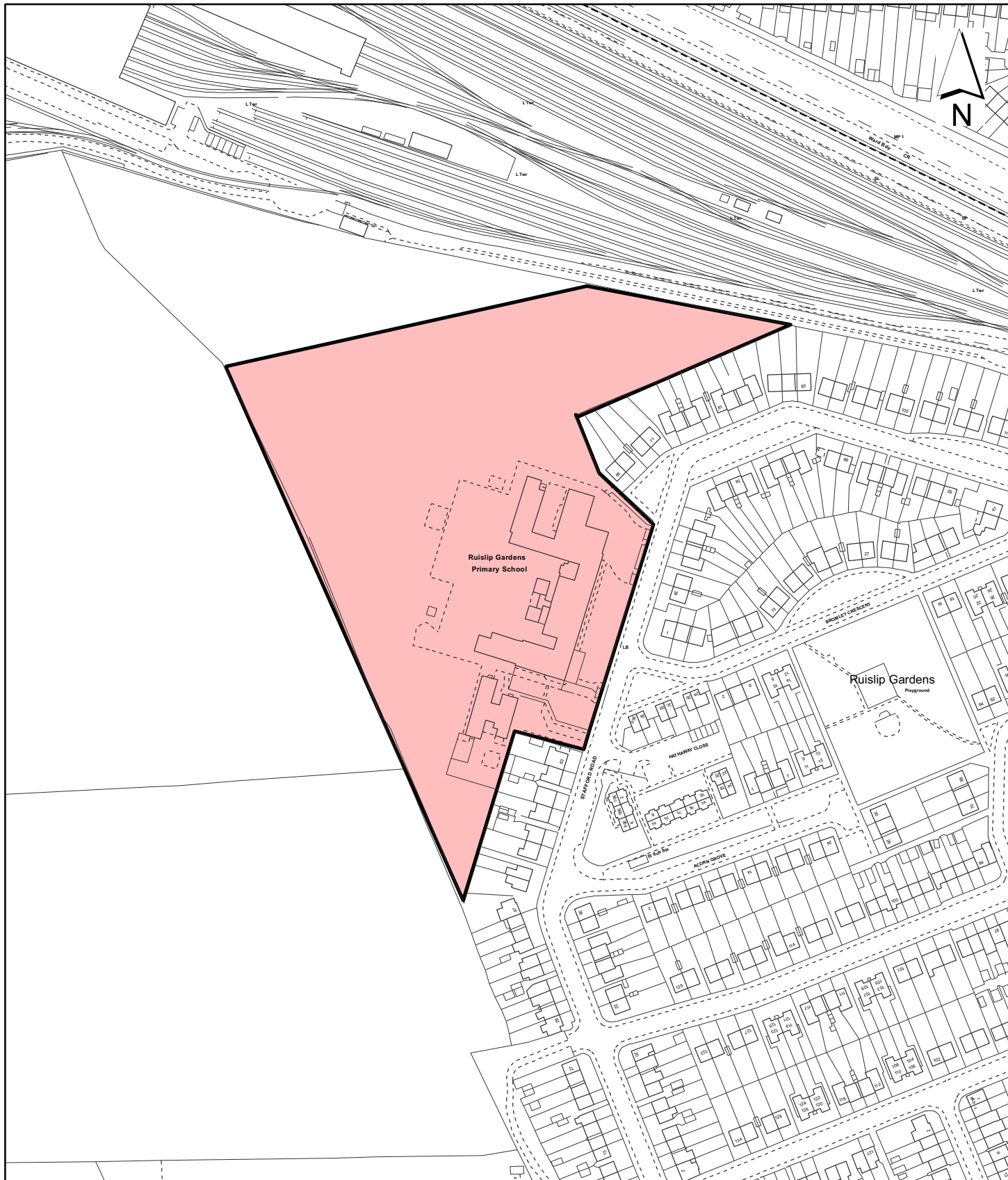


mace
 Mace Group
 Telephone 01902 515100
 Fax 01902 515111
 Email mace@maceltd.co.uk
 www.macegroup.com


HILLINGDON
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8228 A 143 P2

0 2 4 6 8 10m



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ruislip Gardens Primary School
Stafford Road
Ruislip**

Planning Application Ref:

4183/APP/2012/3090

Planning Committee

North Page 389

Scale

1:2,500

Date

**March
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 SOUTH RUISLIP LIBRARY, PLOT B VICTORIA ROAD RUISLIP

Development: Variation of condition 2 (i.e. changes to the approved plans involving alterations to the internal layout including the removal of the second staircase to 'Block 1' to provide a total of 15 one-bedroom and 16 two-bedroom flats) of planning permission ref. 67080/APP/2010/1420 dated 08/03/2012 (Erection of a part three and a half, part four storey block and a three storey block comprising a total of 19 one-bedroom and 12 two-bedroom flats, together with associated parking and amenity space).

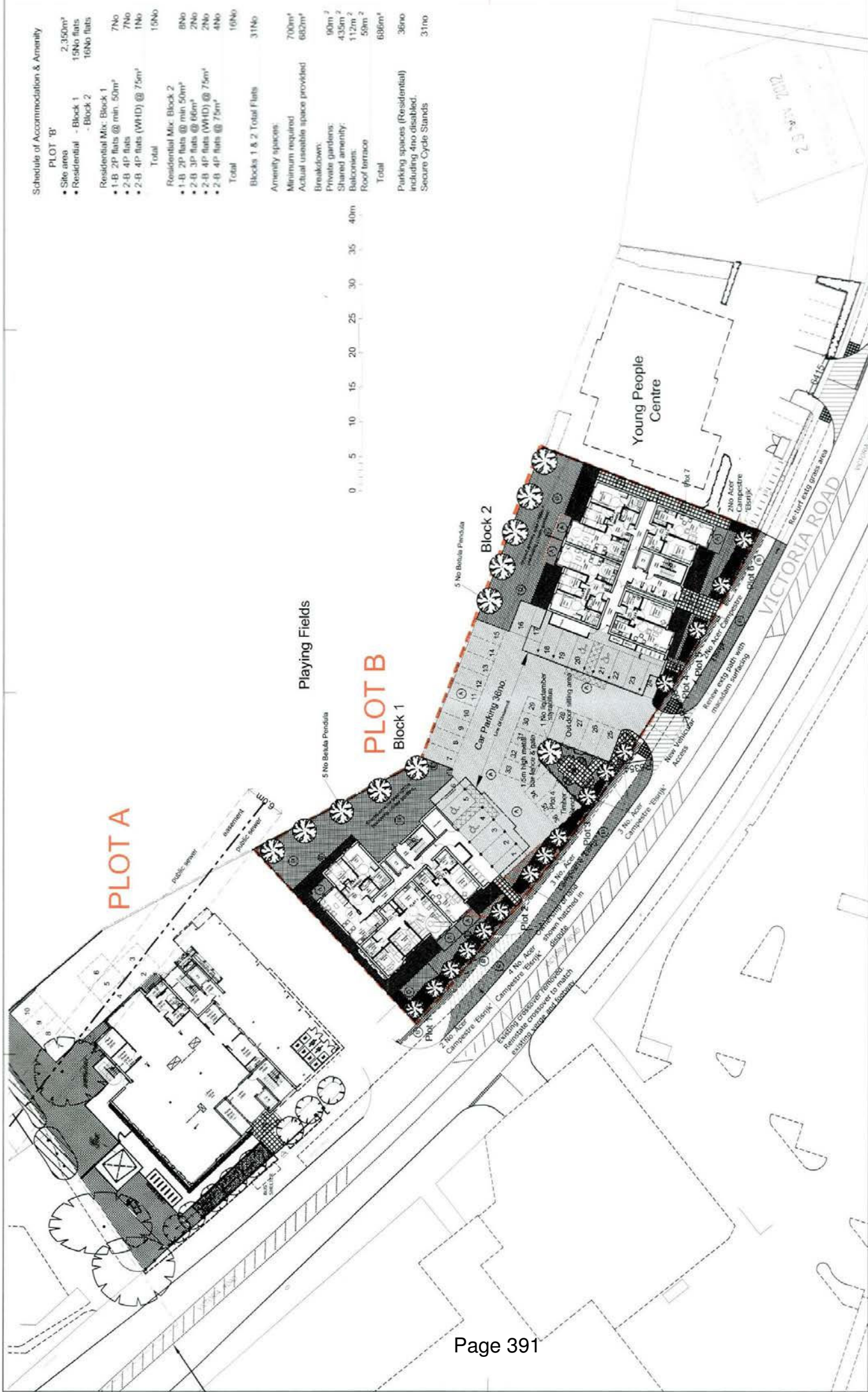
LBH Ref Nos: 67080/APP/2012/2973

Date Plans Received: 29/11/2012 **Date(s) of Amendment(s):**

Date Application Valid: 06/01/2013

Schedule of Accommodation & Amenity

PLOT 'B'	
• Site area	2,350m ²
• Residential - Block 1	15 No flats
• Residential - Block 2	10 No flats
Residential Mix - Block 1	
• 1-B, 2P flats @ min. 50m ²	7No
• 2-B, 4P flats	7No
• 2-B, 4P flats (WHD) @ 75m ²	1No
Total	15No
Residential Mix - Block 2	
• 1-B, 2P flats @ min 50m ²	8No
• 2-B, 3P flats @ 66m ²	2No
• 2-B, 4P flats (WHD) @ 75m ²	2No
• 2-B, 4P flats @ 75m ²	4No
Total	10No
Blocks 1 & 2 Total Flats	31No
Amenity spaces:	
Minimum required	700m ²
Actual useable space provided	660m ²
Breakdown:	
Private gardens:	90m ²
Shared amenity:	435m ²
Balconies:	112m ²
Roof terrace	58m ²
Total	688m²
Parking spaces (Residential) including 4no disabled, Secure Cycle Stands	
	36no
	31no



Client: Rydon Construction Ltd	
Project: SOUTH RUESUP PLOT B	
Title: Ground Floor Plan	Rev: P1
Project No: G0553	Date: 05/10/12
Issued by: (PA) 001	Date: (PA) PLANNING
Drawn: JC	Auth: JC
Date: PLANNING	

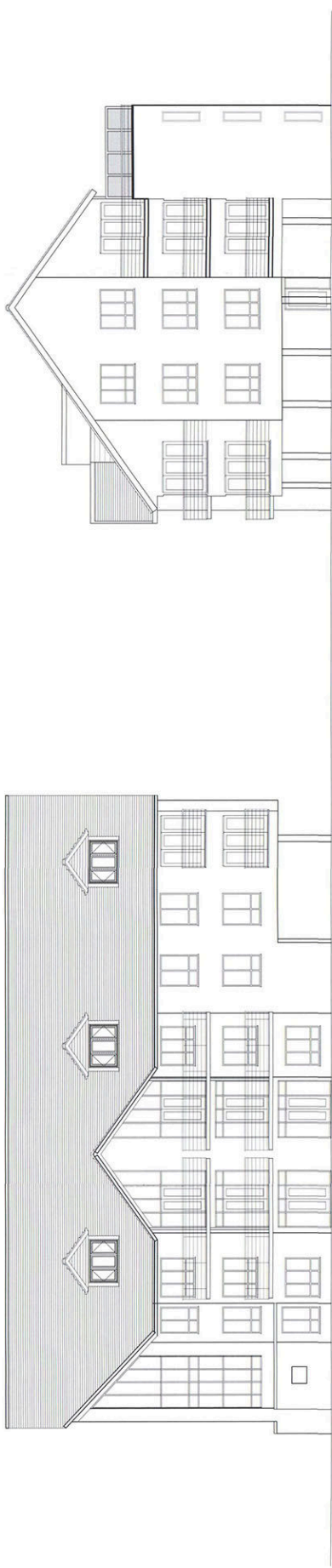
Gibberd

ARCHITECTURE
MASTER PLANNING
RESIDENTIAL DESIGN
LANDSCAPE

REV	DESCRIPTION	DATE	DRAWN	ALTD	CHK	BY	DESCRIPTION	DATE	DRWN	ALTD
01	ISSUED FOR PLANNING	09/10/12	JC							

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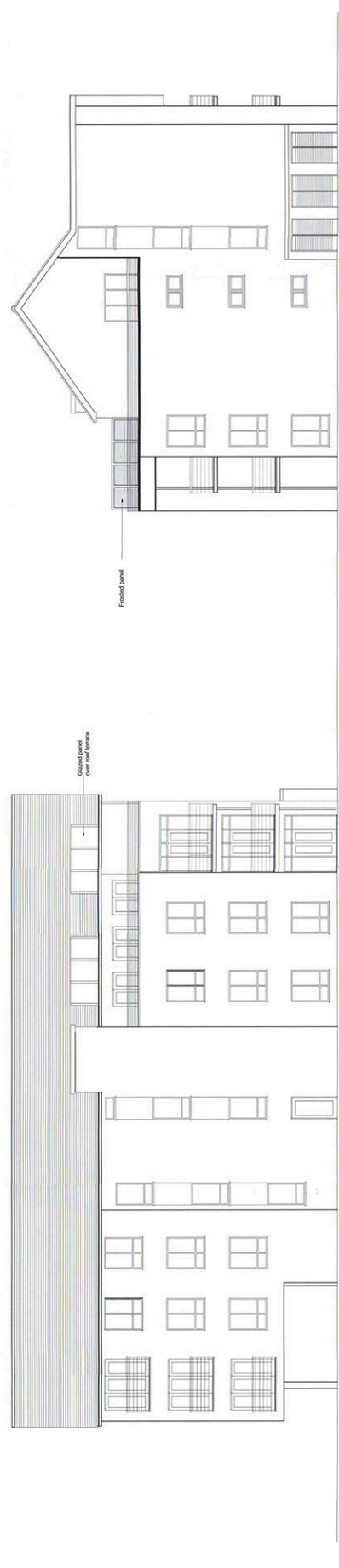
Gibberd Ltd
15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 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WEST ELEVATION



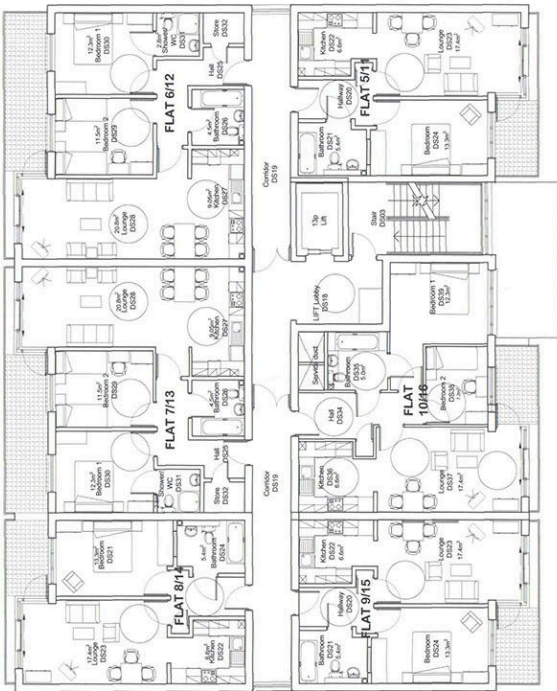
SOUTH ELEVATION



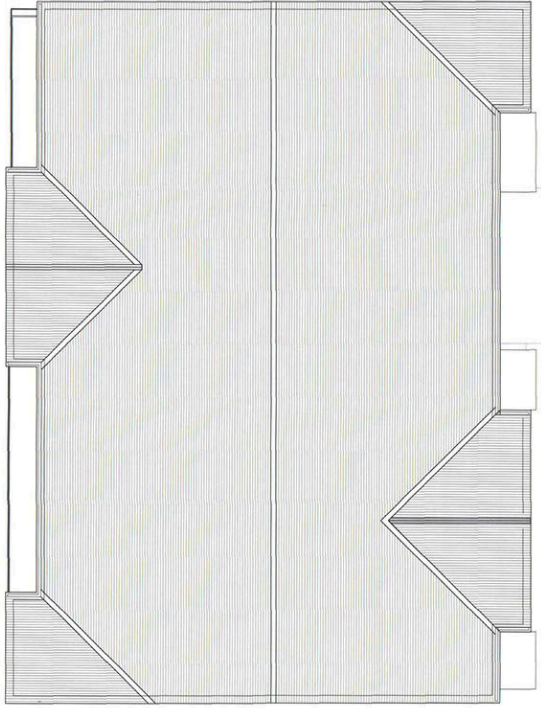
EAST ELEVATION

NORTH ELEVATION

Gibberd Ltd 1st Floor, 100, Victoria Road +44(0)20 7739 8400 +44(0)20 7739 8408 @ studio@gibberd.com www.gibberd.com	REV: P1 DESCRIPTION: ISSUED FOR PLANNING	DATE: 01/12/12 DRAWN: GM AUTH: KC	REV: [] DESCRIPTION: []	DATE: [] DRAWN: [] AUTH: []	© Copyright of the information is vested in Gibberd Ltd.	Gibberd ARCHITECTURE MASTER PLANNING INTERIOR DESIGN EXTERIOR DESIGN LANDSCAPE	Client: Rydon Construction Ltd Project: SOUTH RUISLIP PLOT B Title: Proposed Elevations Project No: G0558 Date: 05/10/12 Drawing: (PA) 003 Drawn: GM Auth: KC	Scale: 1:100 @ A1 Rev: P1 Series: (PA) PLANNING Status: PLANNING
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FIRST &
SECOND
FLOOR PLANS
GEA = 496.5m²



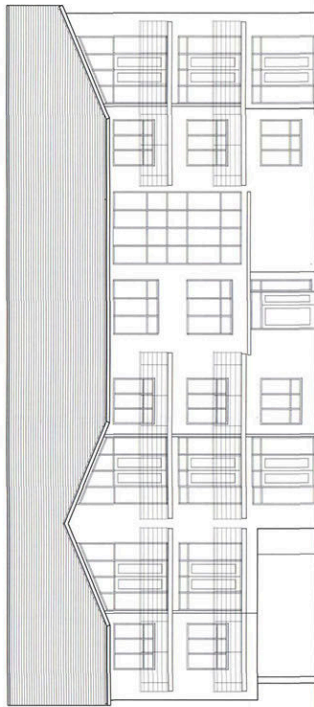
ROOF PLAN



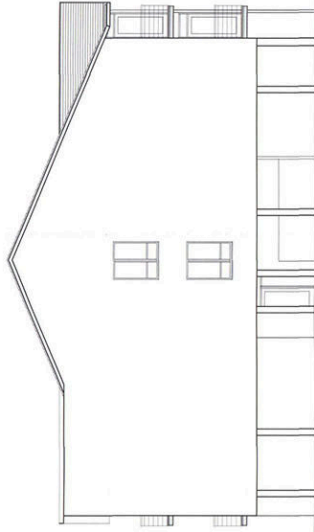
GROUND FLOOR PLAN
GEA = 381.2m²



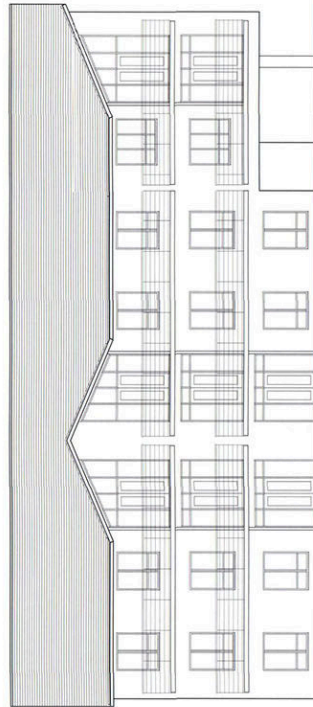
<p>Gibberd Ltd 117-121, South Quay London E14 3AF +44(0)20 7739 5400 +44(0)20 7739 5400 @ gibberd@gibberd.com www.gibberd.com</p>	<p>REV: P1 DESCRIPTION: ISSUED FOR PLANNING</p>	<p>DATE: 27.11.12 DRAWN: GM AUTH: KC</p>	<p>REV: DESCRIPTION DATE: DRAWN: AUTH:</p>	<p>© Copyright of the information is vested in Gibberd Ltd.</p>	<p>Gibberd ARCHITECTURE MASTER PLANNING CONSERVATION LANDSCAPE</p>	<p>Client: Rydon Construction Ltd Project: South Quay/Jp Plot B Title: Proposed Plans Block 2 Project No: G0559 Date: 05/10/12 Drawing No: (PA) 005 Drawn: GM Auth: KC</p>	<p>Scale: 1:100 @ A1 Rev: P1 Series: (PA) PLANNING Status: PLANNING</p>
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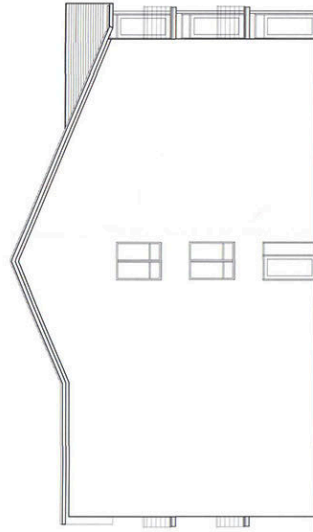
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



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REV	DESCRIPTION	DATE	DRAWN	AUTH
P1	ISSUED FOR PLANNING	27.11.12	GM	KC

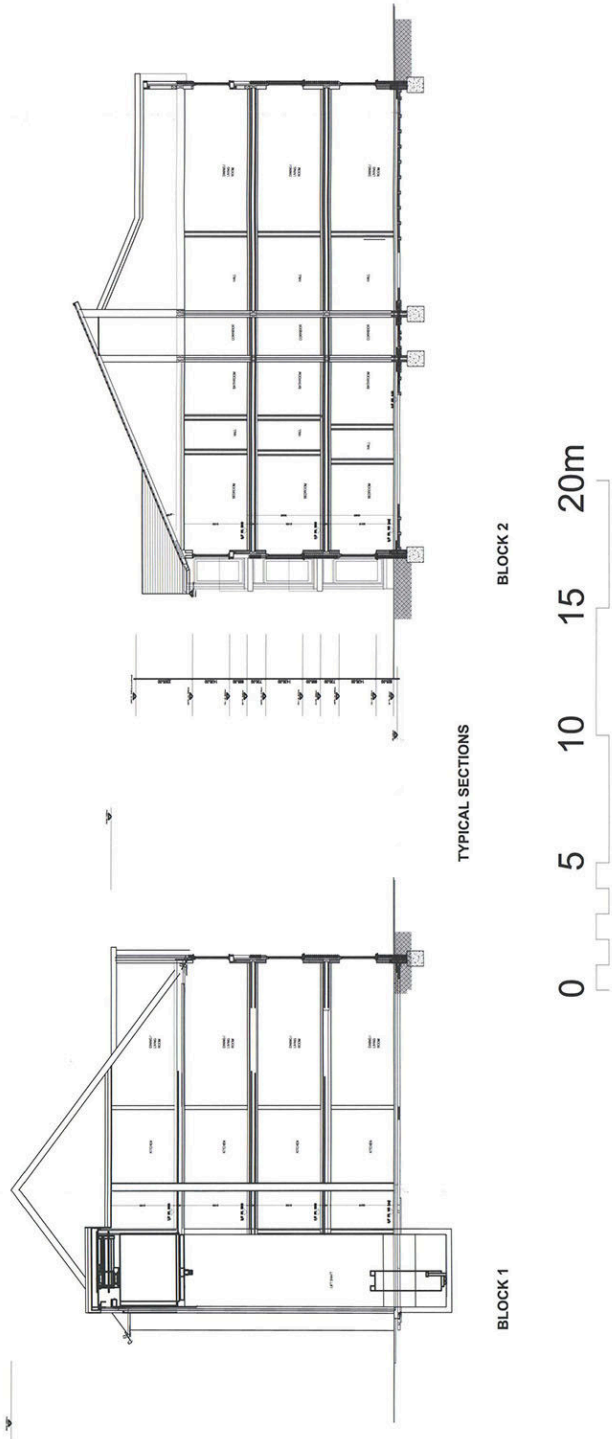
REV	DESCRIPTION	DATE	DRAWN	AUTH

REV	DESCRIPTION	DATE	DRAWN	AUTH

Gibberd Ltd
 117-121 Green Road
 448092 7739 8400
 448092 7739 8400
 info@gibberd.com
 www.gibberd.com

Gibberd
 ARCHITECTURE
 MASTER PLANNING
 OUTDOOR DESIGN
 INTERIOR DESIGN
 LANDSCAPE

Client:	Ryton Construction Ltd
Project:	SOUTH RUISLIP PLOT B
Title:	Proposed Elevations Block 2
Project No:	G0538
Date:	05/10/12
Scale:	1:100 @ A1
Rev:	P1
Drawing No:	(PA) 006
Series:	(PA) PLANNING
Drawn:	GM
Auth:	KC
Status:	PLANNING



TYPICAL SECTIONS

BLOCK 1

BLOCK 2

Gibberd Ltd 1st, 117-121, Canal Road Walsby, Loughborough, Leics LE12 7JG Tel: +44(0)1509 7739 8400 Fax: +44(0)1509 7739 8408 Email: gibberd@gibberd.com www.gibberd.com	RY P1	DESCRIPTION ISSUED FOR PLANNING	DATE 27.11.22	DRAWN GM	AUTH KC	RY DESCRIPTION	DATE	DRAWN AUTH	© Copyright of the information is vested in Gibberd Ltd.	Gibberd ARCHITECTURE MASTER PLANNING INTERIOR DESIGN EXTERIOR DESIGN LANDSCAPE	Client: Rydon Construction Ltd Project: SOUTH RUISLIP PLOT B Title: Typical Sections Block 1 & 2 Project No: 06558 Date: 05/10/12 Drawing No: (PA) 013 Drawn: GM Auth: KC	Scale: 1:100 @ A1 Rev: P1 Series: (PA) PLANNING Status: PLANNING
	RY P1	DESCRIPTION ISSUED FOR PLANNING	DATE 27.11.22	DRAWN GM	AUTH KC	RY DESCRIPTION	DATE	DRAWN AUTH	© Copyright of the information is vested in Gibberd Ltd.	Gibberd ARCHITECTURE MASTER PLANNING INTERIOR DESIGN EXTERIOR DESIGN LANDSCAPE	Client: Rydon Construction Ltd Project: SOUTH RUISLIP PLOT B Title: Typical Sections Block 1 & 2 Project No: 06558 Date: 05/10/12 Drawing No: (PA) 013 Drawn: GM Auth: KC	Scale: 1:100 @ A1 Rev: P1 Series: (PA) PLANNING Status: PLANNING

NOTE

- CONTROL DATA**
 Survey advice: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



Stn No.	Easting	Northing	Level
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2	511398.227	185456.178	35.306
3	511330.857	185581.056	36.687
4	511465.437	185410.799	34.961
5	511432.251	185447.313	34.923
6	511467.788	185011.861	34.835

Only Station 1 is a National Grid point and is therefore not directly related to the O.S. National Grid Network.

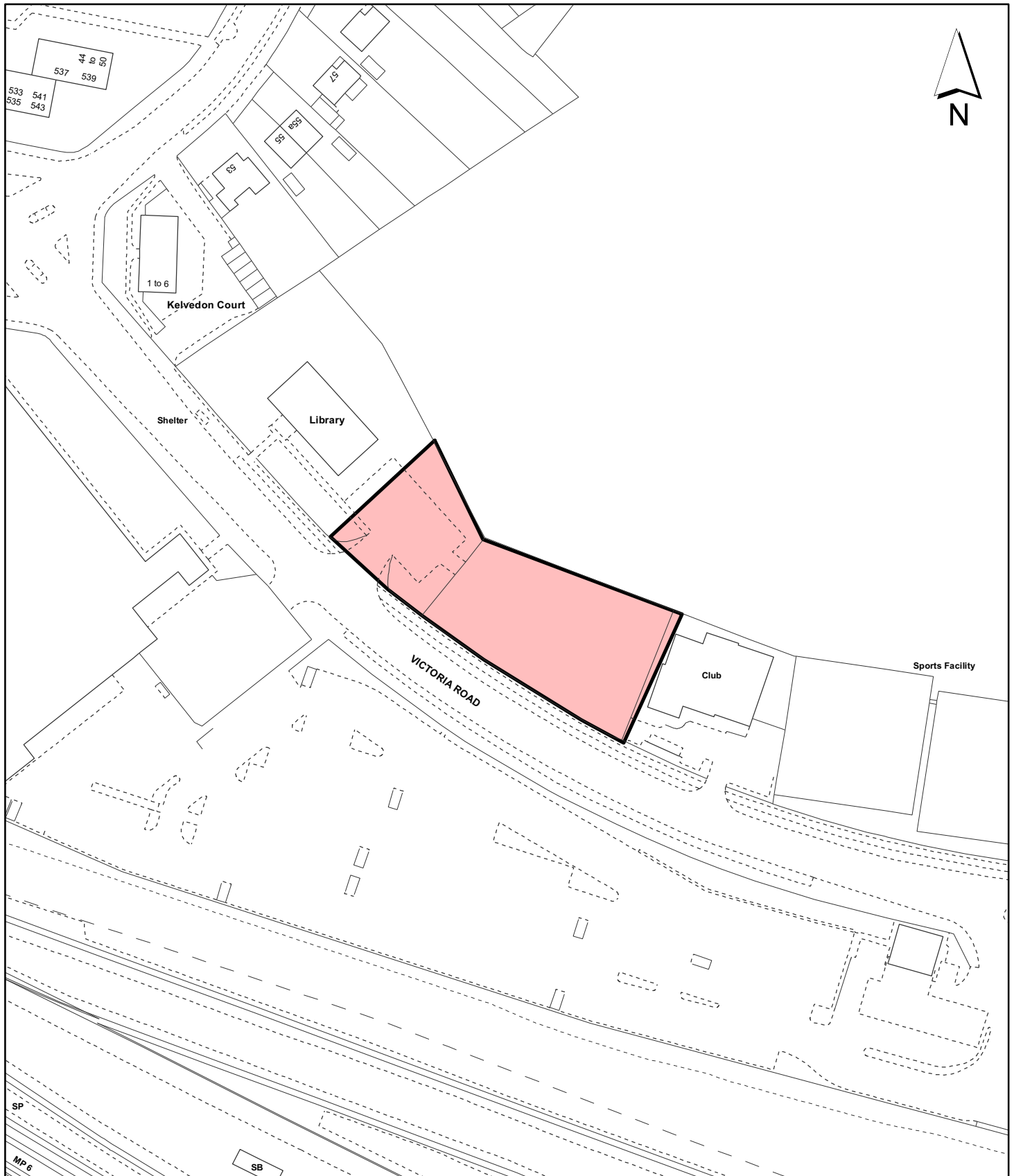
Gibberd
 ARCHITECTURE
 INTERIOR DESIGN
 CONSTRUCTION
 LANDSCAPE

Client: Hydrex Construction Ltd
 Project: SOUTH RUISLIP PLOT B
 The: Topographical Survey
 Prepared: 06/5/08 Date: 05/01/12 Scale: 1:500@A3
 Drawing No: (PA) 010 Date: (PA) PLANNING
 Drawn: KC
 Auto: KC
 Date: PLANNING

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REV	DESCRIPTION	DATE	DRAWN	AUTH	REV	DESCRIPTION	DATE	DRAWN	AUTH
1	ISSUED FOR TENDERS	20/11/15	KC	KC					

Gibberd Ltd
 1/5-17/19 Crane Road
 London EC2A 3AD
 +44(0)20 7339 2400
 +44(0)20 7339 8948
 gibberd.com



Notes

 Site boundary

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Site Address

**South Ruislip Library Plot B
Victoria Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

67080/APP/2012/2973

Scale

1:1,250

Planning Committee

North Page 398

Date

**March
2013**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address EASTCOTE HOCKEY CLUB KINGS COLLEGE ROAD RUISLIP
Development: Construction of an all-weather, sand dressed multi-purpose sports playing pitch, with associated floodlighting, fencing and car parking.
LBH Ref Nos: 2414/APP/2012/2812

Date Plans Received:	13/11/2012	Date(s) of Amendment(s):	20/12/2012
Date Application Valid:	13/12/2012		21/12/2012
			06/02/2013
			13/11/2012
			15/02/2013
			11/03/2013
			14/12/2012



NOTES

EASTCOTE HOCKEY CLUB

DRAWING: EXISTING SITE PLAN
DATE: 18.11.10
DRAWING No: EHC-ESP-02
SCALE: 1:200
STATUS:
REV:

devilfish design limited

Castle House, 277 High End Road,
Middlesex HA8 8AA.
Telephone: 0181 624 2276
Mobile: 01753 734447
www.devilfishdesign.co.uk
info@devilfishdesign.co.uk



EXISTING SITE PLAN AT - 1:200

NOTES

EASTCOTE HOCKEY CLUB

DRAWING: EXISTING SITE PLAN

DATE: 18.11.10

DRAWING No: EHC-ESP-01

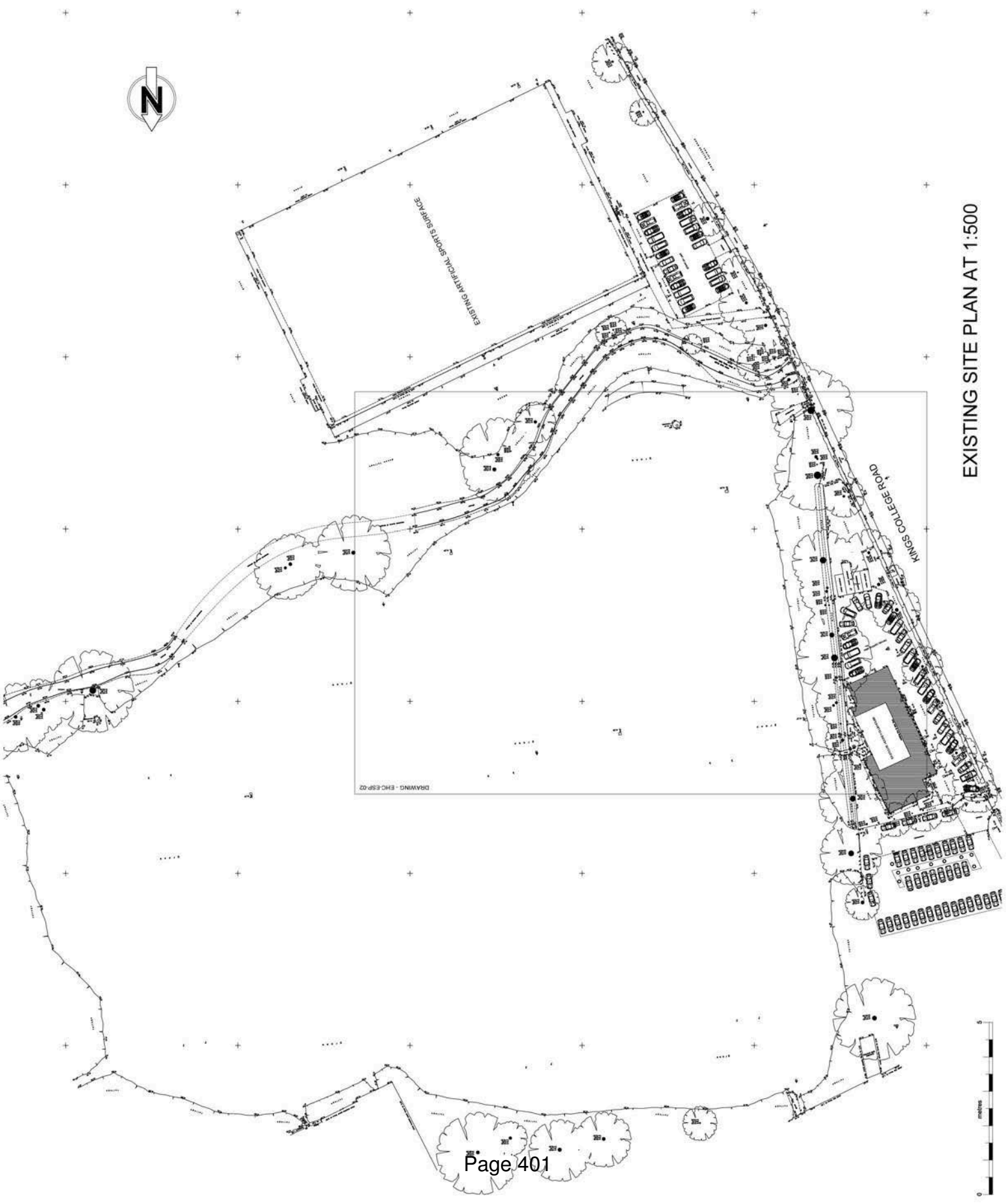
SCALE: 1:500

STATUS:

REV:

devilfish design limited

Castle House, 277 Paul Road
Widewater, MA, BMA
Tel: 01535 421 274
Fax: 01535 421 144
www.devilfishdesign.co.uk
info@devilfishdesign.co.uk



DRAWING - EHC-ESP-02

EXISTING SITE PLAN AT 1:500



NOTES:

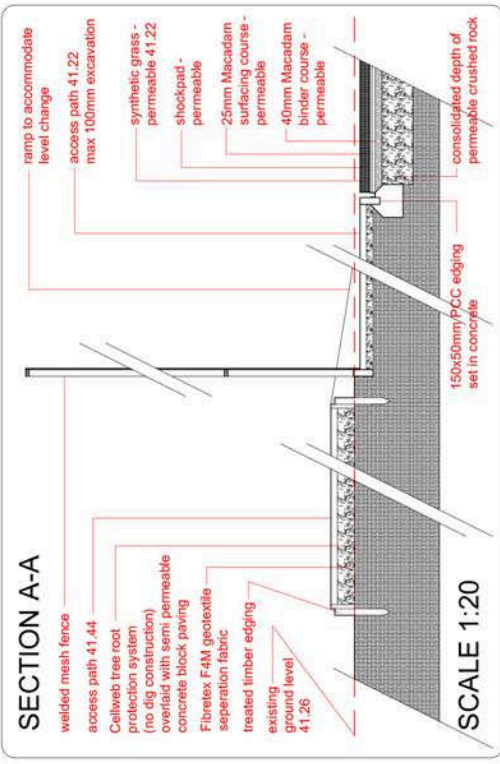


Cellweb tree root protection system (no dig construction)



DRAWING: PROPOSED SITE PLAN
 DATE: 24.10.12
 DRAWING NO: EHC-FSP-02
 SCALE: 1:200
 STATUS: L
 REV:

devilfish design limited
 177 Field Gate Road
 Huddersfield, West Yorkshire
 HD4 6AA
 Tel: 01484 522279
 Fax: 01484 522278
 Email: info@devilfishdesign.co.uk
 www.devilfishdesign.co.uk



- CULVERTED DITCH
- PROPOSED ROUTE FOR ELECTRICAL SUPPLY (TO BE MOLED WITHIN RPA)
- SECTION AA
- NATIVE SCREEN COMPRISING OF HAWTHORN, BLACKTHORN & FIELD MAPLE
- TREE REMOVED
- CULVERTED DITCH
- TREE REMOVED
- NATIVE SCREEN COMPRISING OF HAWTHORN, BLACKTHORN & FIELD MAPLE
- NEW OAK TREE
- GRAVEL PARKING AREA
- 30 ADDITIONAL PARKING SPACES OVERALL

PROPOSED ARTIFICIAL SPORTS SURFACE

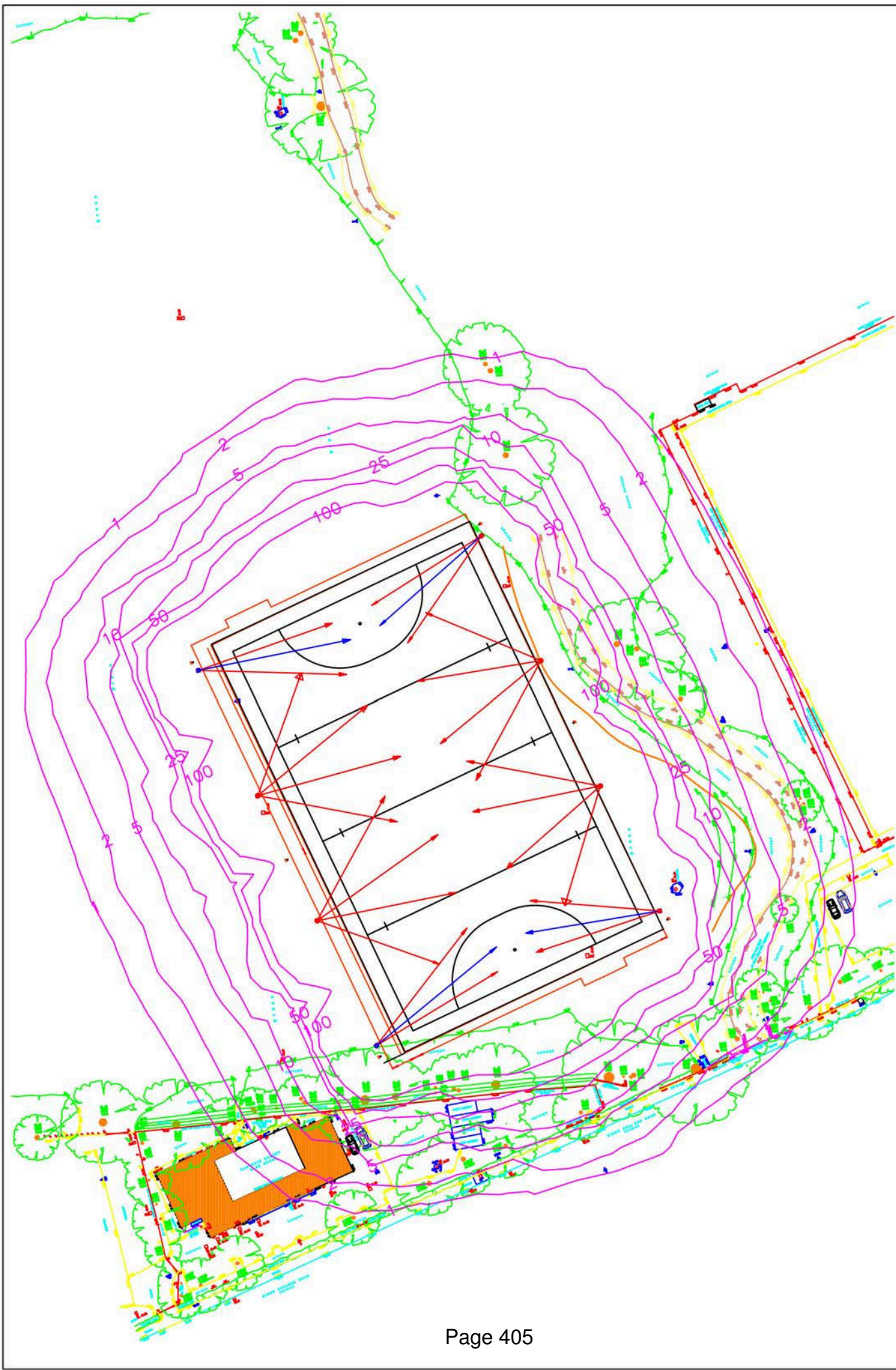
EASTCOTE HOCKEY CLUB

EASTCOTE HOCKEY CLUB HOUSE

KINGS COLLEGE ROAD

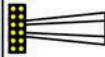






Design by:	Date:	Revision:
MPM	03-12-12	0
Drawing No:	Scale:	
EHC/4	1:750 @ A3	

Project Name:
 Eastcote Hockey Club - Proposed Floodlighting Spillage



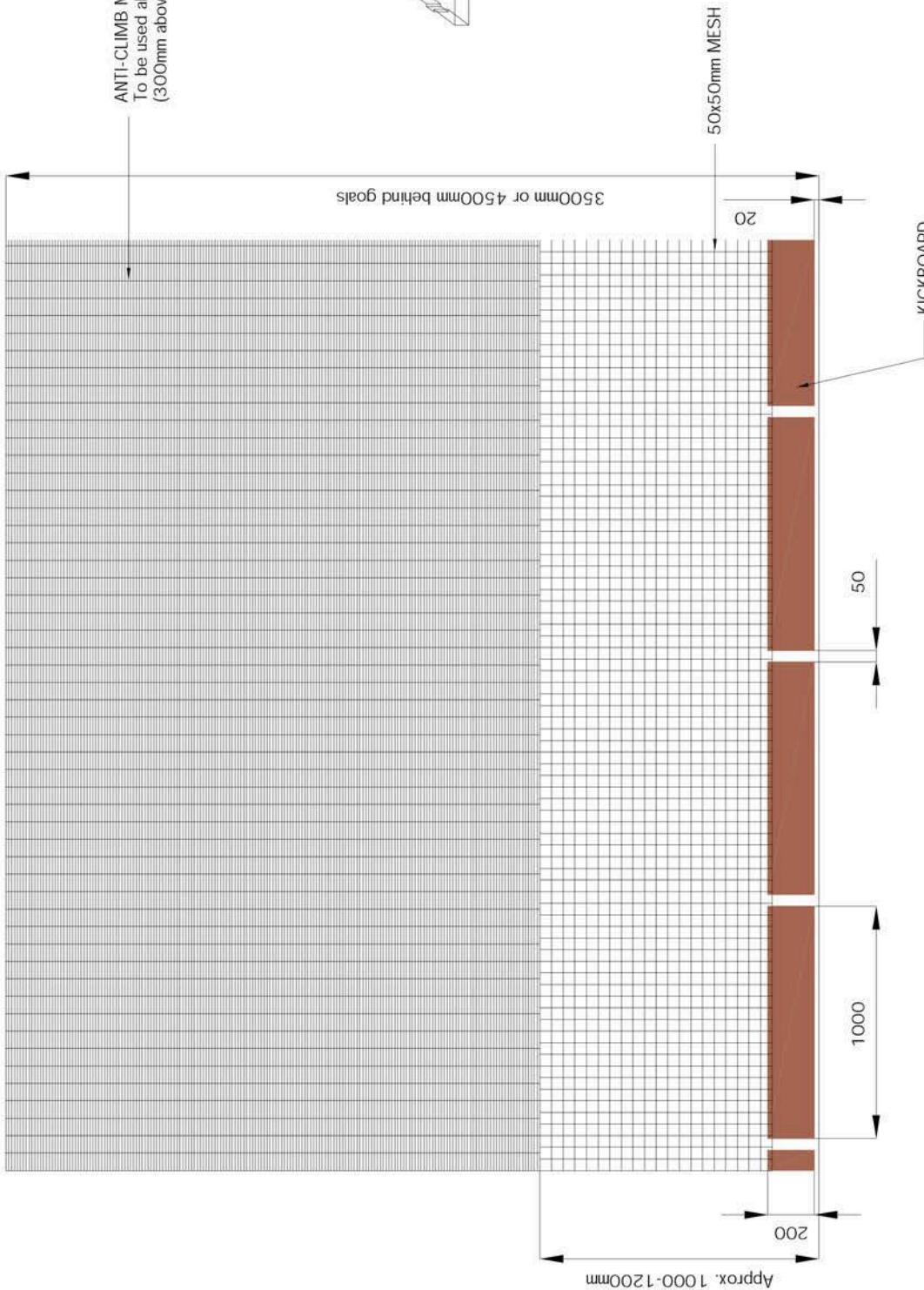
Highlights Floodlighting Ltd
 Newbury House
 1 London Road
 Luton, LU1 3UE

Tel: 01582 730729
 Fax: 01582 726658
 Email: mail@highlights.co.uk

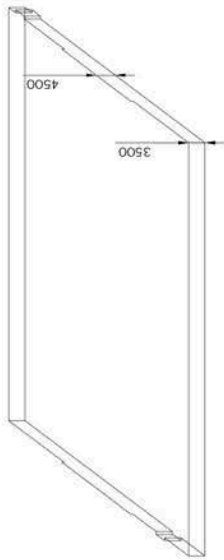
NOTES

1. DO NOT SCALE - Use figured dimensions only
2. All dimensions shown are in millimetres unless otherwise stated.
3. All dimensions are to be taken from the face of the mesh unless otherwise stated.
4. The Contractor is to verify all dimensions on site before commencing work or preparing shop drawings.
5. This drawing is to be read in conjunction with all Engineers and Architects drawings.

ANTI-CLIMB MESH 75 x 12.5
To be used above 42.169m AOD
(300mm above 1 in 100 yr + CC level)



TYPICAL FENCE ELEVATION
SCALE 1:10 @ A3



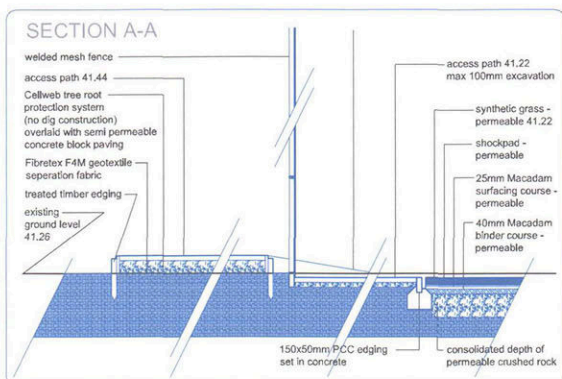
**INDICATIVE ISOMETRIC PLAN
VIEW OF HOCKEY PITCH**

NOT TO SCALE

P3	Revised Fence Design - For FPA Rev E	EGS	TB	07.03.13																				
P2	Revised Fence Design - For FPA Rev D	EGS	TB	25.10.12																				
P1	Preliminary plan	EGS	TB	23.08.12																				
Rev	Description	Dr	Ch	Date																				
Client	EASTCOTE HOCKEY CLUB																							
Project	EASTCOTE HOCKEY CLUB - NEW PITCH																							
Title	FENCING DIAGRAM																							
<table border="1"> <tr> <td>Sheet Size</td> <td>A1</td> <td>Scale</td> <td>AS SHOWN</td> </tr> <tr> <td>Drawn</td> <td>EGS</td> <td>Checked</td> <td>TB</td> </tr> <tr> <td>Approved</td> <td>TB</td> <td></td> <td></td> </tr> </table>		Sheet Size	A1	Scale	AS SHOWN	Drawn	EGS	Checked	TB	Approved	TB			<table border="1"> <tr> <td>Company</td> <td>Hannah + Reed</td> </tr> <tr> <td>Address</td> <td>111 St. Andrew's Road, Kilsyth, Victoria 3012</td> </tr> <tr> <td>Phone</td> <td>03 9452 2020</td> </tr> <tr> <td>Website</td> <td>www.hannahreed.com.au</td> </tr> </table>			Company	Hannah + Reed	Address	111 St. Andrew's Road, Kilsyth, Victoria 3012	Phone	03 9452 2020	Website	www.hannahreed.com.au
Sheet Size	A1	Scale	AS SHOWN																					
Drawn	EGS	Checked	TB																					
Approved	TB																							
Company	Hannah + Reed																							
Address	111 St. Andrew's Road, Kilsyth, Victoria 3012																							
Phone	03 9452 2020																							
Website	www.hannahreed.com.au																							
<table border="1"> <tr> <td>Drawing Number</td> <td>X210387-04</td> </tr> <tr> <td>Revision</td> <td>P3</td> </tr> </table>		Drawing Number	X210387-04	Revision	P3																			
Drawing Number	X210387-04																							
Revision	P3																							



Figure 1



ARBORICULTURAL IMPACT PLAN

SITE ADDRESS
Eastcote Hockey Club, Kings College Road, Ruilsip, HA4 7JZ

CLIENT
Eastcote Hockey Club

JOB REF
DS12041201

DRAWING NO
DS12041201.03

DATE
12/11/2012

Patrick Stilleman Ltd
9 Chestnut Drive, Berkhamsted, Herts, HP4 2JL 01442 866112

KEY

- Tree / tree group to be retained
- Tree / tree group for removal to facilitate development
- Root Protection Area (RPA) for tree / tree group to be retained
- Indicative position of new tree for replacement planting (specific details to be provided at a later stage)
- Area for no-dig three dimensional cellular confinement parking bays and footpath

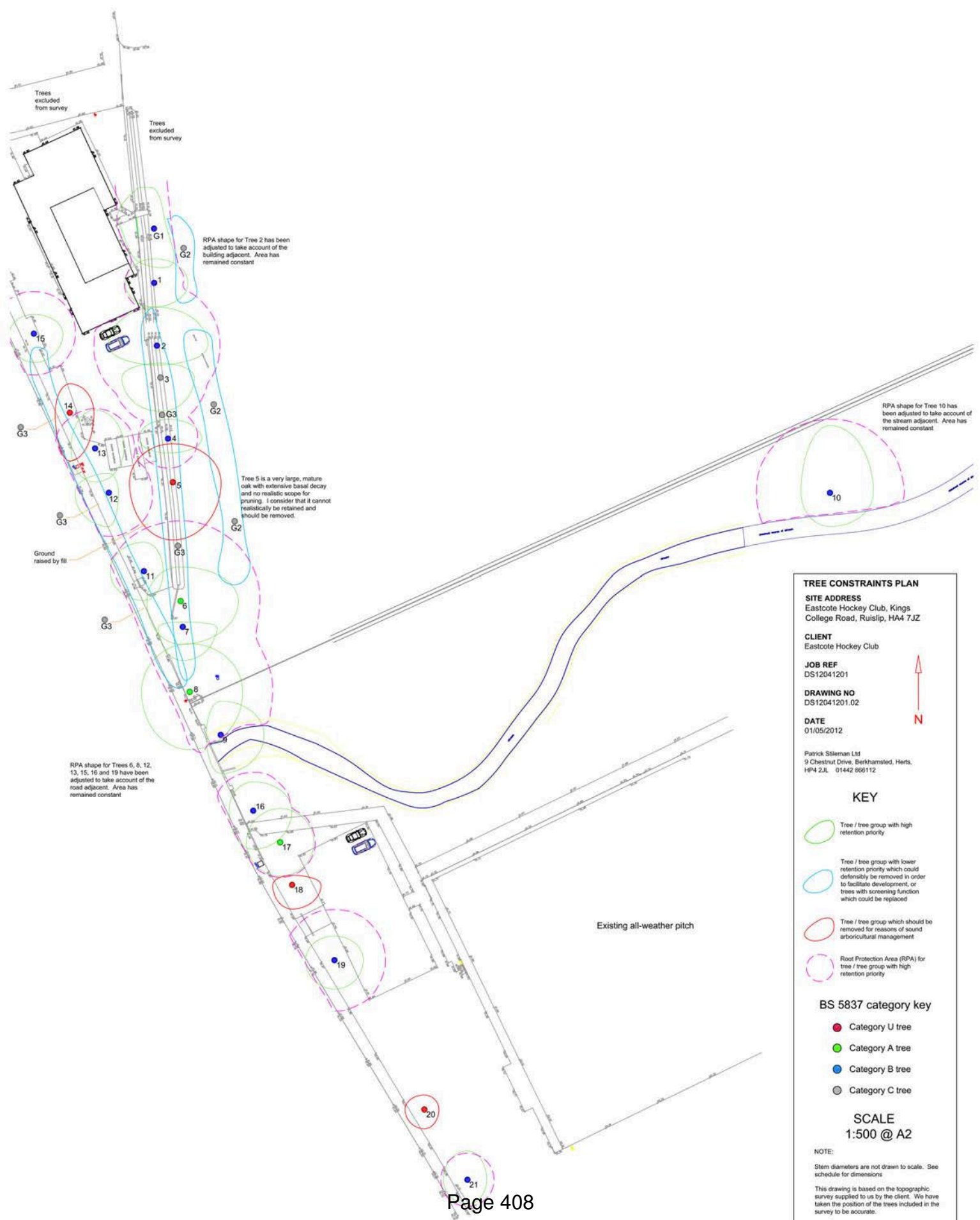
BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

SCALE
1:500 @ A2

NOTE:
Stem diameters are not drawn to scale. See schedule for dimensions

This drawing is based on the topographic survey supplied to us by the client. We have taken the position of the trees included in the survey to be accurate.



TREE CONSTRAINTS PLAN

SITE ADDRESS
Eastcote Hockey Club, Kings College Road, Ruislip, HA4 7JZ

CLIENT
Eastcote Hockey Club

JOB REF
DS12041201

DRAWING NO
DS12041201.02

DATE
01/05/2012

Patrick Stileman Ltd
9 Chestnut Drive, Berkhamsted, Herts, HP4 2JL 01442 866112

KEY

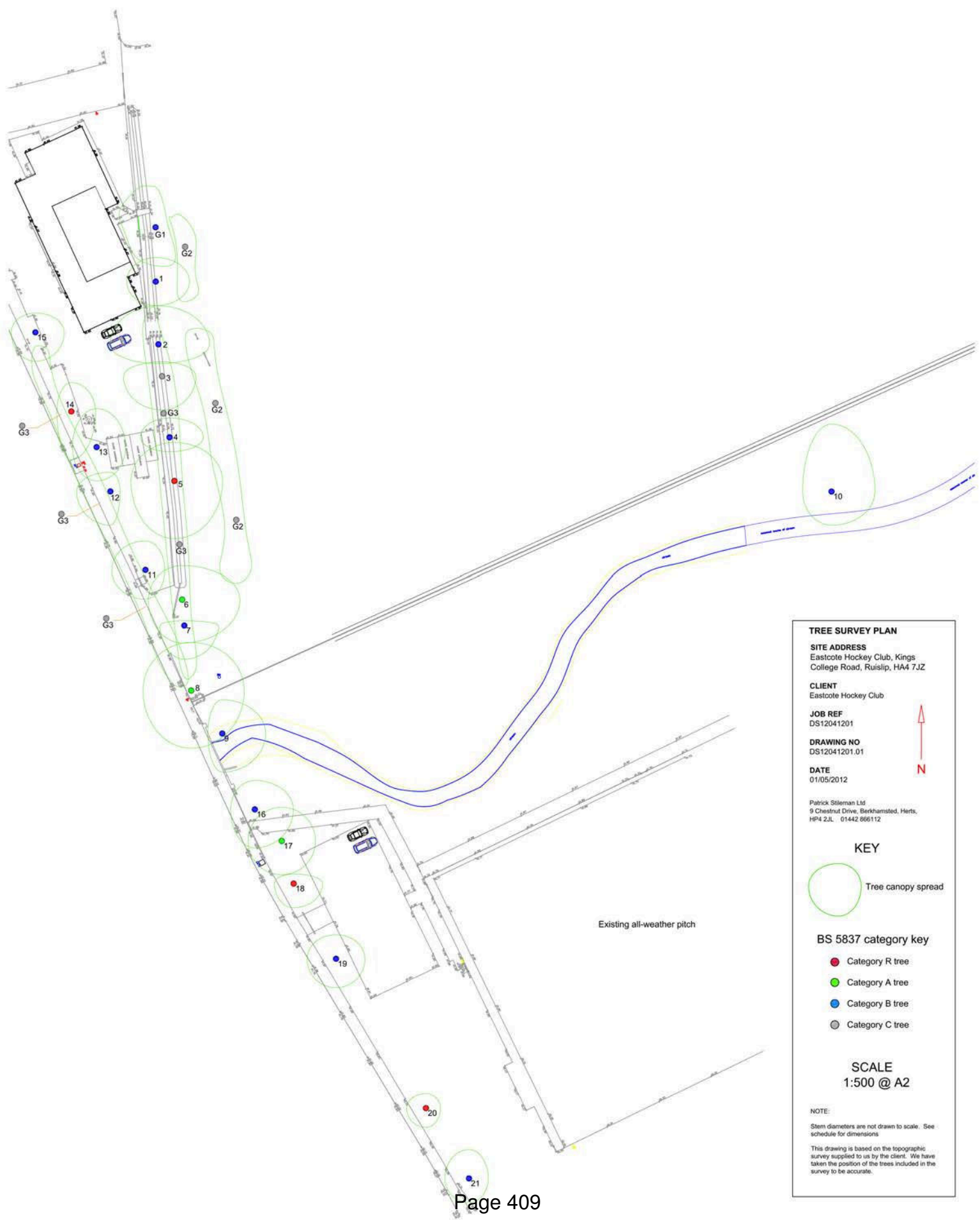
- Tree / tree group with high retention priority
- Tree / tree group with lower retention priority which could defensibly be removed in order to facilitate development, or trees with screening function which could be replaced
- Tree / tree group which should be removed for reasons of sound arboricultural management
- Root Protection Area (RPA) for tree / tree group with high retention priority

BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

SCALE
1:500 @ A2

NOTE:
Stem diameters are not drawn to scale. See schedule for dimensions
This drawing is based on the topographic survey supplied to us by the client. We have taken the position of the trees included in the survey to be accurate.



TREE SURVEY PLAN

SITE ADDRESS
 Eastcote Hockey Club, Kings
 College Road, Ruislip, HA4 7JZ

CLIENT
 Eastcote Hockey Club

JOB REF
 DS12041201

DRAWING NO
 DS12041201.01

DATE
 01/05/2012

Patrick Stileman Ltd
 9 Chestnut Drive, Berkhamsted, Herts,
 HP4 2JL 01442 866112

KEY

Tree canopy spread

BS 5837 category key

- Category R tree
- Category A tree
- Category B tree
- Category C tree

SCALE
 1:500 @ A2

NOTE:
 Stem diameters are not drawn to scale. See
 schedule for dimensions

This drawing is based on the topographic
 survey supplied to us by the client. We have
 taken the position of the trees included in the
 survey to be accurate.

DO NOT SCALE

1. ALL DIMENSIONS ARE IN METRES
UNLESS OTHERWISE STATED.

REV	DATE	BY	DESCRIPTION	CHK	APP
A	15.01.13	CAM	FIRST ISSUE	MPB	

DRAWING STATUS: **FOR INFORMATION ONLY**

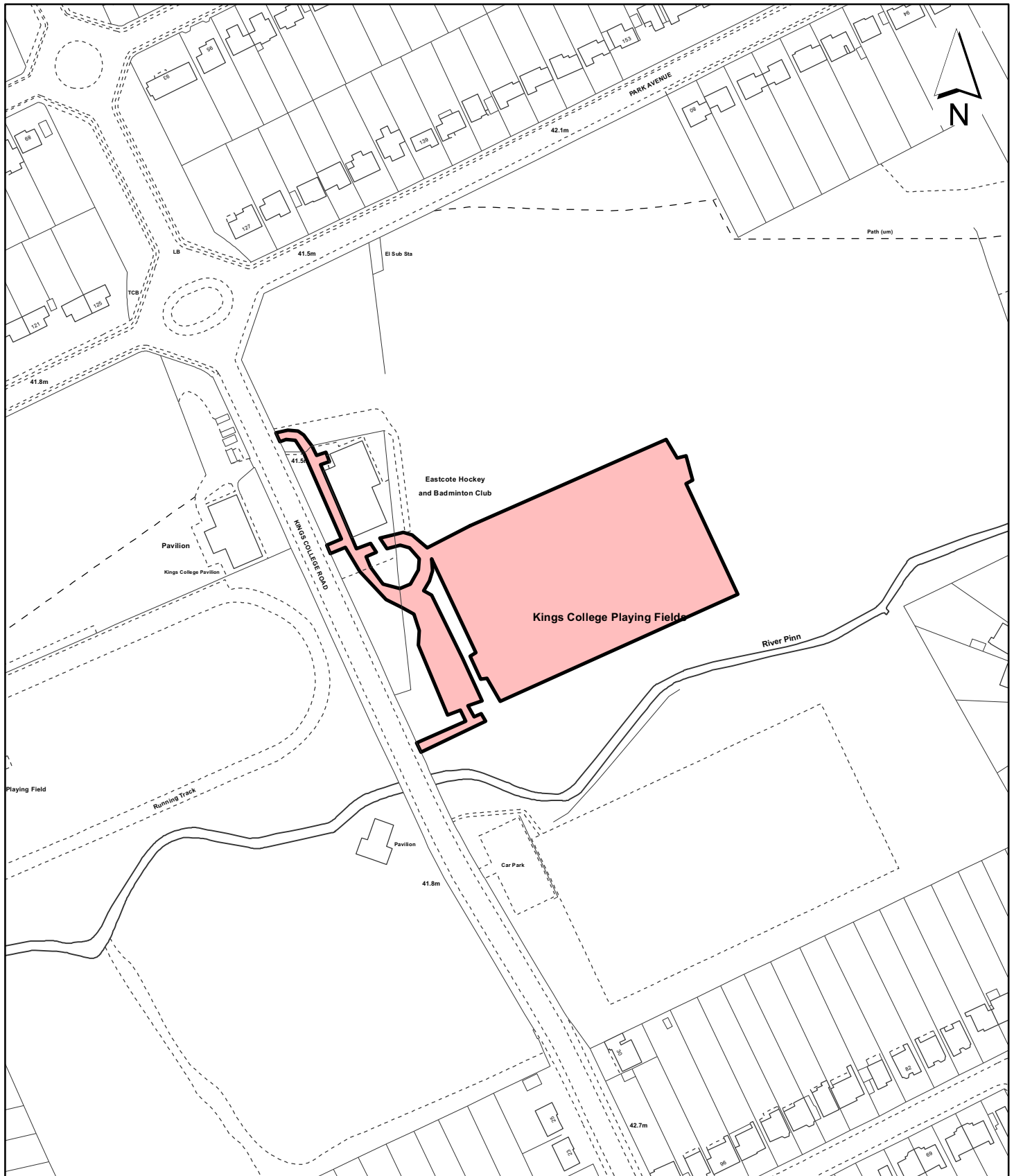




Unit 9, The Chase, John Tate Road
Foxholes Business Park, Hertford SG13 7NN
Tel: +44 (0)1992 526000 Fax: +44 (0)1992 526001
<http://www.wspgroup.com>

CLIENT:	EASTCOTE HOCKEY & BADMINTON CLUB				
ARCHITECT:	DEVILFISH DESIGN LTD				
PROJECT:	EASTCOTE HOCKEY CLUB				
TITLE:	CAR PARK VEHICLE SWEPT PATH				
SCALE @ A1:	1:200	CHECKED:	MPB	APPROVED:	MPB
CAD FILE:	0112-SK-02-A	DESIGNED BY:	PB	DATE:	December 2012
PROJECT NO.:	50600112	DRAWING NO.:	SK-003	REV.:	A

© WSP Group plc





<p>Notes</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>Eastcote Hockey Club Kings College Road Ruislip</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>2414/APP/2012/2812</p>	<p>Scale</p> <p>1:2,000</p>	
	<p>Planning Committee</p> <p>North Page 411</p>	<p>Date</p> <p>March 2013</p>	

Report of the Head of Planning & Enforcement Services

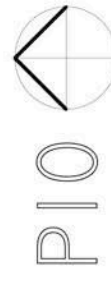
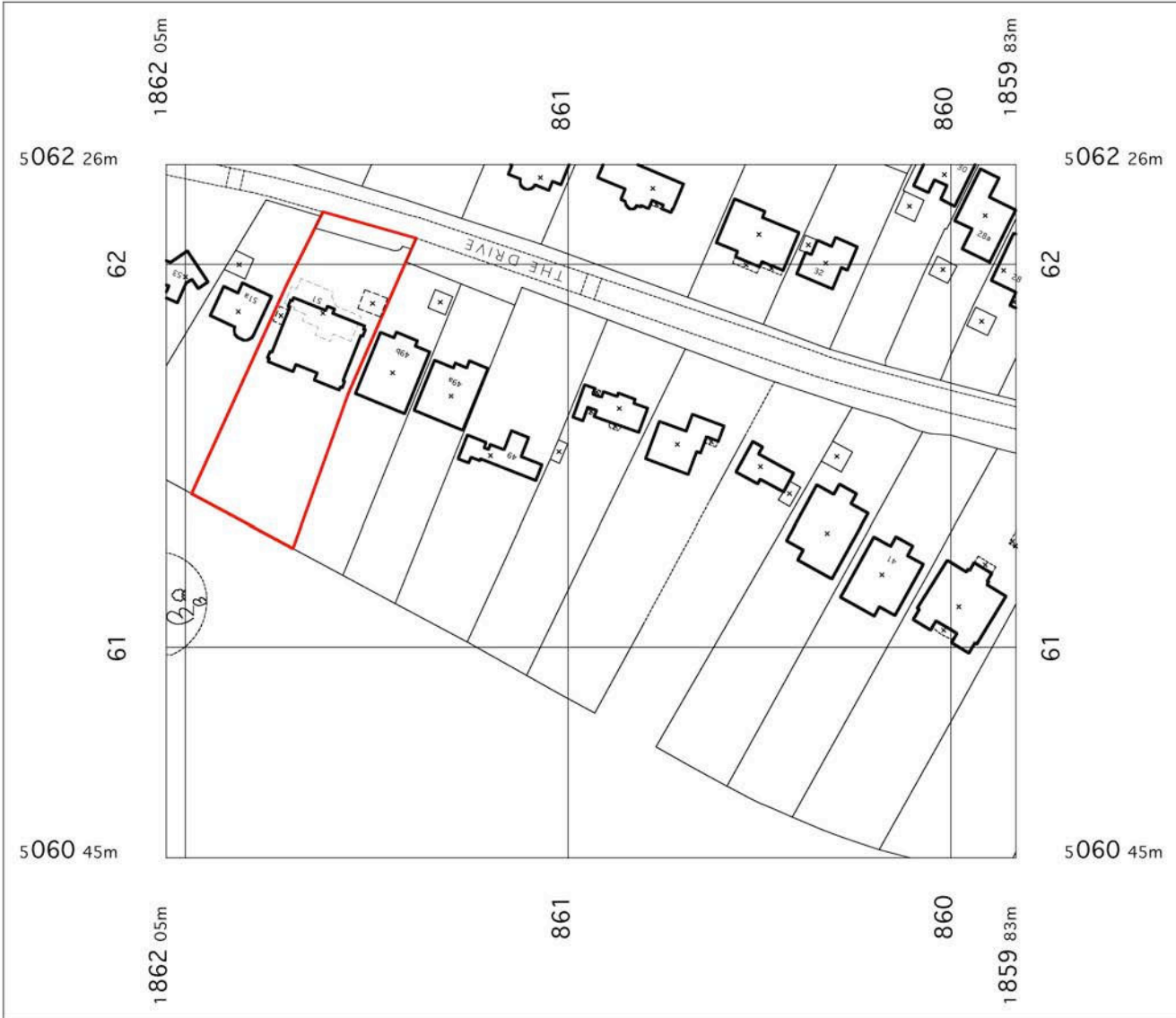
Address 51 THE DRIVE ICKENHAM

Development: Two storey building with habitable roofspace to create 5 x self-contained flats with associated parking and landscaping and installation of vehicular crossover, involving demolition of existing detached dwelling.

LBH Ref Nos: 21977/APP/2012/2194

Date Plans Received:	06/09/2012	Date(s) of Amendment(s):	21/09/2012
Date Application Valid:	24/09/2012		06/09/2012
			30/11/2012

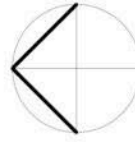
Revisions:
 A 20/09/12
 Road name added
 B 02/01/13
 Garage deleted



warren benbow architects
 21, 22 Mill Street London
 Herefordshire HR5 3AL
 01544 239 136
 www.warrenbenbow.com
 info@warrenbenbow.com

Proposed Residential Development
 81 The Drive Ickenhelm
 Site Location Plan as Proposed
 Drawing No. 9615.P108
 Scale 1:1250 at A3
 January 2013

Revised
A 2009.12
Scale corrected
Road name added



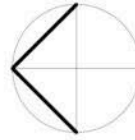
P02



Proposed Residential Development
51 The Drive Isenhelm
Block Plan as Existing
Drawing no. 99315 P02A
Scale 1:500 at A3
September 2012

warren benbow architects
21-22 Mill Street Kingston
Hendonshire MK5 3AL
01544 289 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk

Revisions
A 2009.12
Scale corrected
Road name added
B 02.01.13
Garage deleted



P11

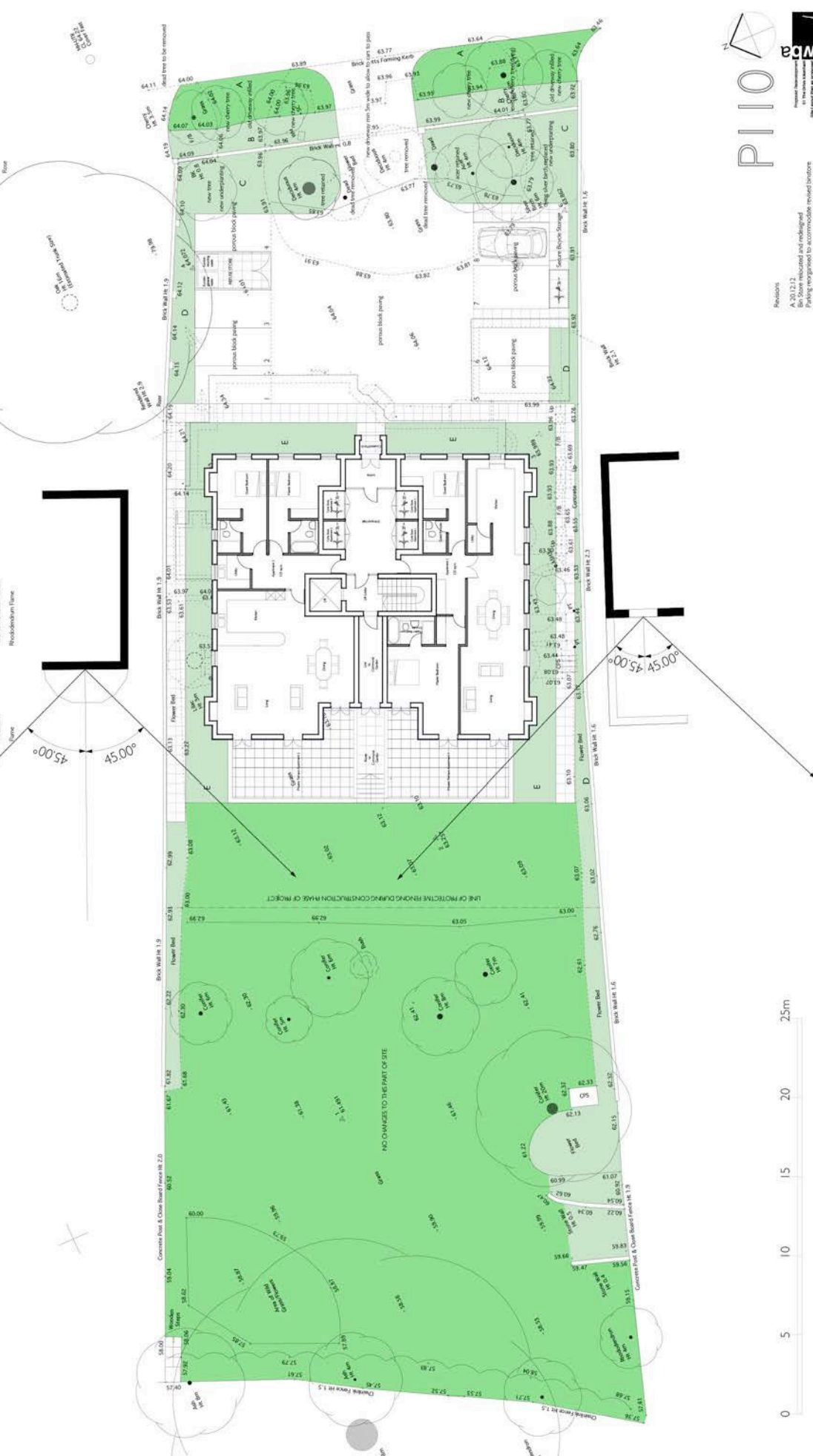


Proposed Residential Development
51 The Drive Isenheim
Block Plan as Proposed
Drawing no. 99315 P11B
Scale 1:500 at A3
January 2013

warren benbow architects
21-22 Mill Street Kingston
Herefordshire HR5 3AL
01544 289 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk

Self-Landscaping

- A Grass verge to road frontage**
 - 4 nos. flowering and cherry trees
 - To replace existing or dying specimens. Plants per person 3 trees
- B Flower beds behind grass verge**
 - Existing paving to be retained and preserved in situ where possible.
 - Left of New Entrance Drive - Holly, Laurel, Rowan and Viburnum
 - Right of New Entrance Drive - Holly, Laurel, Rowan and Viburnum
 - Where existing specimens retained with planting both new sections to be planted with existing species
- C The Spenny (area immediately behind front boundary wall)**
 - Proposed
 - All healthy planting to be retained in situ where possible (from left to right)
 - Left of New Entrance Drive - Rowan, Viburnum, Holly, Laburnum, Ash and Ashoka
 - Right of New Entrance Drive - Viburnum and Bay
 - Any gaps in underplanting would be filled with:
- D New Driveway leads to North and South boundary walls**
 - To be planted with:
 - Hamamelis
 - Cornus
 - Hibiscus
 - Lonicera
 - Lawsonia
 - Amelanchier
- E Reduction Parking foot area around building perimeter**
 - To be planted with:
 - Hibiscus
 - Hamelwood
 - Fremontia
 - Widerododendron
 - Holly
 - Rose



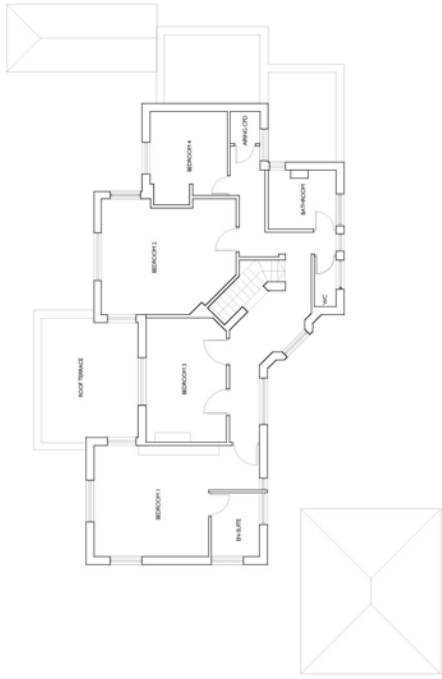
PIIO

Professional Incorporated
 100 The Terrace
 Christchurch, New Zealand
 Phone: +64 3 366 1100
 Email: info@piio.co.nz

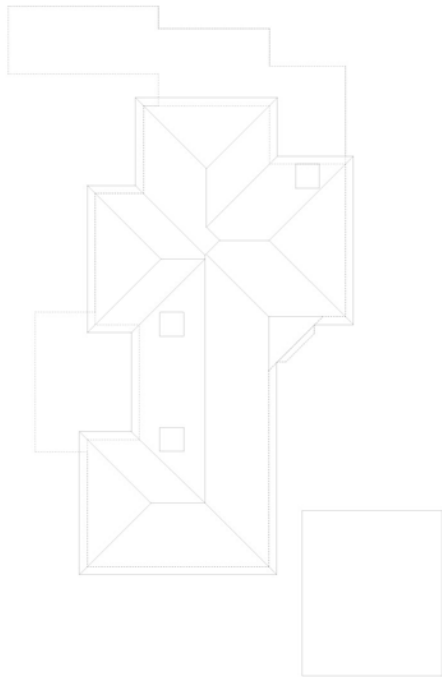
WCA
 WCA Landscape Architects
 100 The Terrace
 Christchurch, New Zealand
 Phone: +64 3 366 1100
 Email: info@wca.co.nz

Revisions

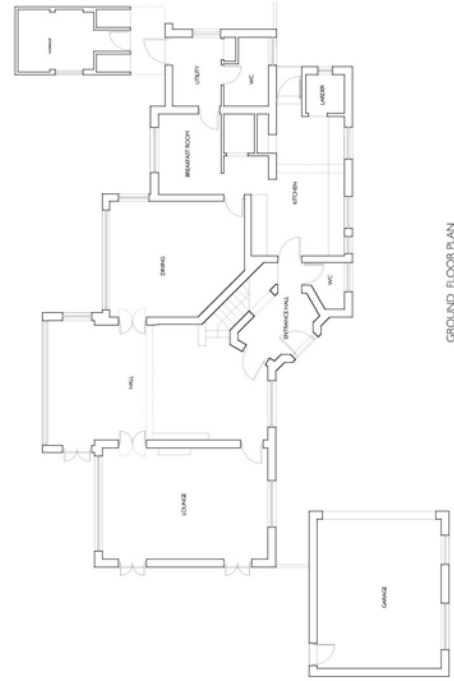
- A 20.12.12
 Proposed landscaping
 to be retained and redesigned
 Parking reorganised to accommodate revised driveway
 Change desired
- B 25.02.13
 Proposed landscaping
 to be retained and redesigned
 Proposed floor windows
 in requested to LBH



FIRST FLOOR PLAN



ROOF PLAN



GROUND FLOOR PLAN

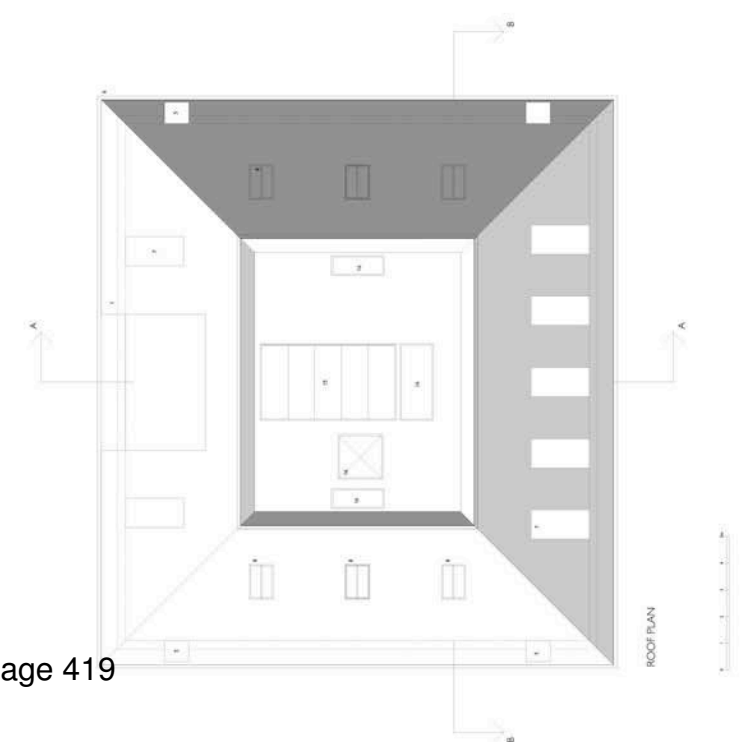
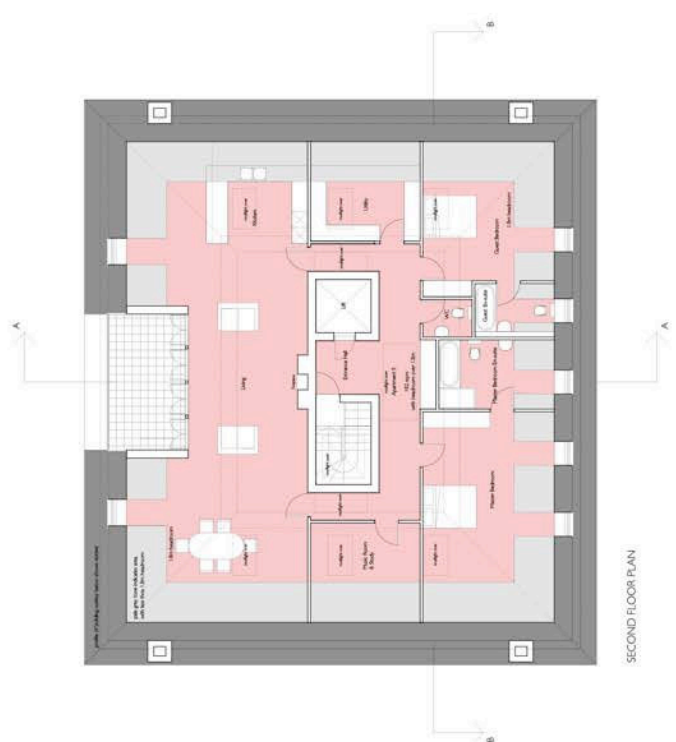
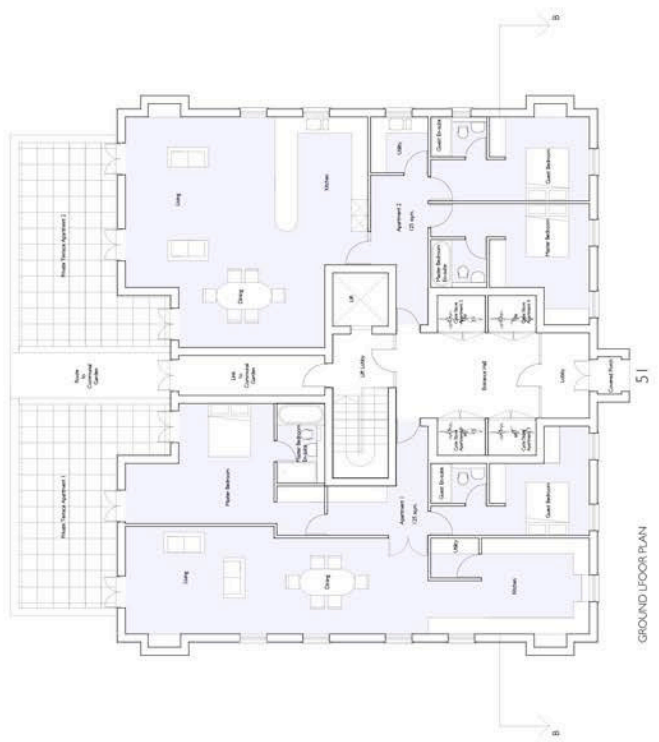


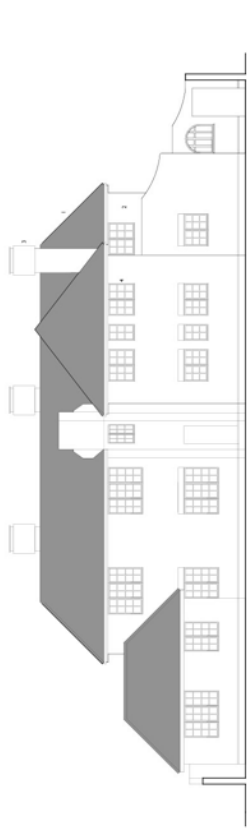
1. All dimensions are in millimeters unless otherwise stated.
 2. All dimensions are to the centerline of walls and columns unless otherwise stated.
 3. All dimensions are to the centerline of doors and windows unless otherwise stated.
 4. All dimensions are to the centerline of stairs and ramps unless otherwise stated.
 5. All dimensions are to the centerline of structural elements unless otherwise stated.
 6. All dimensions are to the centerline of structural elements unless otherwise stated.
 7. All dimensions are to the centerline of structural elements unless otherwise stated.
 8. All dimensions are to the centerline of structural elements unless otherwise stated.
 9. All dimensions are to the centerline of structural elements unless otherwise stated.
 10. All dimensions are to the centerline of structural elements unless otherwise stated.



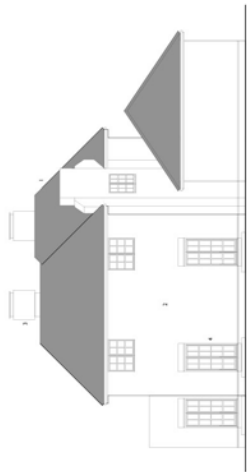
P30

Proposed (Indicative)
 51 The Green Skelton
 Floor plans are proposed
 Drawing No. 903151/001
 Scale 1:100 or A1
 November 2011
WSP | Parsons Brinckerhoff
 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

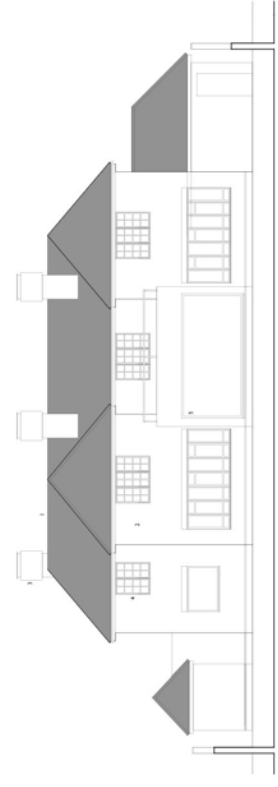




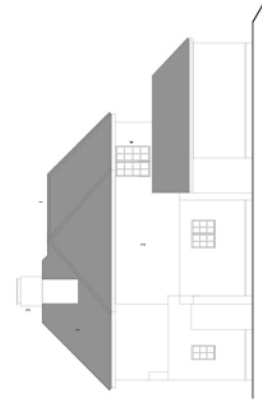
FRONT (EAST) ELEVATION



SIDE (SOUTH) ELEVATION



REAR (WEST) ELEVATION



REAR (WEST) ELEVATION

Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 white painted brick
- 5 black chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted metal cladding with glass infill
- 10 white painted brick
- 11 brick boundary wall retained
- 12 1.2m wide paved path
- 13 1.8m wide planting bed
- 14 new screen wall
- 15 new screen wall to edge of terrace
- 16 roof piling
- 17 obscured glazing/loft light



FRONT (EAST) ELEVATION



Proposed Redevelopment
51 The Drive Ickenham
 Context Elevation as proposed
 Drawing no. 98315.P22A
 Scale 1:100 at A3, 1:50 at A1
 January 2013

Revision A 03/01/13
 Gates added
 Gates deleted
 Retain stone indicated

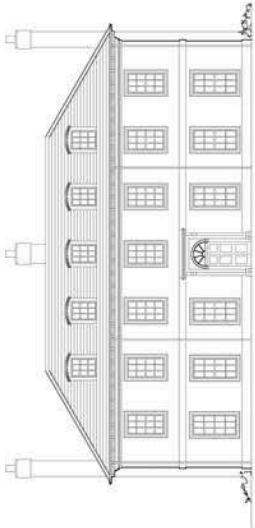
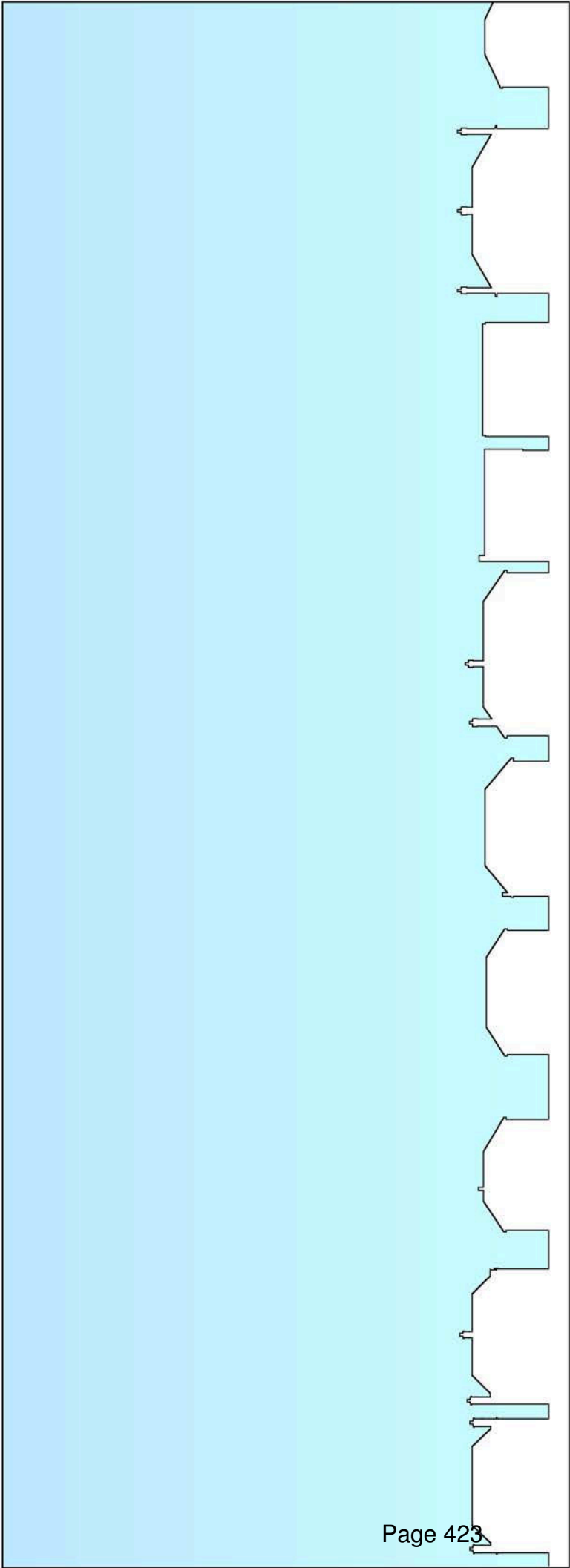
warren benbow architects

21-22 Mill Street, Kington
 Herefordshire HR5 3AL

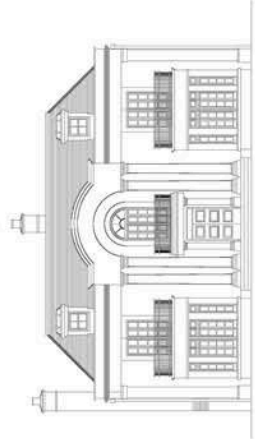
01544 230 136

www.warrenbenbow.com
 mail@warrenbenbow.co.uk

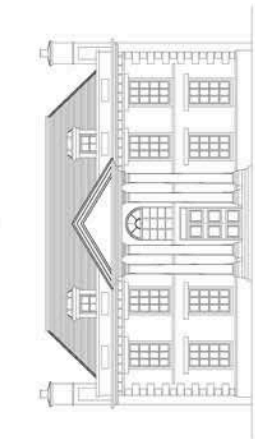




51 The Drive proposed
1:250 A3



43 The Drive existing
1:250 A3

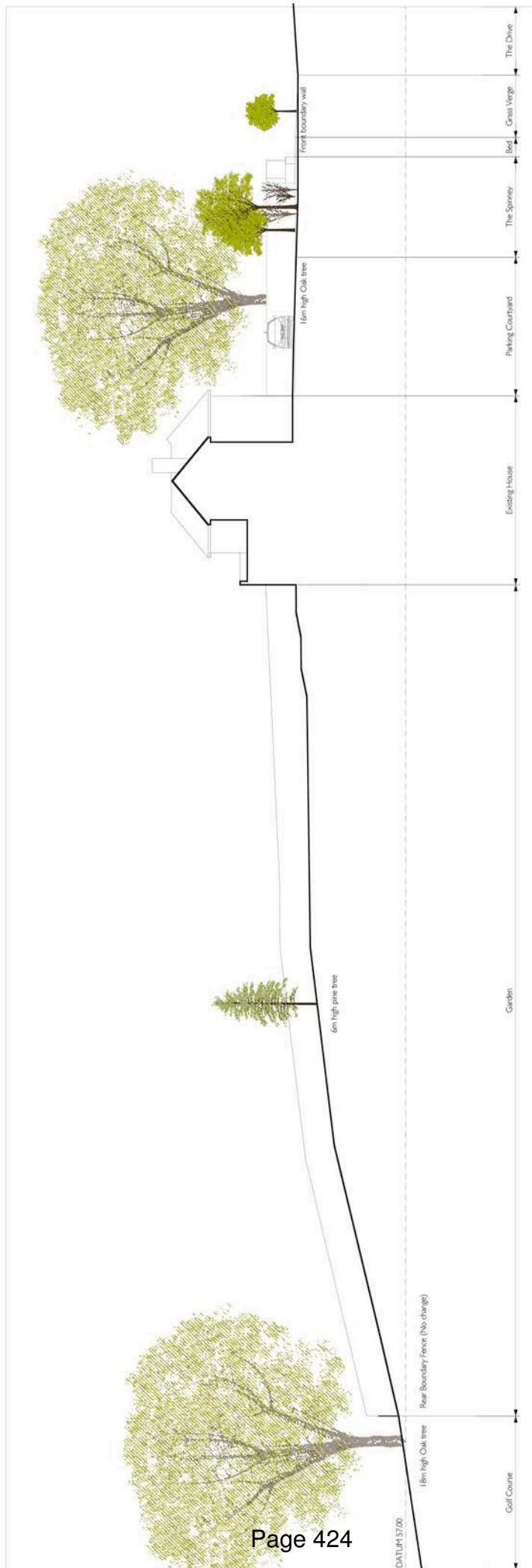


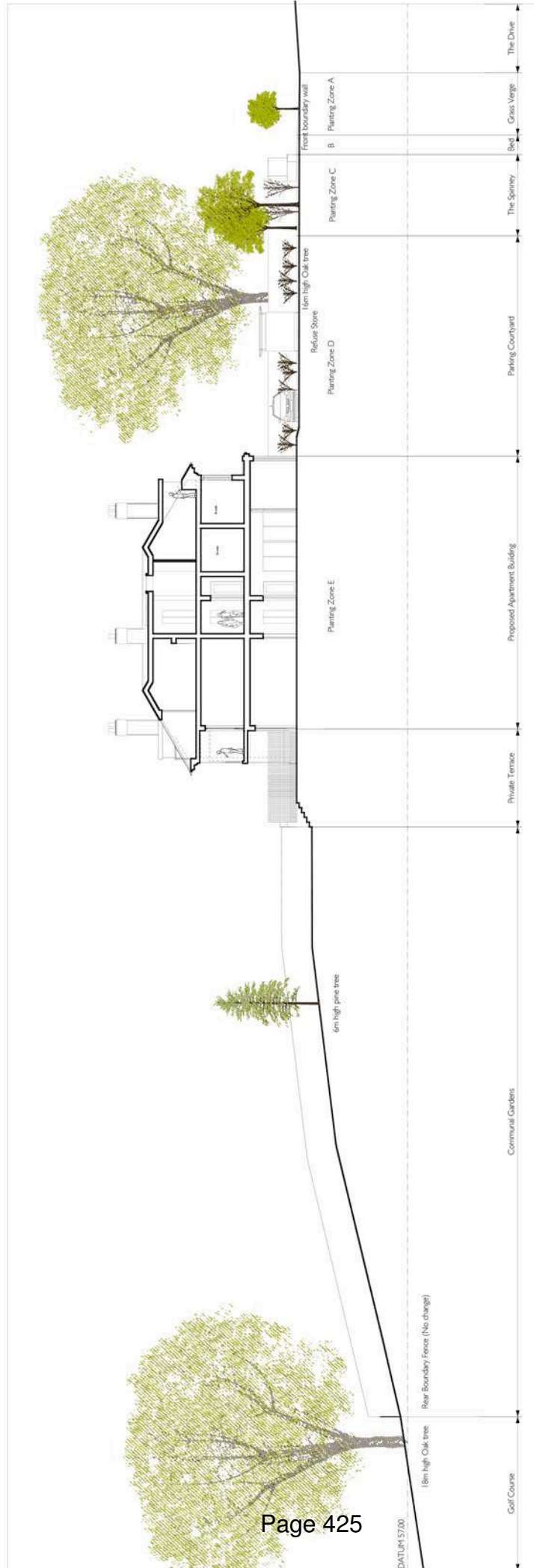
41 The Drive existing
1:250 A3



Proposed Redevelopment
51 The Drive Ickenham
Site Section as proposed
Drawing no. 99315.P23
Scale 1:500 at A3 1:250 at A1
February 2013

warren benbow architects
21-22 Mill Street, Kingston
Herefordshire HR5 3AL
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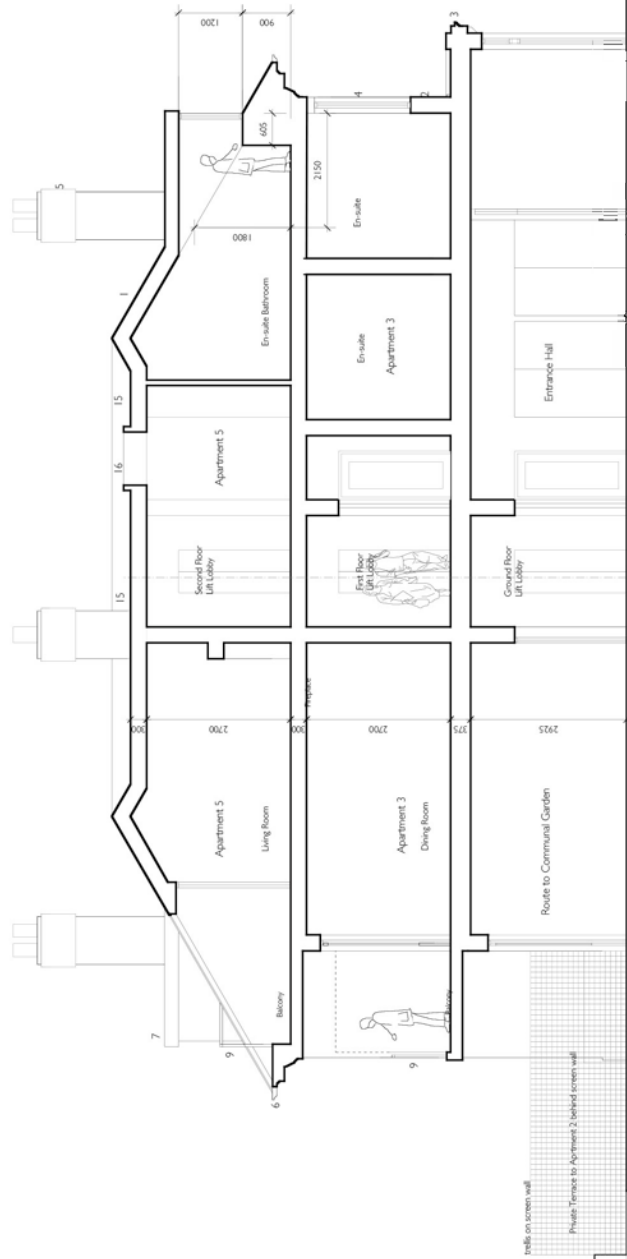
PIII



Revision A-22/11/12
 20/11/2012

Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass with windows and doors
- 5 brick chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted brick boarded with glass infill
- 10 painted brick boarded with glass infill
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new screen wall
- 16 roof glazing
- 17 obscured glazing/fixed light



SITE SECTION A - A



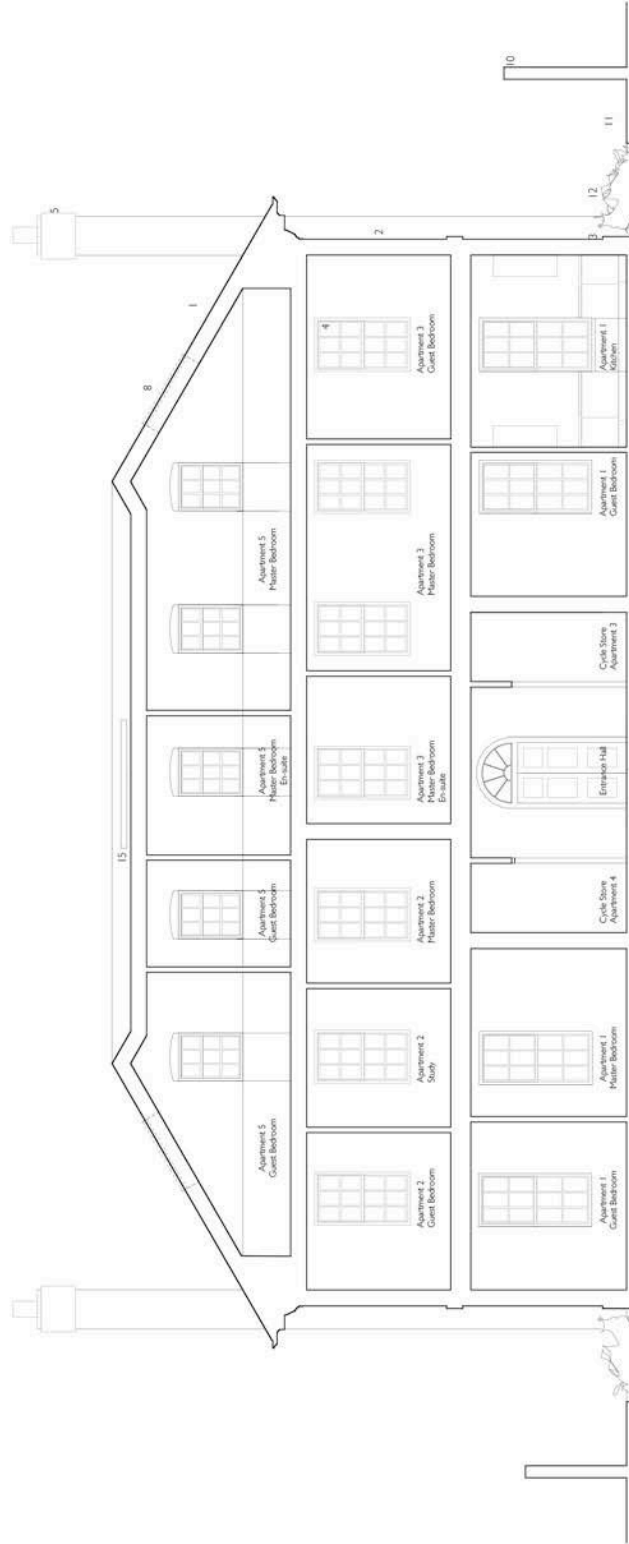
warren benbow architects
 21-22 Mill Street, Kington
 Herefordshire HR5 3AL
 01544 250 136
www.warrenbenbow.com
mail@warrenbenbow.co.uk

Proposed Redevelopment
51 The Drive Ickenham
Section A-A as proposed
 Drawing no. **98315.P20**
 Scale 1:100 at A3, 1:50 at A1
 August 2012



Key

- 1 natural slate roof
- 2 red facing brick
- 3 reconstructed stone
- 4 leaded glass windows
- 5 black chimney stack
- 6 painted metal gutters and downpipes
- 7 lead clad dormer
- 8 conservation rooflight
- 9 painted metal cladding with glass (rft)
- 10 painted brick boarded with glass (rft)
- 11 1.2m wide paved path
- 12 1.8m wide planting bed
- 13 new screen wall
- 14 new low level wall to edge of terrace
- 15 new paving
- 16 roof piling
- 17 obscured glazing/loft light



SITE SECTION B-B



Proposed Redevelopment
51 The Drive Ickenham
Site section B-B as proposed
 Drawing no. 98315.P21
 Scale 1:100 at A3, 1:50 at A1
 August 2012

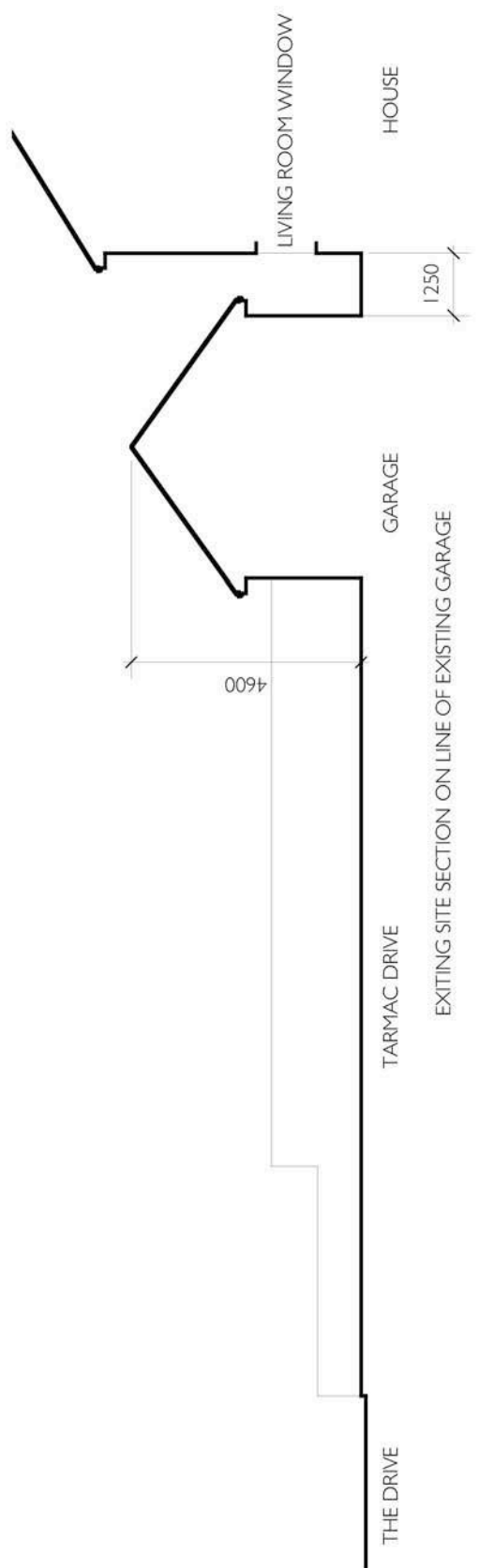
warren benbow architects

21-22 Mill Street, Kington
 Herefordshire HR5 3AL

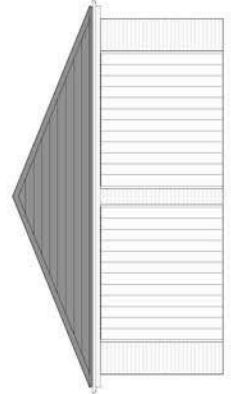
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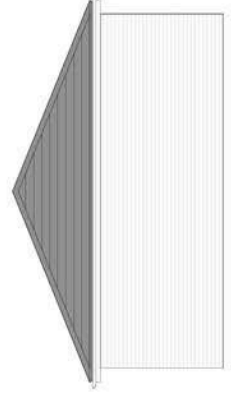


EXISTING SITE SECTION ON LINE OF EXISTING GARAGE

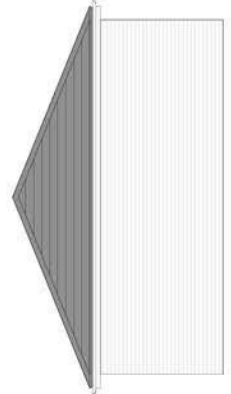


FRONT

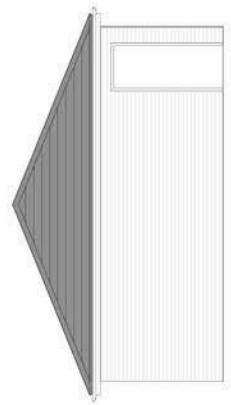
PROPOSED GARAGE ELEVATIONS



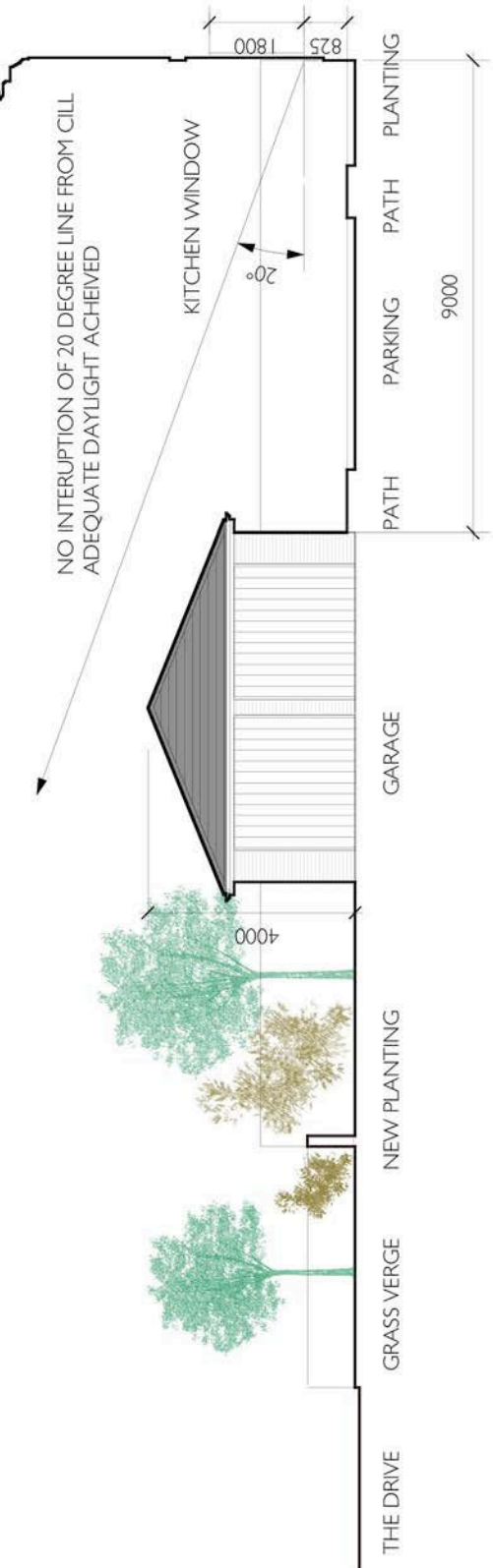
BACK



SIDE

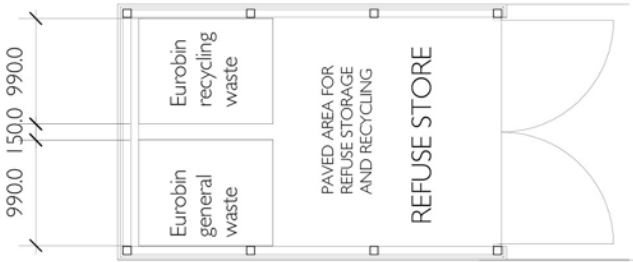


SIDE

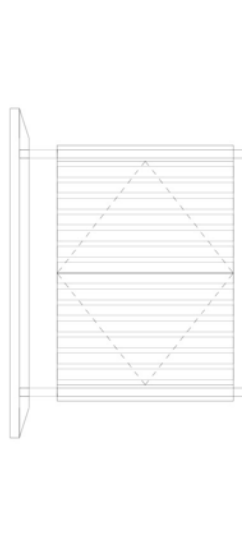


PROPOSED SITE SECTION ON LINE OF PROPOSED GARAGE

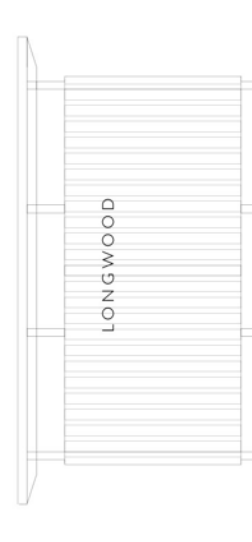
P23



ENCLOSURE SIZED TO TAKE 2 NO. 1100 LITRE EUROBIN
 1 FOR GENERAL HOUSEHOLD WASTE
 1 FOR RECYCLING



1.8m HIGH
 CEDAR BOARDED ENCLOSURE
 100MM WIDE BOARDS WITH 50MM GAPS



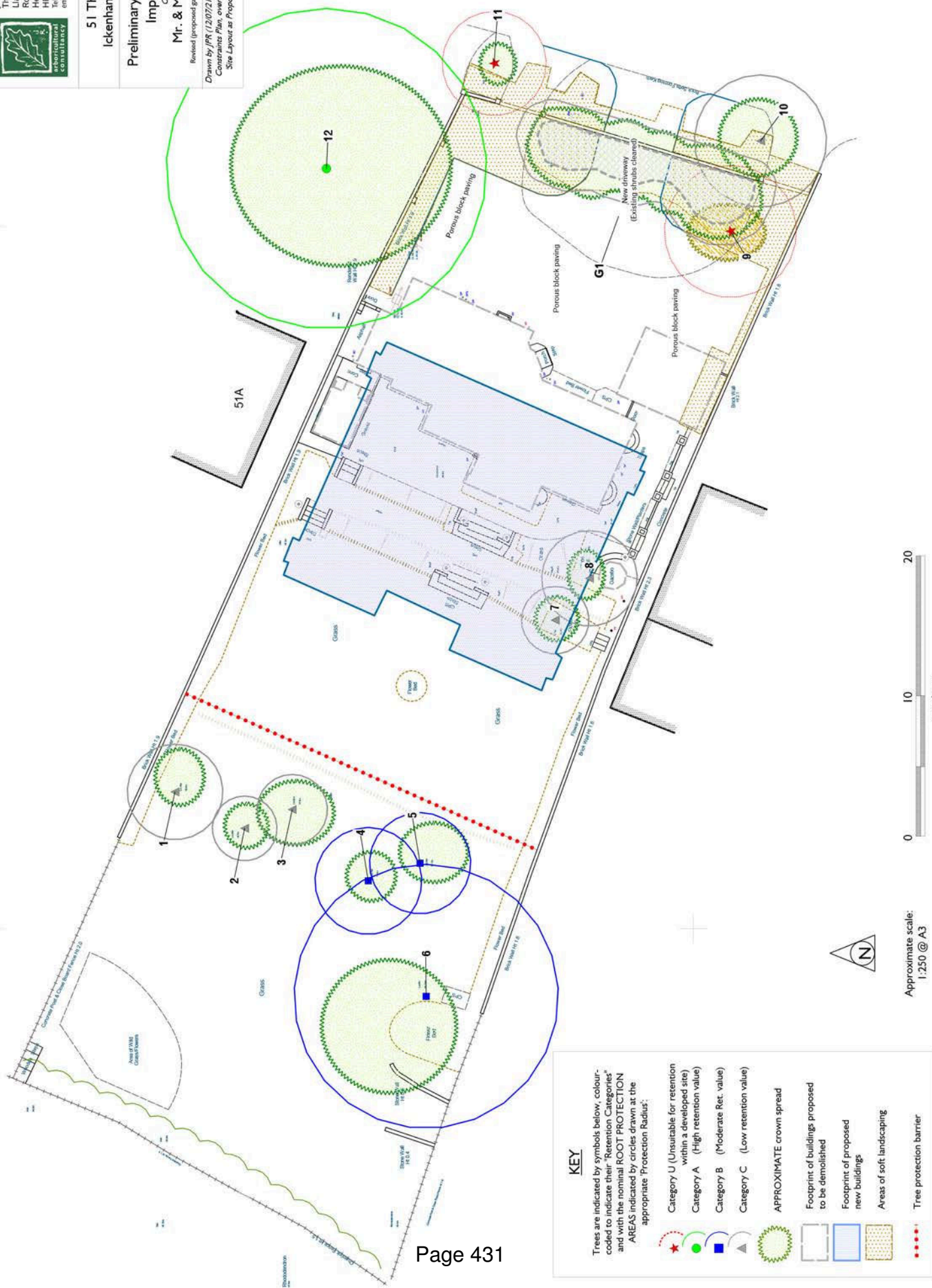
REFUSE CAPACITY BASED ON
 2 NO. 2 BEDROOM FLATS
 3 NO. 3 BEDROOM FLATS
 2 X 170 LITRES = 340 LITRES
 3 X 240 LITRES = 720 LITRES
 TOTAL 1060 LITRES = 1 EUROBIN (CAPACITY 1100 LITRES)

PROVISION IS THEREFORE TWICE ESTIMATED VOLUME OF WEEKLY WASTE

BIN STORE SIDE ELEVATION WITH PERGOLA ROOF

Revision A 02.01.13
 Refuse Store redesigned

P24



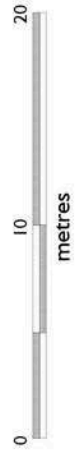
KEY

Trees are indicated by symbols below, colour-coded to indicate their "Retention Categories" and with the nominal ROOT PROTECTION AREAS indicated by circles drawn at the appropriate "Protection Radius".

- Category U (Unsuitable for retention within a developed site)
- Category A (High retention value)
- Category B (Moderate Ret. value)
- Category C (Low retention value)

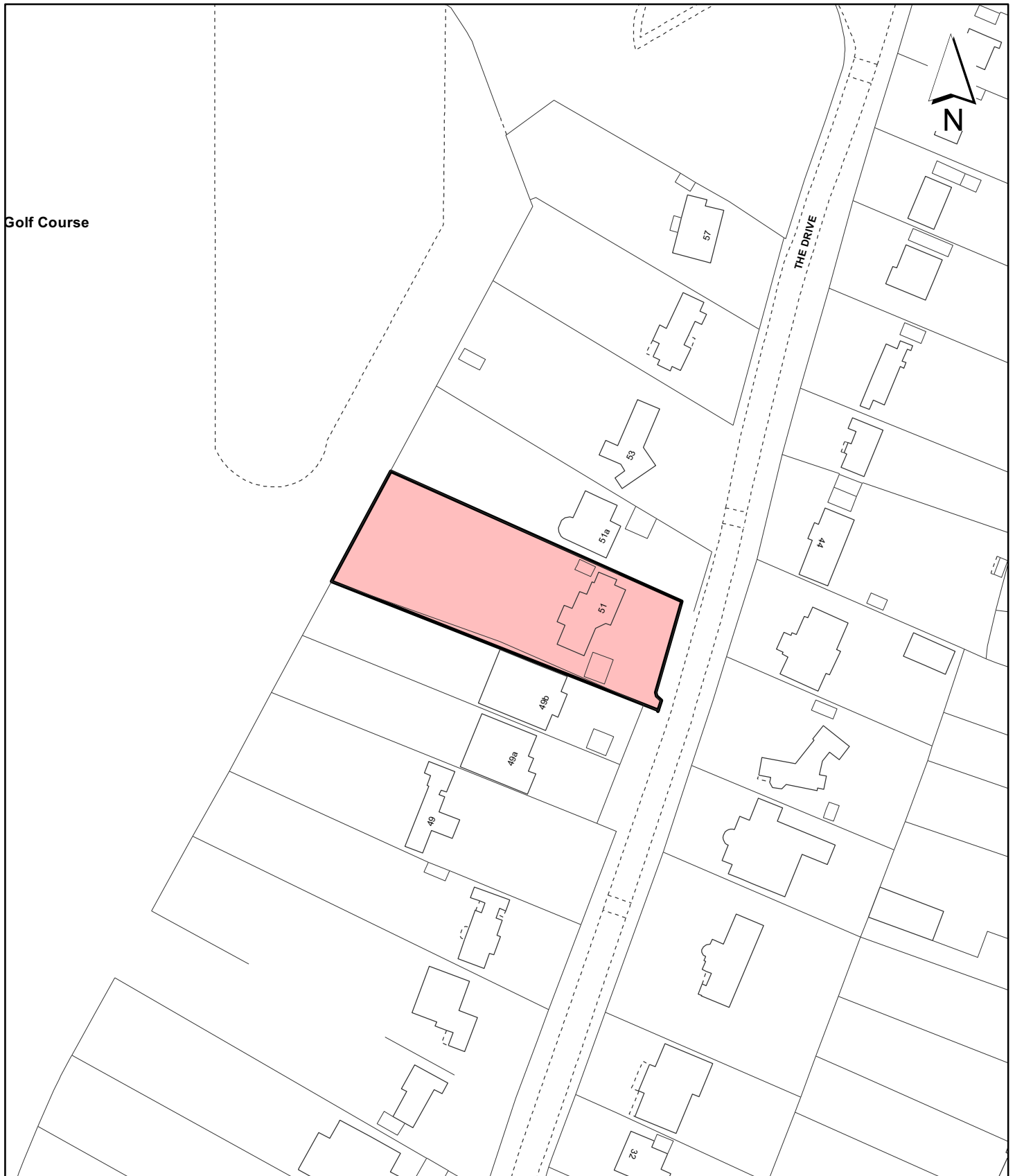
APPROXIMATE crown spread

- Footprint of buildings proposed to be demolished
- Footprint of proposed new buildings
- Areas of soft landscaping
- Tree protection barrier




Approximate scale:
 1:250 @ A3

Golf Course



Notes

 Site boundary

For identification purposes only.

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Site Address

**51 The Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

21977/APP/2012/2194

Scale

1:1,250

Planning Committee

North Page 433

Date

**November
2012**



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL HILL END ROAD HAREFIELD

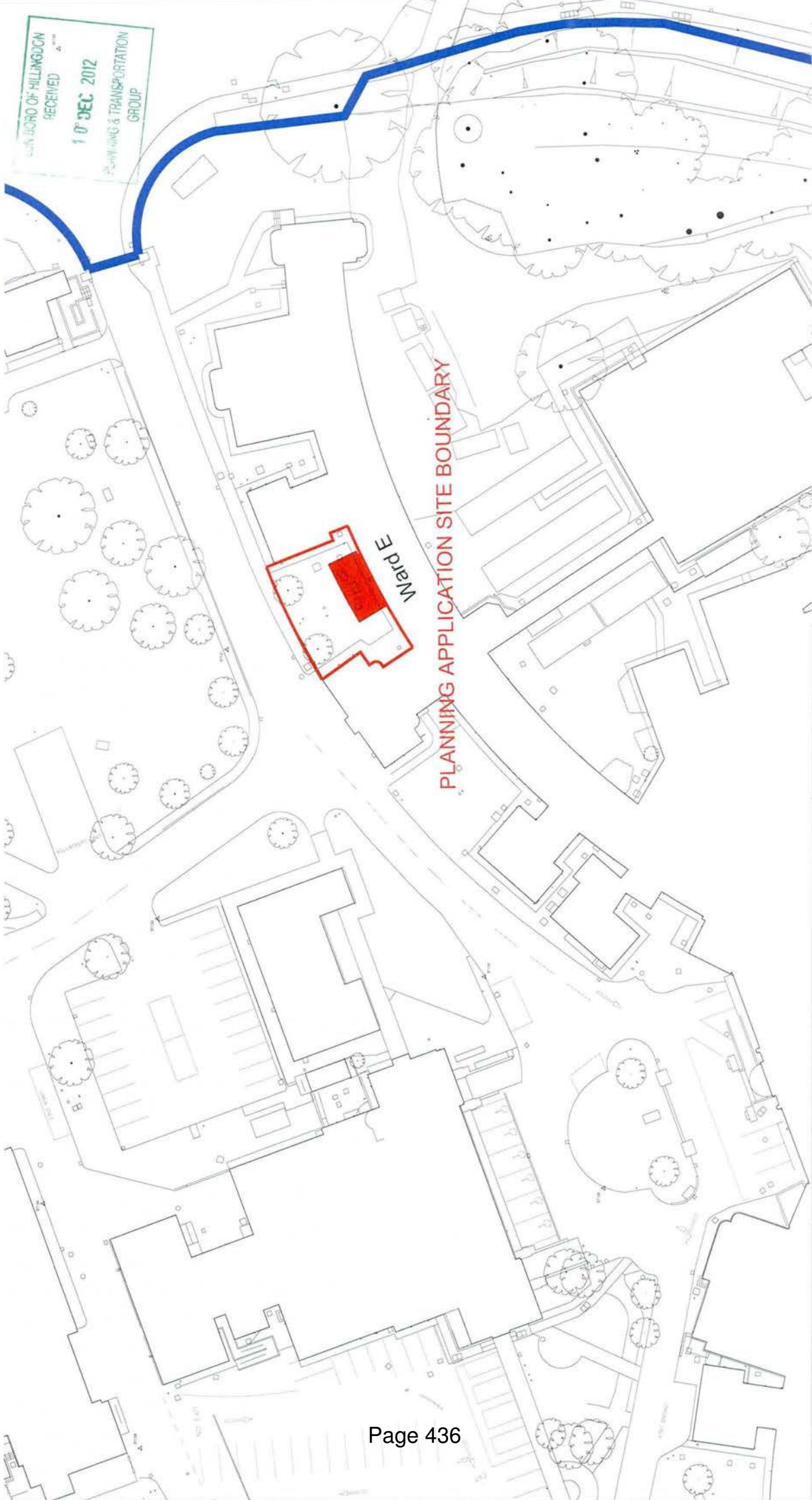
Development: Erection of a single storey extension (conservatory) to Ward 'E' of Harefield Hospital, totalling 32 square metres floorspace for medical and health care use with associated landscaping.

LBH Ref Nos: 9011/APP/2012/3074

Date Plans Received: 10/12/2012 **Date(s) of Amendment(s):** 13/03/2013
Date Application Valid: 10/12/2012 14/03/2013
10/12/2012

KEY

- Hospital Site Boundary
- Planning Application Site Boundary



LAIN BOARD OF HILLINGDON
 RECEIVED
 10 DEC 2012
 PLANNING & TRANSPORTATION
 GROUP

rev	date	description	CP	DW
1	07/12/12	First Issue		
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client	Royal Brompton & Harefield NHS Foundation Trust		date	30/11/12
contract	Harefield Hospital E Ward Conservatory		checked	DW
scale	1:500	drawn	CP	
job no.	5107	CP		
rev. no.	10-002	rev.		/
title	Site Plan			

ARCHITECTS AND PLANNING CONSULTANTS
FLOYD SLASKI PARTNERSHIP
 53 St George's Road
 Wilmslow, Cheshire
 London SW19 4EA
 Tel: 020 8944 5721
 Fax: 020 8944 5799



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1	07/12/12	First Issue		
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 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

scale	1:100	date	30/11/12
job no.	5107	drawn	CP
fig. no.	11-001	checked	DW
		rev.	/

client	Royal Brompton & Harefield NHS Foundation Trust
contract	Harefield Hospital E Ward Conservatory
title	Ground Floor Plan as Existing

ARCHITECTS
 AND PLANNING
 CONSULTANTS
 53 St George's Road
 WIMBORNE
 London SW19 4EA
 Tel: 020 8944 5721
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rev	date	description	CP	DW
1	07/12/12	First Issue		
			drawn	checked
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Please note:				
1. drawings are to be read in conjunction with the architect's instructions.				
2. drawings are to be read in conjunction with the architect's instructions.				
3. drawings are to be read in conjunction with the architect's instructions.				
4. drawings are to be read in conjunction with the architect's instructions.				
5. drawings are to be read in conjunction with the architect's instructions.				

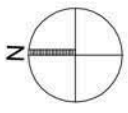
client	Royal Brompton & Harefield NHS Foundation Trust	contract	Harefield Hospital E Ward Conservatory	file	Ground Floor Plan as Proposed
scale	1:100	job no.	5107	date	30/11/12
drawn	CP	checked	DW	dwg no.	15-001

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Wimbledon
London SW19 4EA
Tel: 020 8944 5721
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A	13/03/13	Roof lights and fascia amended	CP	DW
1	07/12/12	First Issue	CP	DW
rev.	date	description	drawn	chkd
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Do not scale. All dimensions to be checked on site.				
Errors and omissions to be reported to the architect.				
Filename:				
Xrefs:				
4 norms				
Displayed				

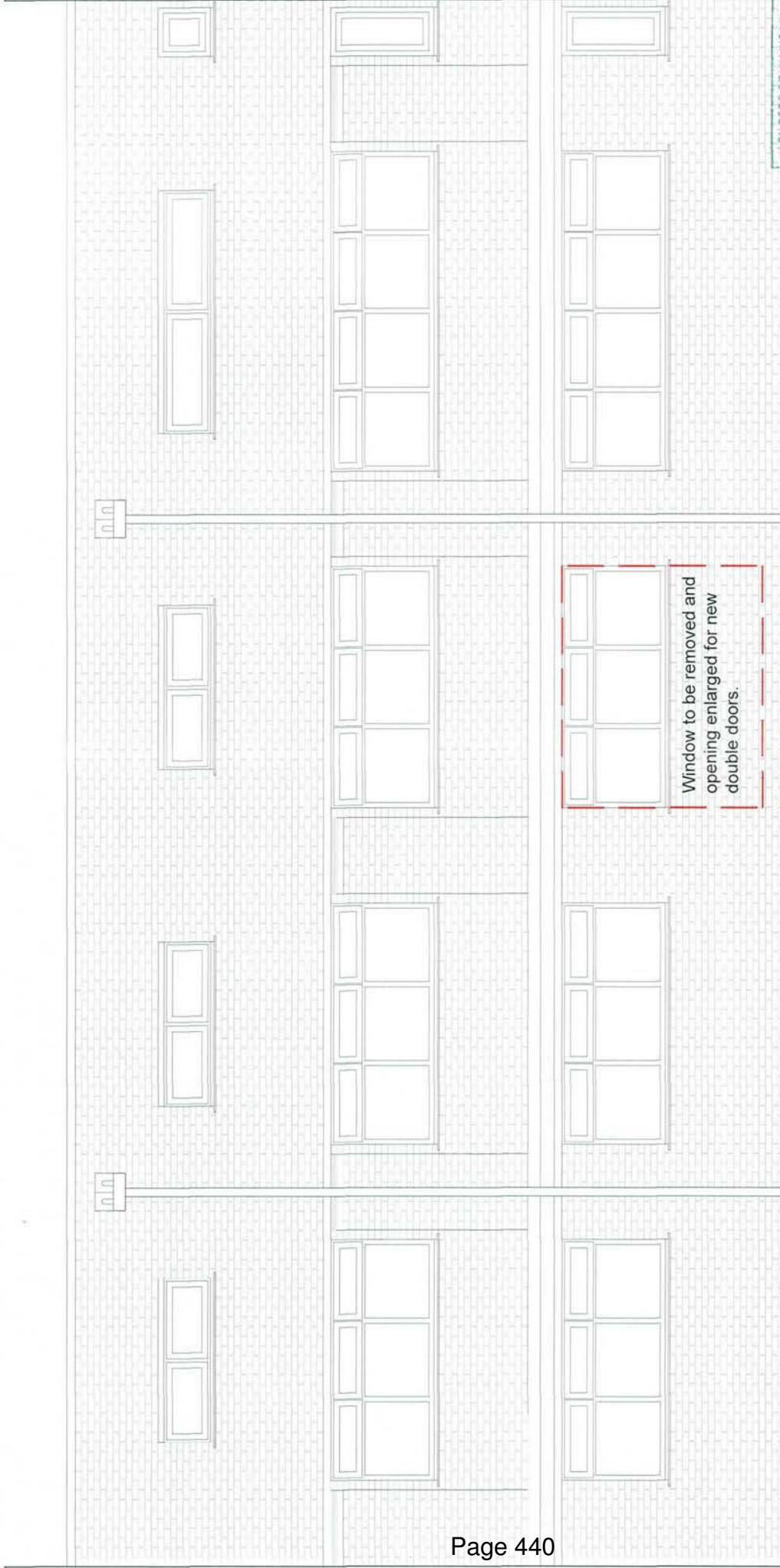


NOTES:
DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE
ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

client	Royal Brompton & Harefield NHS Foundation Trust	scale	1:100	date	30/11/12
contract	Harefield Hospital E Ward Conservatory	job no.	5107	drawn	CP
title	Roof Plan as Proposed	chkd	DW	rev	A
		dwg no.	15-002		

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AND PLANNING
CONSULTANTS
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Wimbledon
London SW19 4EA
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CON-BORO OF HILLINGDON
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 PLANNING & TRANSPORTATION
 GROUP

rev	date	description	CP	DW
1	07/12/12	First Issue	drawn	dw
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Do not scale. All dimensions to be checked on site.				
Errors and omissions to be reported to the architect.				
1. Programme				
2. Maximum				
3. Names				
4. Displayed				



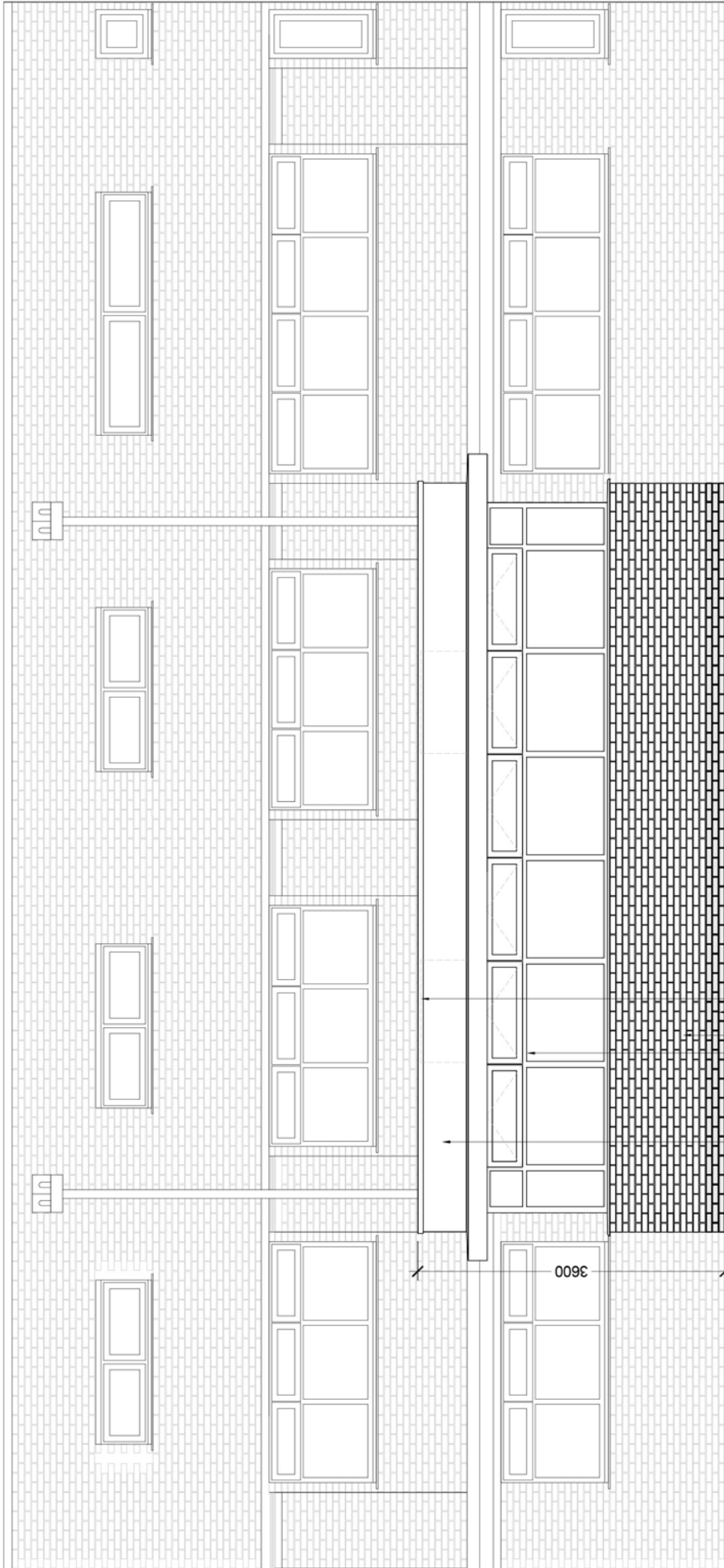
NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

scale	date	checked
1:50	30/11/12	DW
job no	drawn	rev
5107	Cp	/
draw no		
20-001		

client: Royal Brompton & Harefield
 NHS Foundation Trust
 contract: Harefield Hospital
 E Ward Conservatory
 title: Elevation A as Existing

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 CONSULTANTS
 53 St. George's Road
 WIMBORNE
 London SW19 4EA
 Tel: 020 8944 5721
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**FLOYD
 SLASKI**
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- Rooflights masked by raised fascia
- Dark brick plinth *
- Brickwork to match existing *
- Thin section uPVC windows - White
- Natural VM Zinc fascia and projection
- * Bricks to be confirmed



scale	1:50	date	30/11/12
job no.	5107	drawn	CP
dwg no.	21-001	checked	DW
		rev	A

client	Royal Brompton & Harefield NHS Foundation Trust
contract	Harefield Hospital E Ward Conservatory
title	Elevation A as Proposed

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 Wimbledon
 London SW19 4EA
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A 1303/13	Rooflights and fascia amended	CP	DW
/	First Issue	CP	DW
rev.	date	description	drawn chkd
		COPYRIGHT FLOYD SLASKI PARTNERSHIP	
Do not scale. All dimensions to be checked on site. Errors and omissions to be reported to the architect.			
Filename: Xref: 4 errors Displayed			

NOTES:
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 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT



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RECEIVED
10 DEC 2012
PLANNING & TRANSPORTATION
GROUP

1	07/12/12	First Issue		CP	DW
rev.	date	description			
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Do not scale. All dimensions to be checked on site.					
Errors and omissions to be reported to the architect.					
Elevation:					
1. Walls					
2. Windows					
3. Doors					
4. Names					
5. Displayed					

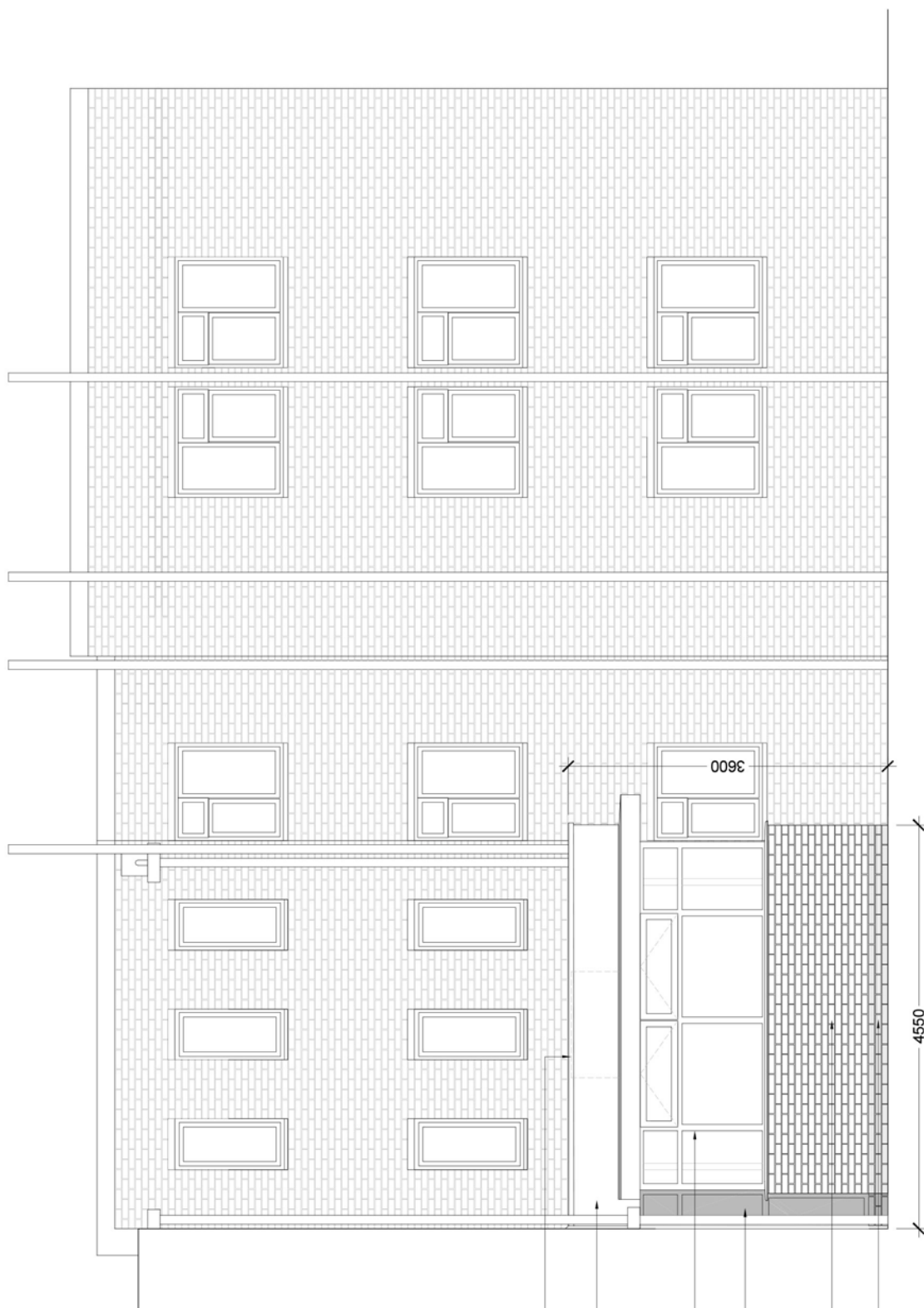


NOTES:
DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

client:	Royal Brompton & Harefield NHS Foundation Trust	scale:	1:50	date:	30/11/12
contract:	Harefield Hospital E Ward Conservatory	job no.:	5107	checked:	DW
title:	Elevation B as Existing	drawn:	CP	rev.:	/
		diag. no.:	20-002		

ARCHITECTS
AND PLANNING
CONSULTANTS
53 St George's Road
Wimbledon
London SW19 4EA
Tel: 020 8944 5721
Fax: 020 8944 5799

**FLOYD
SLASKI**
PARTNERSHIP



- Rooflights masked by raised fascia
- Natural VM Zinc fascia and projection
- Thin section uPVC windows - White
- Infill panel frame as uPVC windows panel - colour to be agreed (Trespa)
- Brickwork to match existing *
- Dark brick plinth *
- * Bricks to be confirmed

rev.	date	description	CP	DW
A	13/03/13	Rooflights and fascia amended	CP	DW
1	07/12/12	First Issue	CP	DW

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 Do not scale. All dimensions to be checked on site.
 Errors and omissions to be reported to the architect.
 Filename: Xref: 4 names Displayed

NOTES:
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 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

scale	date	checked
1:50	28/11/12	DW

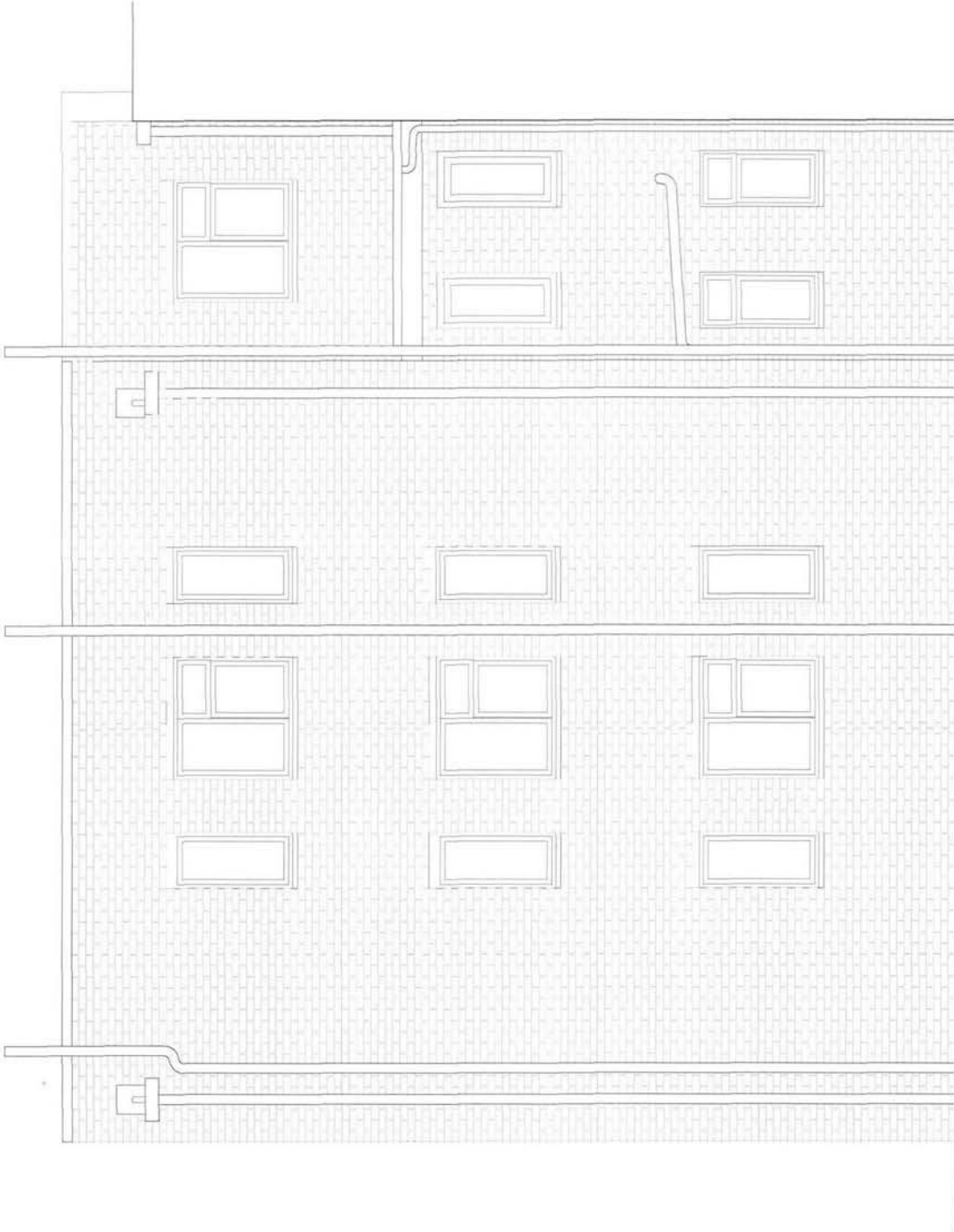
job no.	drawn	rev
5107	CP	A

deg no.
21-002

client	Royal Brompton & Harefield NHS Foundation Trust
contract	Harefield Hospital E Ward Conservatory
title	Elevation B as Proposed

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 53 St George's Road
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rev	date	description	CP	DW
1	07/12/12	First Issue		
COPYRIGHT: FLOYD SLASKI PARTNERSHIP				
Do not scale. All dimensions to be checked on site.				
Errors and omissions to be reported to the architect.				
Filename:				
Xref:				
Minimum				
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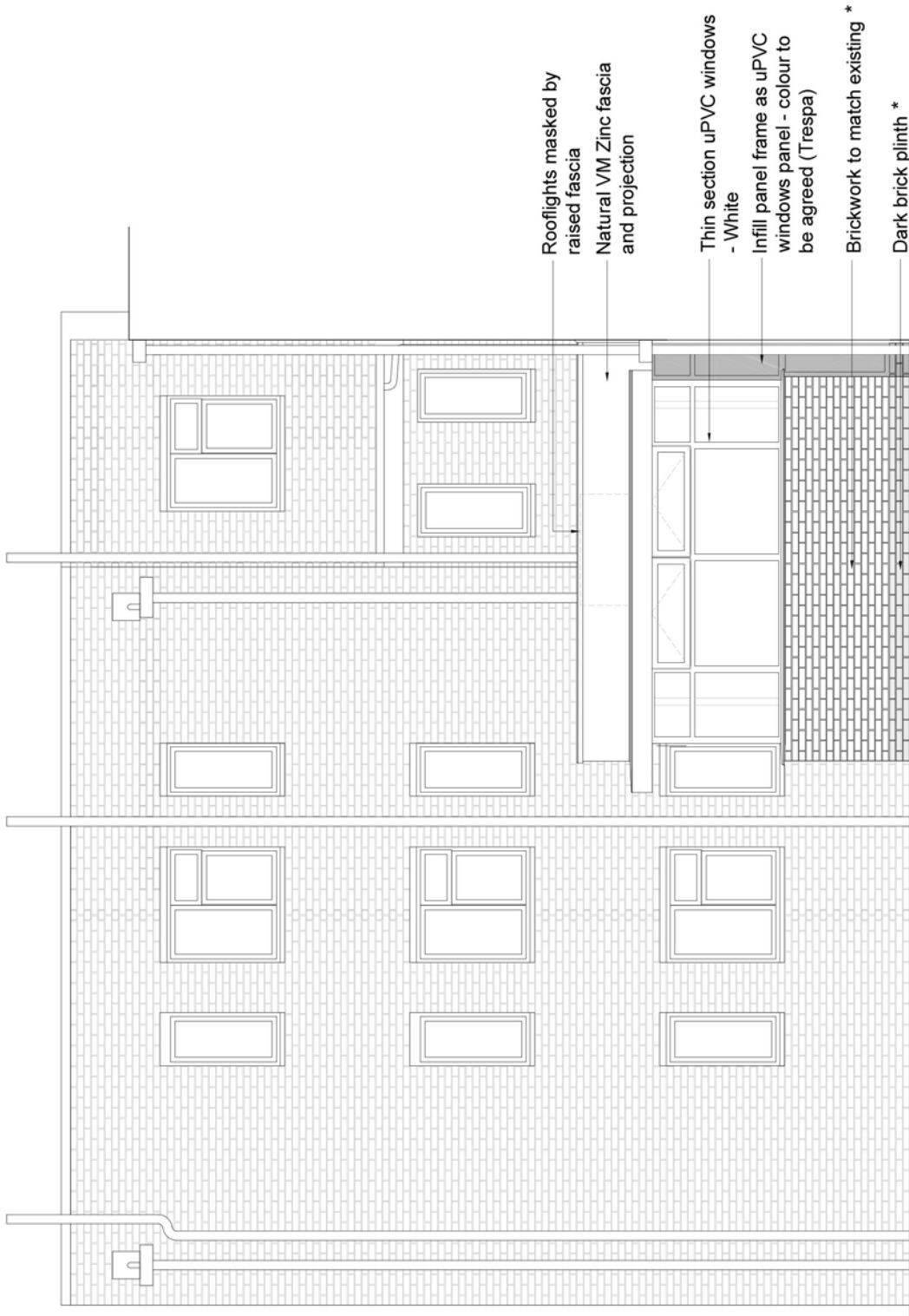


NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

client	Royal Brompton & Harefield NHS Foundation Trust	date	03/12/12
contract	Harefield Hospital E Ward Conservatory	scale	1:50
title	Elevation C as Existing	job no.	5107
		drawn	CP
		checked	DW
		rev	/
		deg no.	20-003

ARCHITECTS
 AND PLANNING
 CONSULTANTS
 53 St George's Road
 Wimbledon
 London SW19 4EA
 Tel: 020 8944 5721
 Fax: 020 8944 5799

**FLOYD
 SLASKI**
 PARTNERSHIP



* Bricks to be confirmed

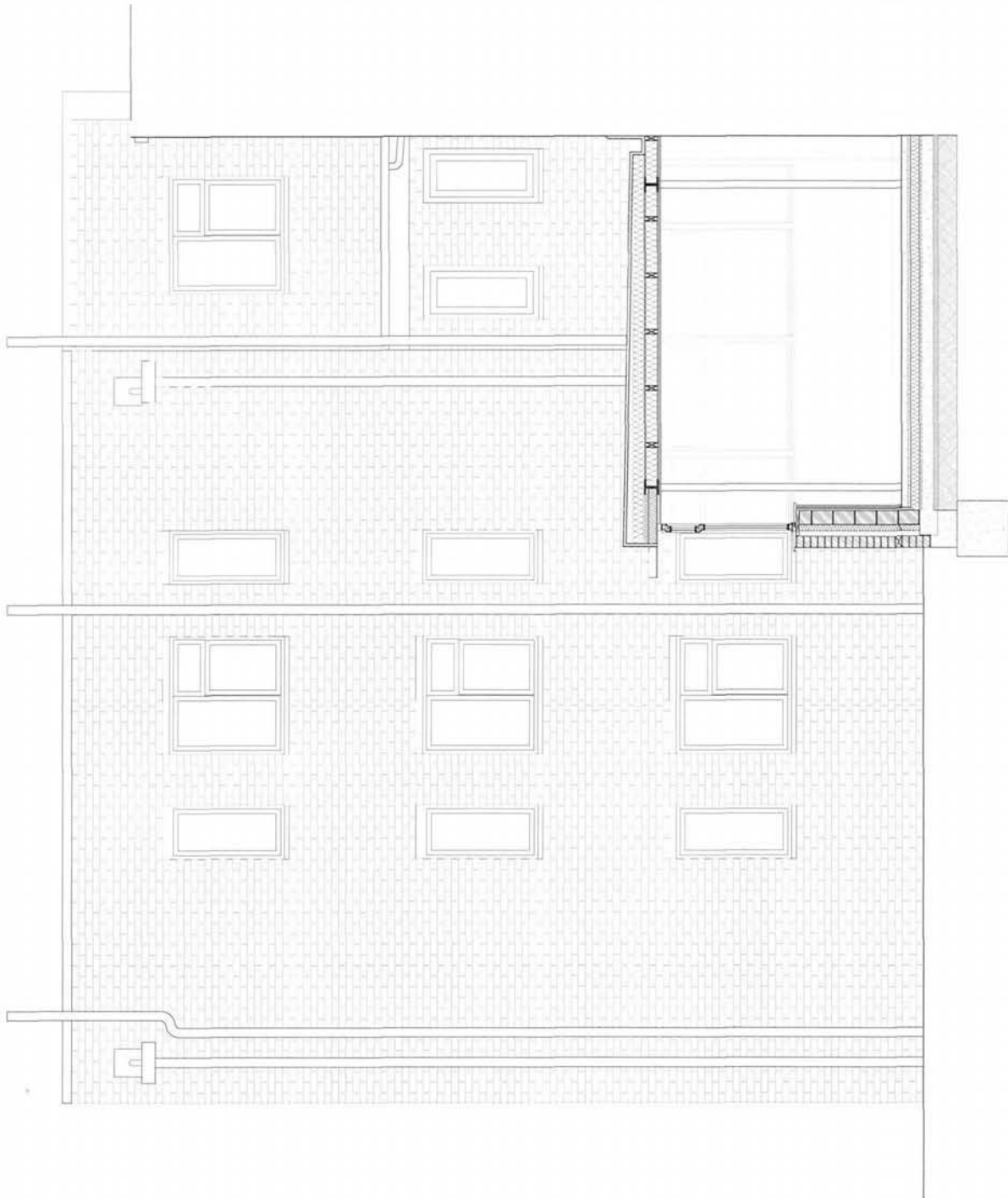
A	13/03/13	Rooflights and fascia amended	CP	DW
/	07/12/12	First issue	CP	DW
		description	drawn	chkd
COPYRIGHT FLOYD SLASKI PARTNERSHIP				
Do not scale. All dimensions to be checked on site.				
Errors and omissions to be reported to the architect.				
Filename:				
Xref:				
4 - rooms				
Displayed				

NOTES:
DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE
ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

client	Royal Brompton & Harefield NHS Foundation Trust	date	28/11/12
contract	Harefield Hospital E Ward Conservatory	checked	DW
scale	1:50	drawn	CP
job no.	5107	rev	A
dwg no.	21-003		

ARCHITECTS AND PLANNING CONSULTANTS
 53 St George's Road
 Wimbledon
 London SW19 4EA
 Tel: 020 8944 5721
 Fax: 020 8944 5799

FLOYD SLASKI PARTNERSHIP



LCN 2080 OF HILLINGDON
 RECEIVED
 10 DEC 2012
 PLANNING & TRANSPORTATION
 GROUP

rev	date	description	CP	DW
1	07/12/12	First Issue		
			drawn	checked

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 Errors and omissions to be reported to the architect.
 Preparation: [blank]
 Materials: [blank]
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NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT

scale:	1:50	date:	03/12/12
job no.:	5107	checked:	DW
dwg no.:	31-001	CP:	/

client: Royal Brompton & Harefield
 NHS Foundation Trust
 contract: Harefield Hospital
 E Ward Conservatory
 title: Section as Proposed

ARCHITECTS
 AND PLANNING
 CONSULTANTS
 53 St George's Road
 Wimbledon
 London SW19 4EA
 Tel: 020 8944 5721
 Fax: 020 8944 5799

**FLOYD
 SLASKI**
 PARTNERSHIP

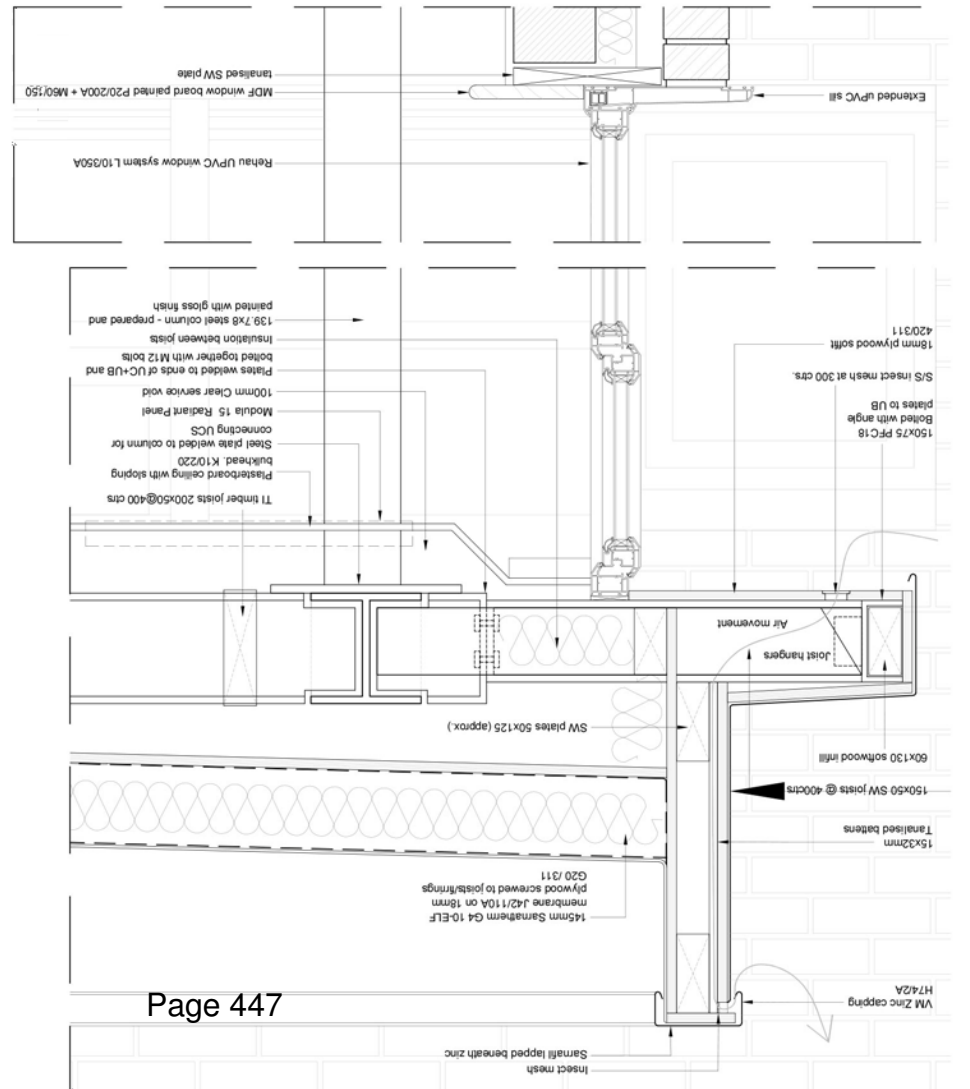
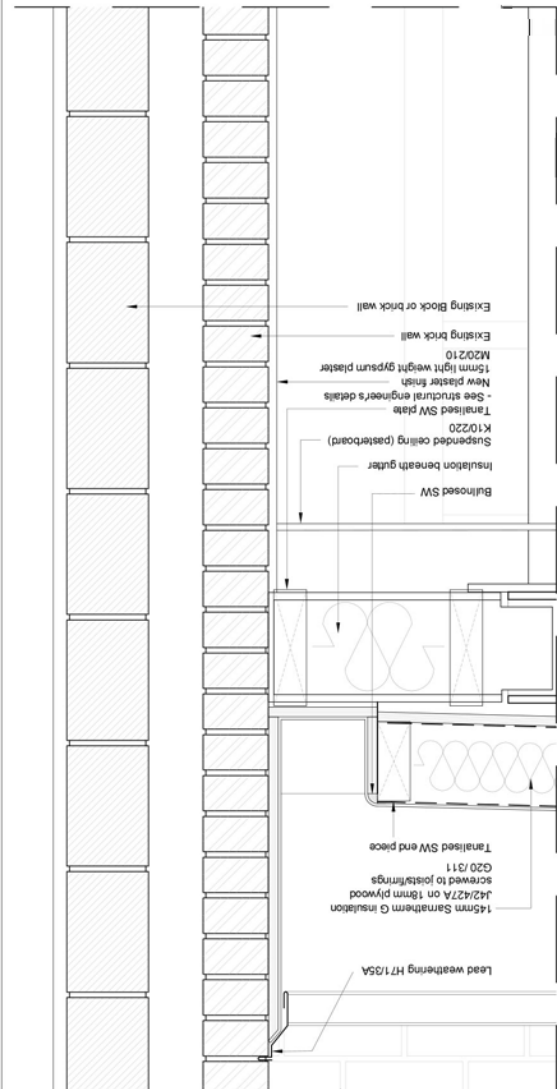
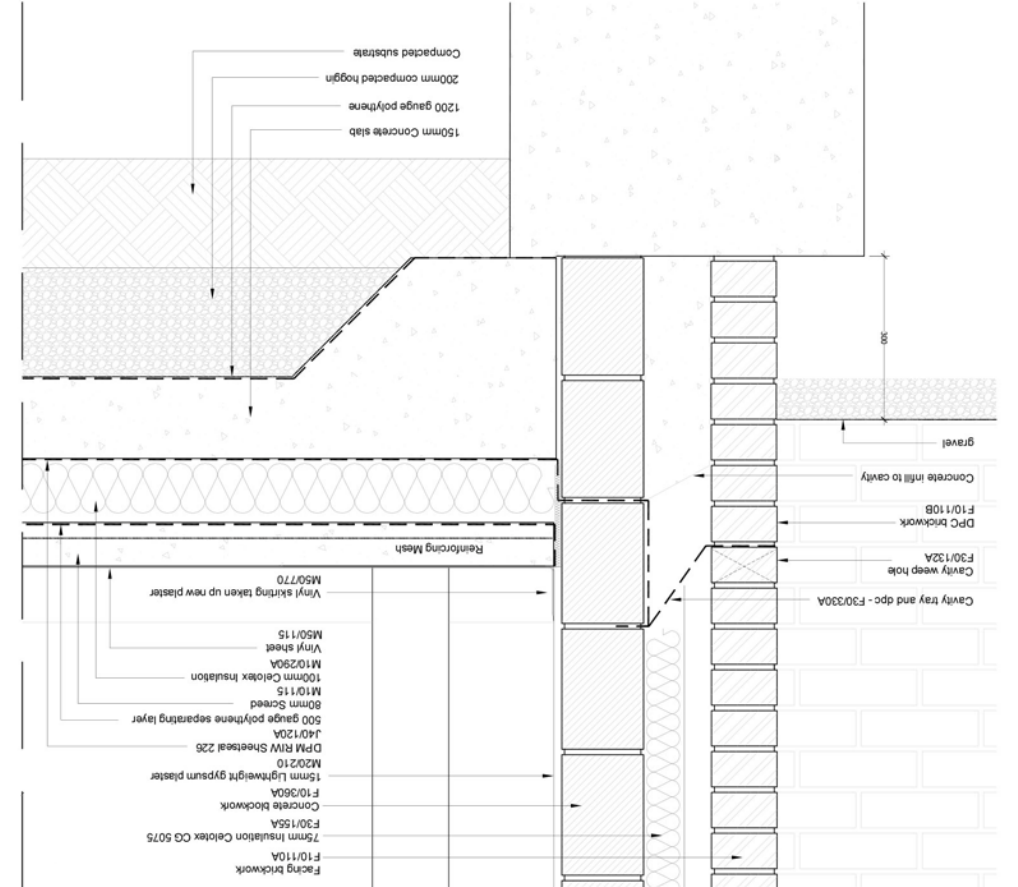
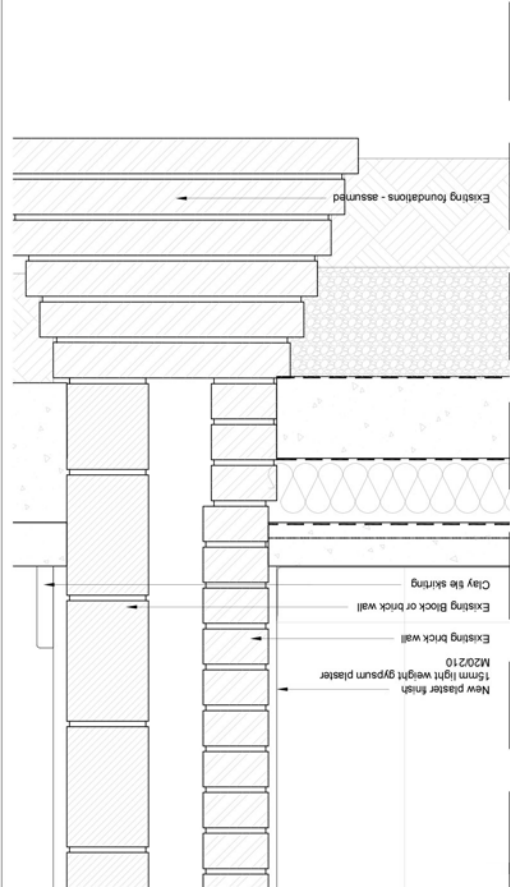
NOTES:
 DO NOT SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.
 ERRORS AND OMISSIONS TO BE REPORTED TO THE ARCHITECT.

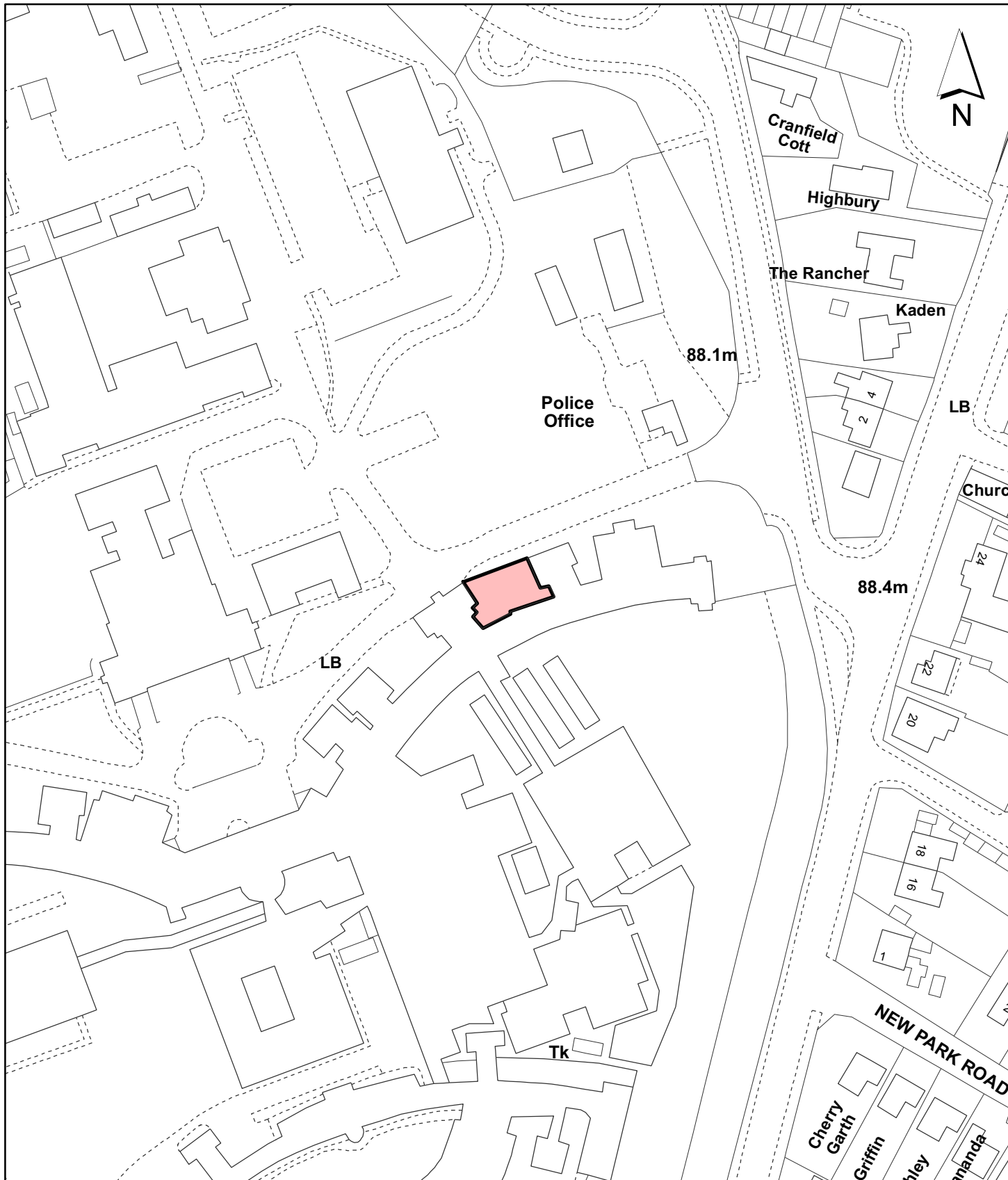
FLOYD SLASKI
 ARCHITECTS
 53 St. George's Road
 London SW17 0JG
 Tel: 020 8446 1979
 Fax: 020 8446 1978

ROYAL BROMPTON & HAREFIELD NHS FOUNDATION TRUST
 Harefield Hospital
 E Ward Conservatory


CONTRACT: FLOD SLASKI PARTNERSHIP

DATE: 14/03/2013
 SCALE: 1:5 @ A1
 DRAWING NO: S107
 SHEET NO: 1-006
 DRAWN BY: DW





Notes

 Site boundary

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Site Address

**Harefield Hospital
Hill End Road
Harefield**

Planning Application Ref:

9011/APP/2012/3074

Planning Committee

North Page 448

Scale

1:1,250

Date

**February
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 THE OLD ORCHARD PARK LANE HAREFIELD

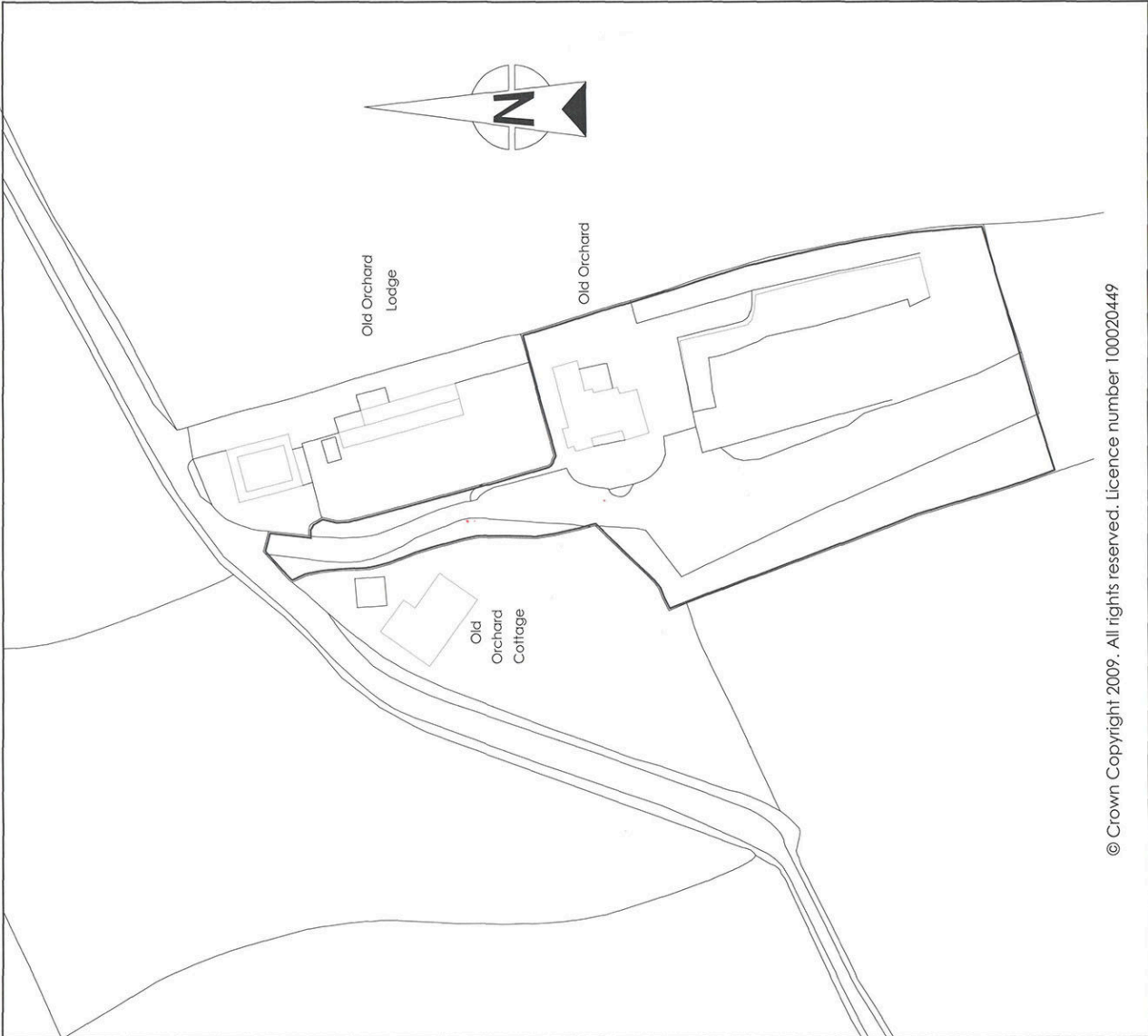
Development: Installation of replacement extraction plant and close boarded fence
(Retrospective)

LBH Ref Nos: 3499/APP/2012/2773

Date Plans Received: 06/11/2012

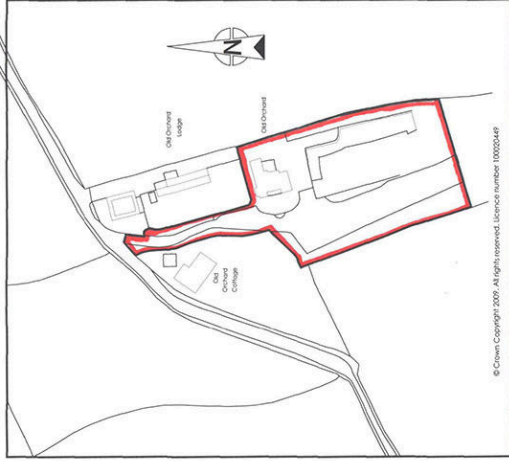
Date(s) of Amendment(s):

Date Application Valid: 16/11/2012



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**THE OLD ORCHARD,
PARK LANE, HAREFIELD.
BLOCK PLAN
Scale 1:500@A1**



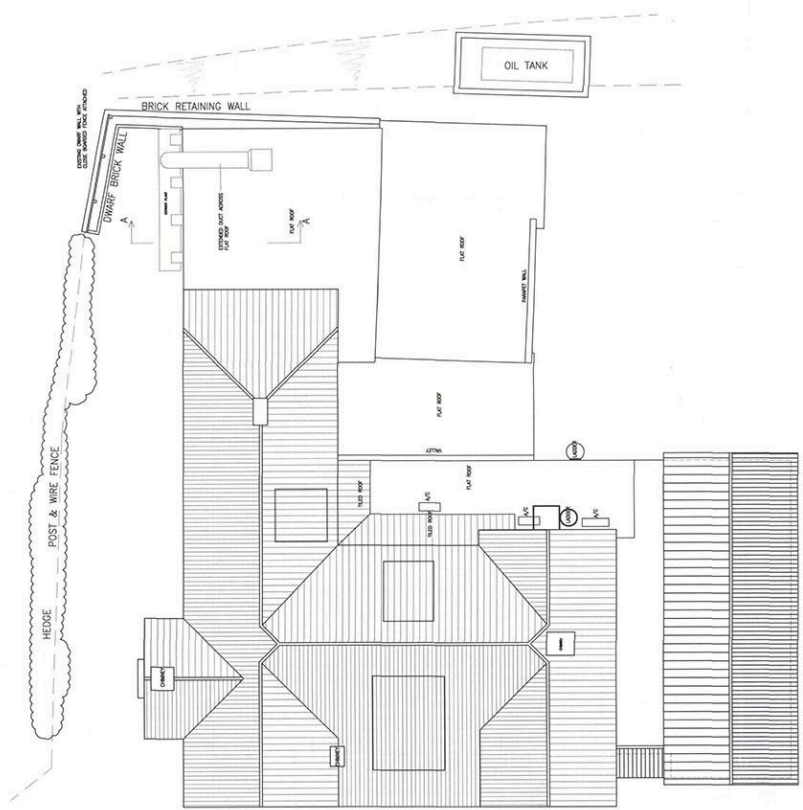
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**THE OLD ORCHARD,
PARK LANE, HAREFIELD.
BLOCK PLAN
Scale 1:1250@A1**

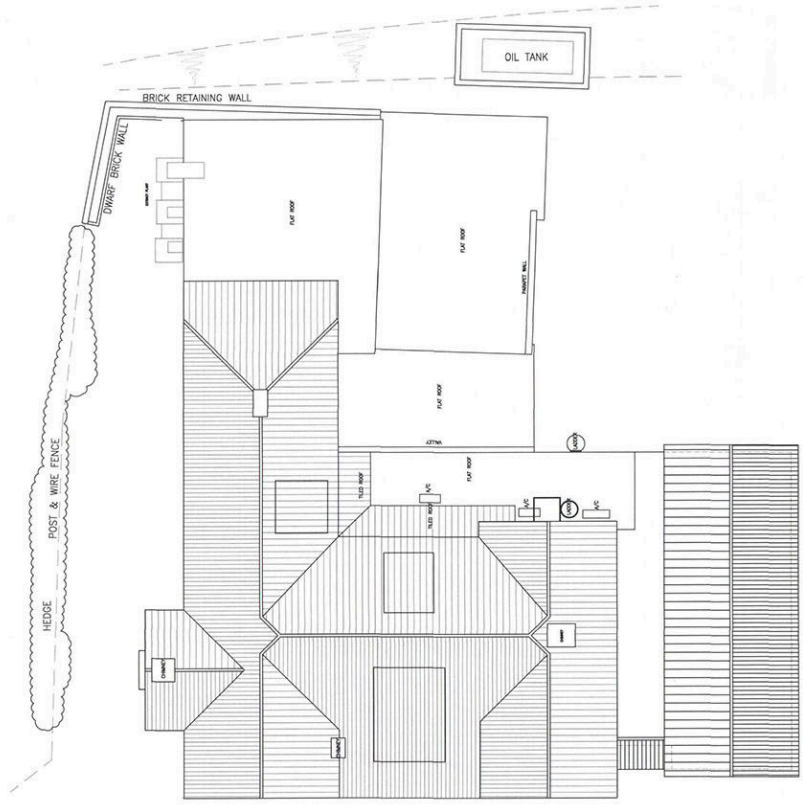


A	Road name added to map.	T.M.	28.3.12										
No.	Rev.	Initial	Date										
Project:													
THE OLD ORCHARD PARK LANE, HAREFIELD, UXBRIDGE.													
Description:													
EXISTING & PROPOSED BLOCK PLAN													
DRN.	T.MAD	DRG. No.	287/12/02										
SCALE 1:500/1:1250@A1		REV.	A										
DATE 1.8.2012													
<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>													
<p>THOMAS MOSS Architectural Design & Surveying Services</p> <p>Summit House, Horscroft Road, The Pinnacles, Harefield, Bucks HP17 9SN Tel/Fax: 01727 669166.</p>													

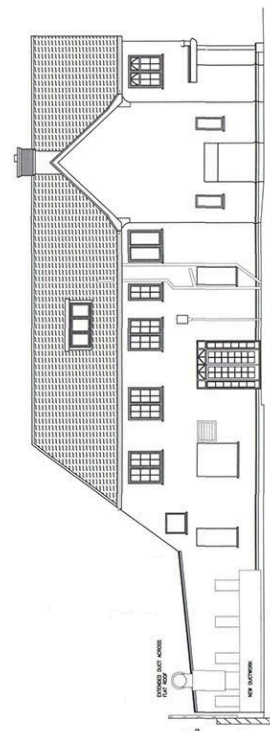
100020449
BLOCK PLAN
- 6 NOV 2012
PLANNING & TRANSPORTATION
PLANNING
AMENDED PLAN



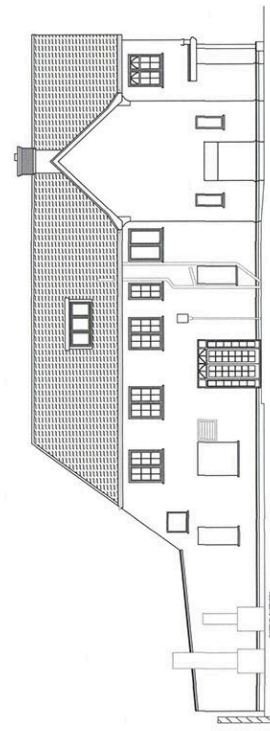
PROPOSED ROOF PLAN



EXISTING ROOF PLAN



PROPOSED SIDE ELEVATION



EXISTING SIDE ELEVATION

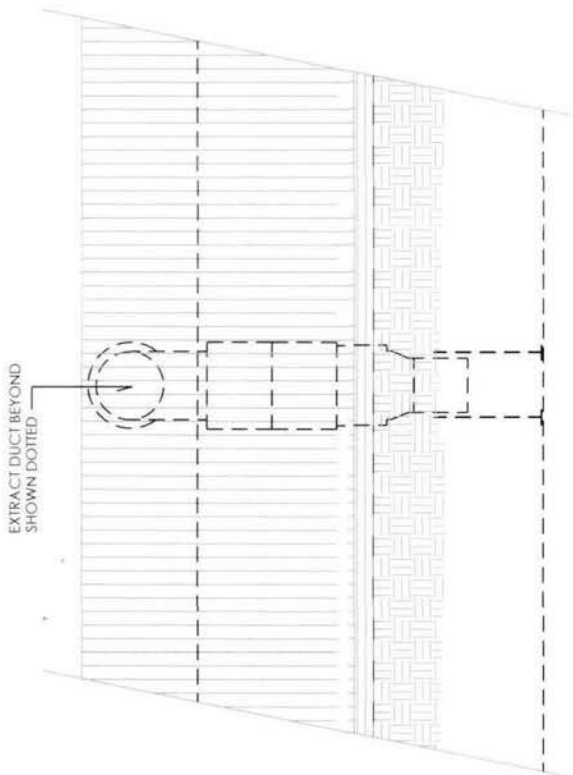
A. BOUNDARIES SHOWN:		TM	BT	LD
No.	Rev.			DATE
Project: BRUNNING & PRICE THE OLD ORCHARD PARK LANE HAREFIELD, MIDDLESEX				
Description: EXISTING & PROPOSED ROOF PLAN AND ELEVATIONS				
Drawing not to be scaled. Dimensions indicated must be checked against the site plan for any discrepancy should be reported immediately.				
DRN.	TMAD	DRG. No. 267/12/01	REV.	A
SCALE 1:100@A1		DATE JULY. 2012		

LD, BT, TM, BT, LD, LD
PLANNING & TRANSPORTATION
- 6 NOV 2012
RECEIVED

**AMENDED
PLAN**

THOMAS MOSS
Architectural Design &
Surveying Services

Summit House, Horsecroft Road,
The Pinckneys, Harefield, Bucks, MK17 5BN
Tel/Fax: 01297 668166



EXTRACT DUCT BEYOND SHOWN DOTTED

NEW CLOSE BOARDED
TIMBER FENCE FIXED
TO EXISTING RETAINING
WALL.

EXISTING RETAINING WALL

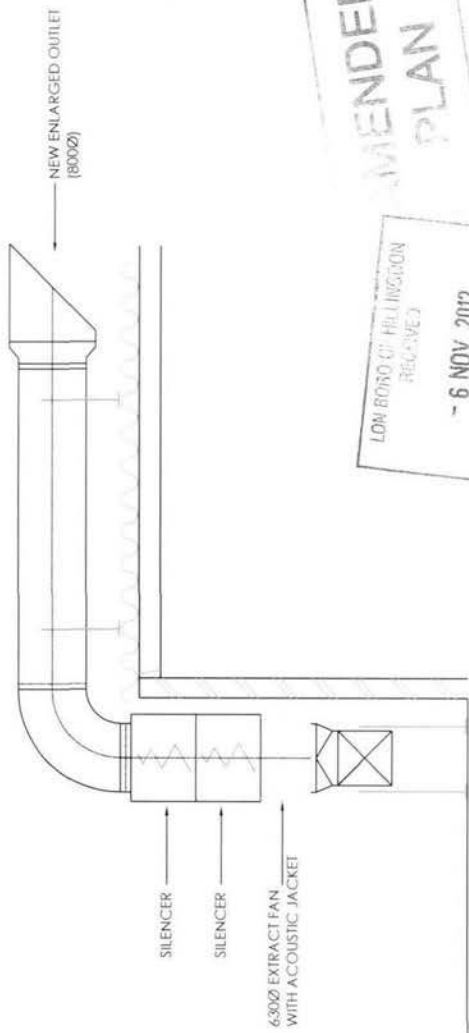
FENCE ELEVATION FROM ADJOINING GARDEN



NEW CLOSE BOARDED
TIMBER FENCE FIXED
TO EXISTING RETAINING
WALL.

EXISTING RETAINING WALL

FENCE ELEVATION FROM
PUB SIDE



SILENCER

SILENCER

6300 EXTRACT FAN
WITH ACOUSTIC JACKET

NEW ENLARGED OUTLET
(8000Z)

SECTION A-A

0m 5m



Scale Bar

RECOMMENDED
PLAN

LOW BOARD CITY HILLINGDON
RECEIVED

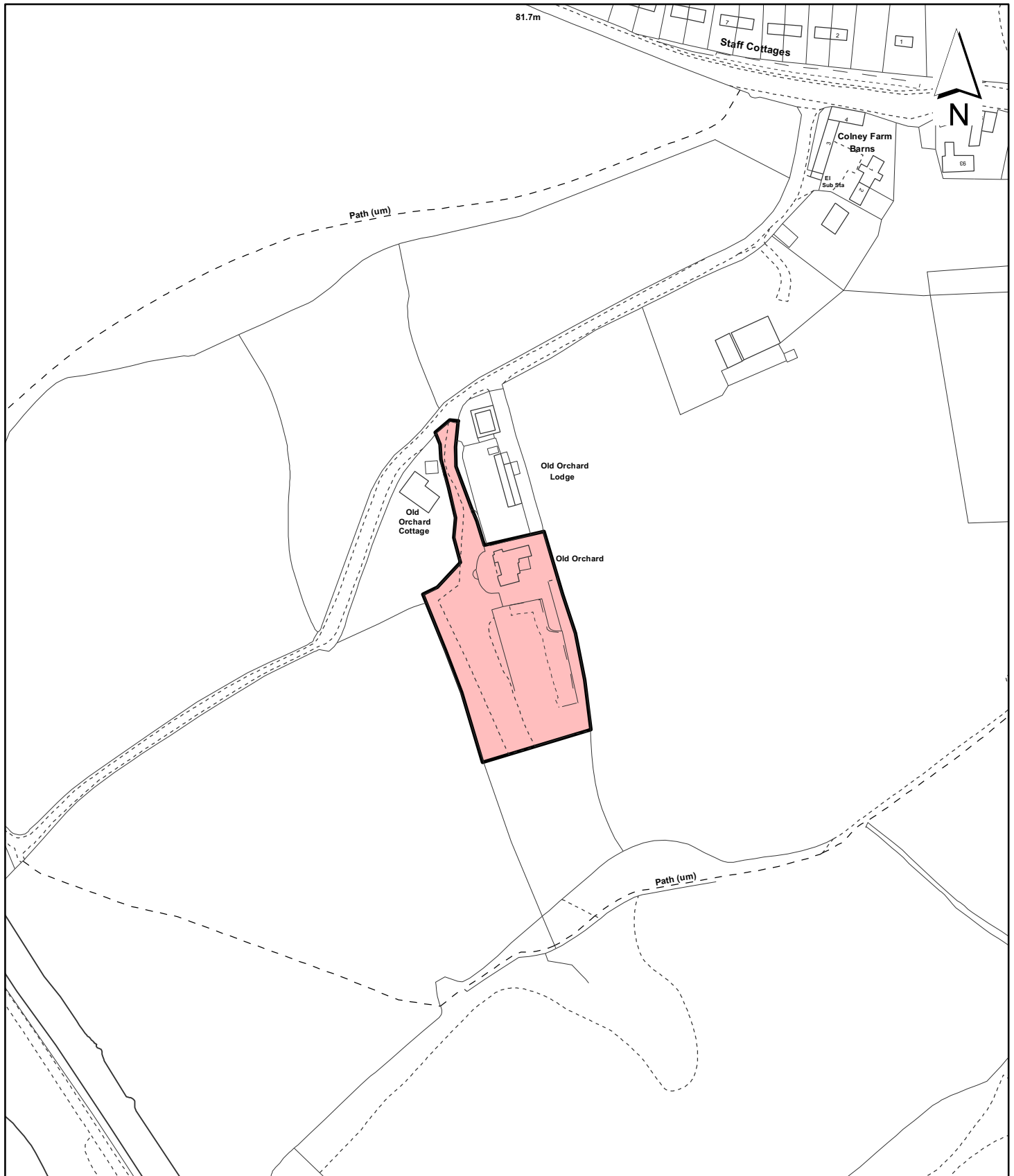
- 6 NOV 2012



PLANNING DEPARTMENT
City Council

A Elevation of fence added.

2.11.12

PROJECT	THE OLD ORCHARD, HAREFIELD
DESCRIPTION	SECTION A-A AND FENCE DETAIL
SCALE	1:50@A3
DATE	29.8.12
DRAWN	TAM
DWG No	267/12/04
<p>THOMAS MOSS Architectural Design & Surveying Services</p> <p>Summit House, Harecroft Road, The Pinnacles, Harlow, Essex, CM19 5BN Tel/Fax: 01279 436168</p>	



<p>Notes</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 style="text-align: center;">The Old Orchard Park Lane Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">3499/APP/2012/2773</p>	<p>Scale</p> <p style="text-align: center;">1:2,500</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 453</p>	<p>Date</p> <p style="text-align: center;">March 2013</p>	

Report of the Head of Planning & Enforcement Services

Address REAR OF 54 SWAKELEYS DRIVE ICKENHAM

Development: 1 x two storey 5-bedroom detached dwelling with habitable roofspace and 1 x two storey 5-bedroom detached dwelling, with associated parking and double garage and alterations to existing driveway and installation of new vehicular crossover to front.

LBH Ref Nos: 53998/APP/2012/1741

Date Plans Received:	16/07/2012	Date(s) of Amendment(s):	16/07/2012
Date Application Valid:	24/07/2012		14/03/2013
			24/07/2012
			05/11/2012

A

B

C

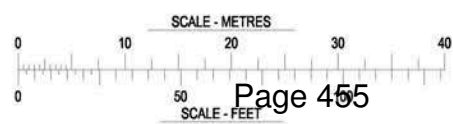
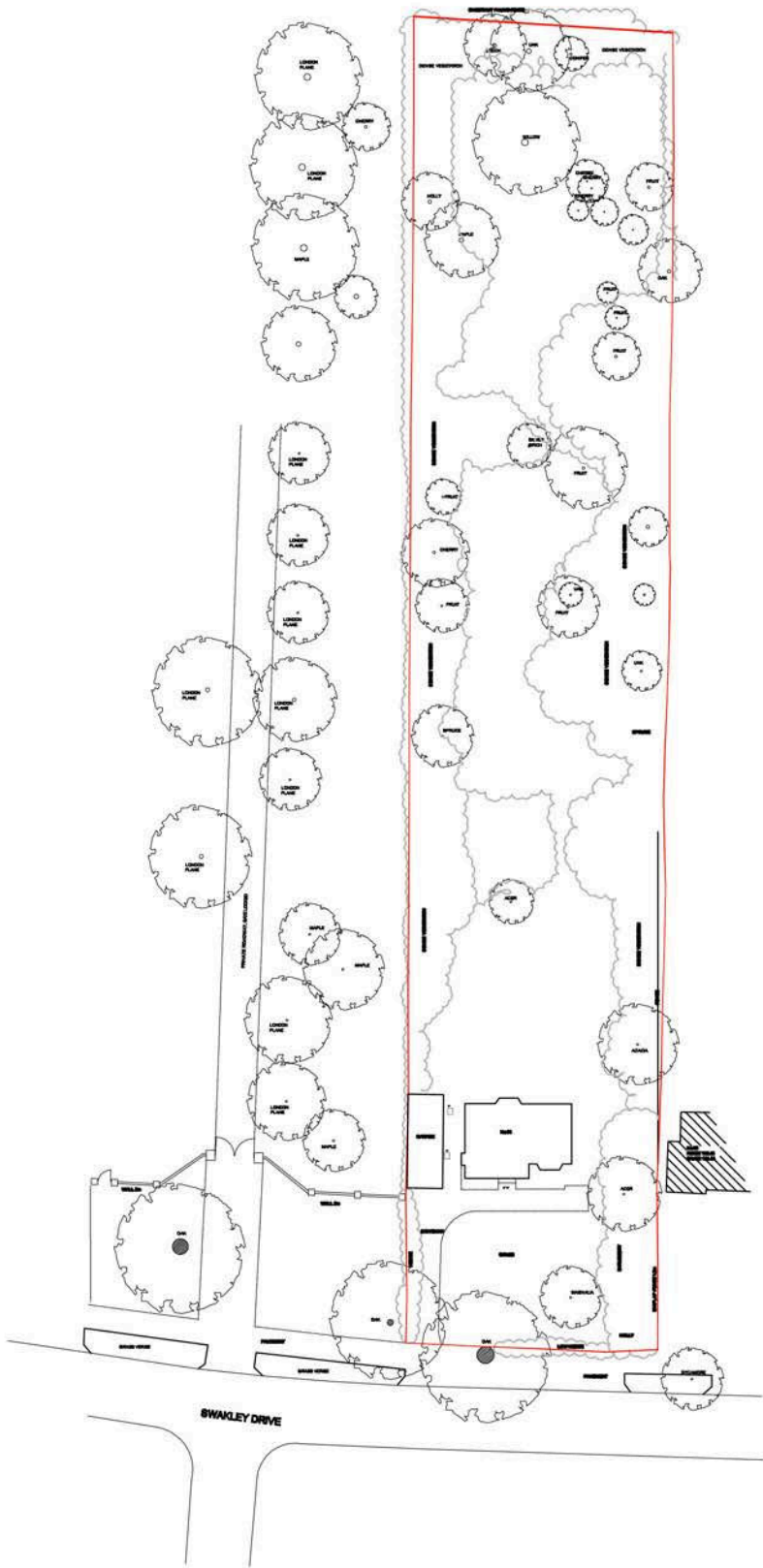
D

E

F

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RevNo	Date	Revision note
P1	26.09.2011	Pre planning issue.



CEMAL HOUSE
 75 BELLAIR ROAD
 LONDON SW18 1JG
 TEL: 0181 222 44
 FAX: 0181 222 44
 EMAIL: admin@jpbarchitects.com

JOB TITLE		
54 SWAKLEYS DRIVE ICKENHAM UB10 8QE		
DWG TITLE		
EXISTING SITE PLAN		
SCALE	DATE	
1:500@A3	AUG11	
JOB NO.	DWG NO.	REV
10520	102	P1

A

B

C

D

E

F

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RevNo	Date	Revision note
P1	26.09.2011	Pre Planning Issue.
P2	03.11.2011	Approved planning, adjusting properties and rear amenity areas indicated.
P3	17.11.2011	Driveway amended, Plot 1 & 2 footprint amended.
P4	01.03.2012	Plot 1 & 2 footprint amended.
P5	04.07.2012	Existing house proposed extension indicated.
P6	24.07.2012	Enlarge detail of vehicular cross over.
P7	25.10.2012	Plot 1 & 2 footprint amended. Additional section and paper size revised.
P8	05.11.2012	Plot 2 footprint amended.
P9	09.01.2013	Additional proposed trees.
P10	14.03.2013	Additional proposed trees on rear boundary.



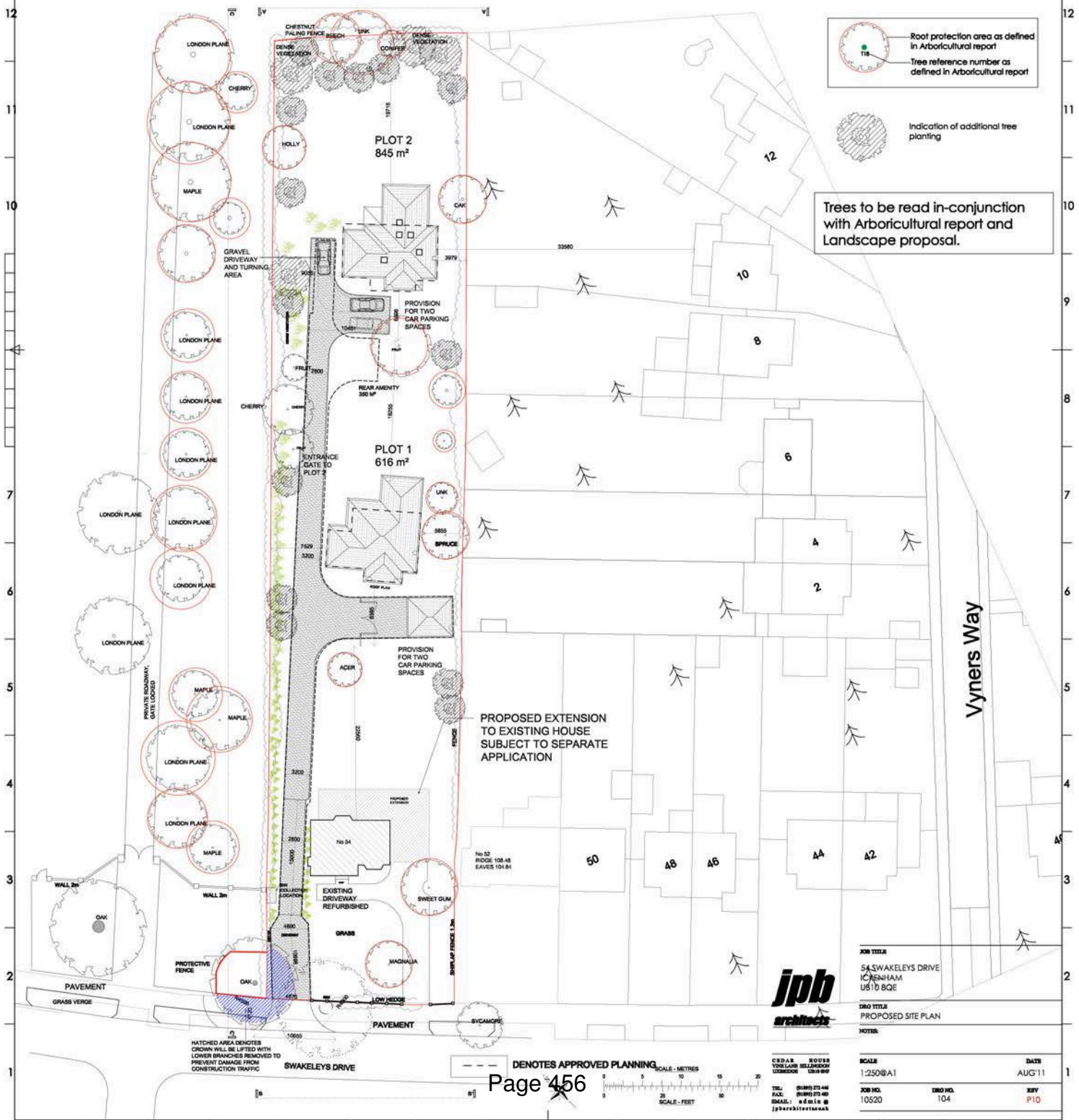
Existing hedge and shrubs selectively managed, thinned upto 3.0m high
 1.8M High Green, Metal mesh fencing behind new hedge where required
 New hedge in fill 0.8-0.8m high

SECTION AA'

Root protection area as defined in Arboricultural report
 Tree reference number as defined in Arboricultural report



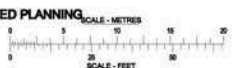
Trees to be read in-conjunction with Arboricultural report and Landscape proposal.



PROPOSED EXTENSION TO EXISTING HOUSE SUBJECT TO SEPARATE APPLICATION

HATCHED AREA DENOTES CROWN WILL BE LIFTED WITH LOWER BRANCHES REMOVED TO PREVENT DAMAGE FROM CONSTRUCTION TRAFFIC

DENOTES APPROVED PLANNING

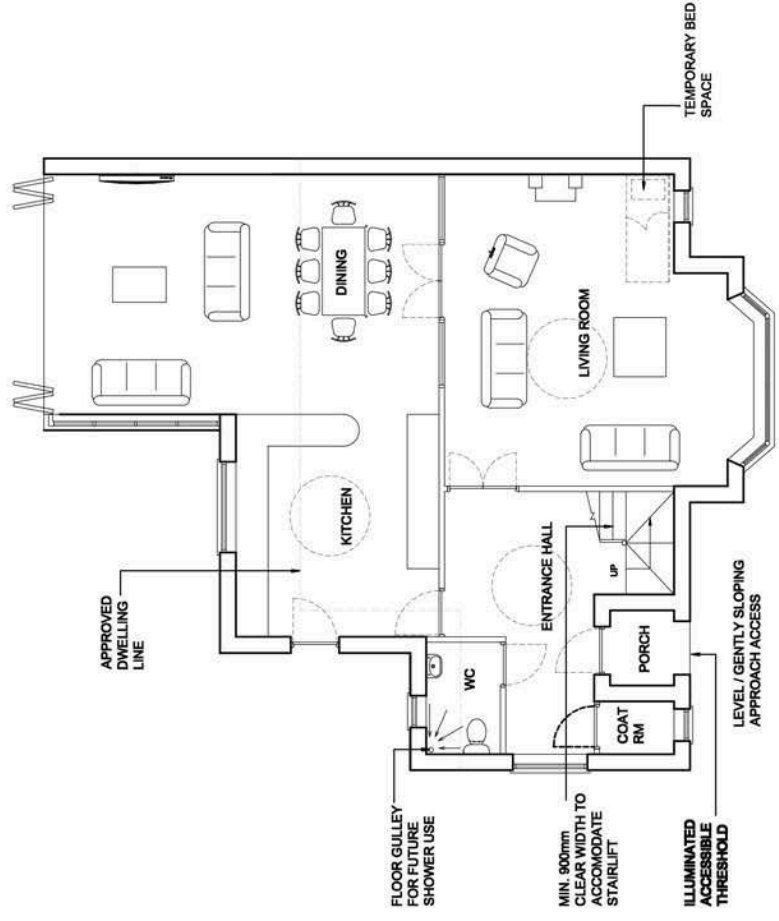


JOB TITLE
 54 SWAKELEYS DRIVE
 KENHAM
 U6 10 8QE
 DBO TITLE
 PROPOSED SITE PLAN
 NOTES:

SCALE	DATE
1:250@A1	AUG'11
JOB NO.	REV
10520	P10

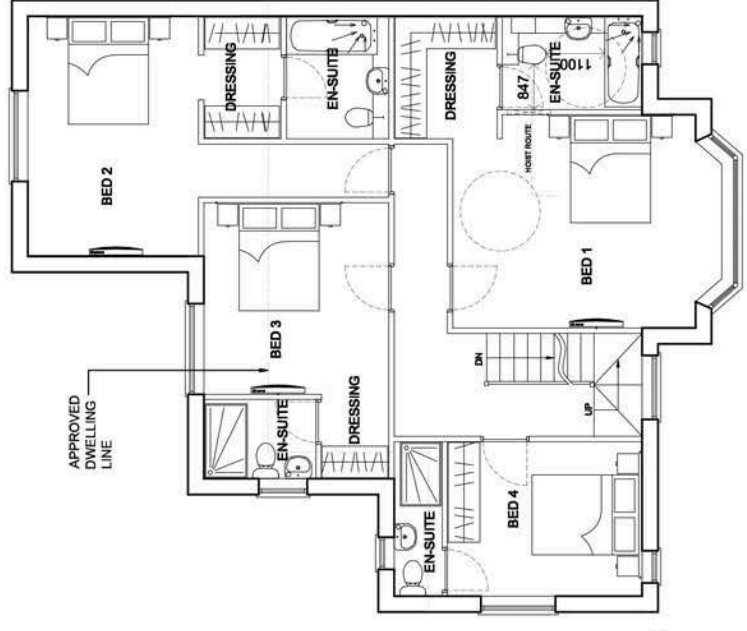
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Rev No	Date	Revision note
P1	26.09.2011	Pre Planning issue.
P2	14.11.2011	Reduced footprint and roof plan incorporated.
P3	01.03.2012	Increased footprint and mechanical amendments.
P4	25.10.2012	Layout and footprint amended.
P5	05.12.2012	Latest income statement.



GROUND FLOOR PLAN

101 MF / 1087 FT²
ADDITIONAL FLOOR AREA: 31.8 MF / 342



FIRST FLOOR PLAN

101 MF / 1087 FT²
ADDITIONAL FLOOR AREA: 34.7 MF / 373

LEVEL	PROPOSED FLOOR AREA MF / FT ²
GROUND FLOOR	101 / 1087
FIRST FLOOR	101 / 1087
LOFT	28 / 301
TOTAL	230 / 2475



JOB TITLE
PLOT 1, REAR OF SWANLEY DRIVE
KINGSTON
LONDON

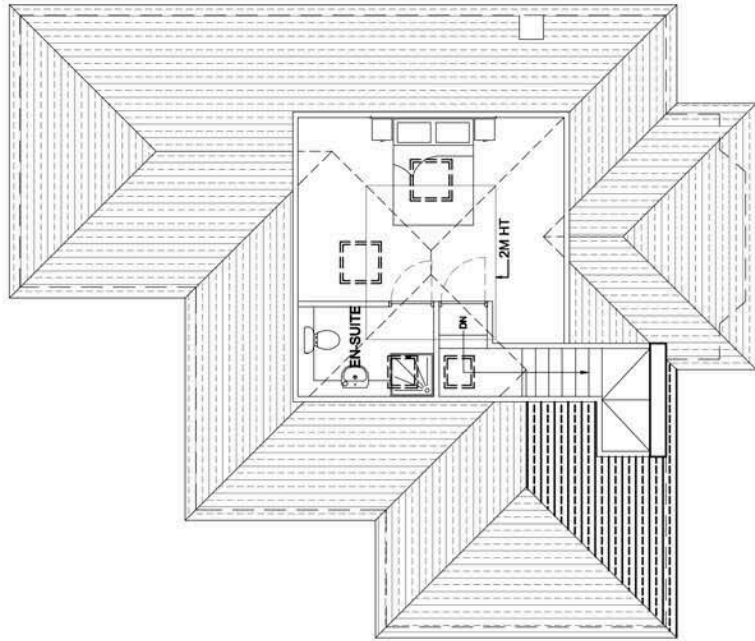


GENERAL INFORMATION
SCALE 1:100 @ A3
DATE 11/03/12
PROJECT NO. 10000
112
REV P5

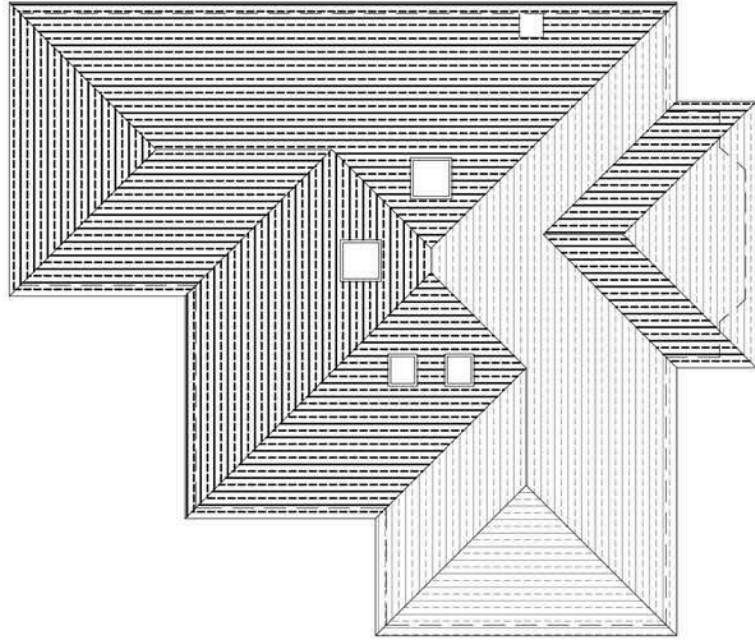
PROPOSED GROUND AND FIRST FLOOR PLANS

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Rev No	Date	Revision note
P1	01.03.2012	Preliminary Issues.
P2	25.10.2012	Layout & Footprints amended.



LOFT PLAN
28 M² / 301 FT²



ROOF PLAN



JOB TITLE
PLOT 1, REAR OF
SHAWLEY'S DRIVE
KINGHAM
LEICESTERSHIRE
LE10 0CE

PROPOSED LOFT AND ROOF PLANS

SCALE	DATE
1:100 @ A3	AUG/11

NO	DATE	BY
10000	11/3	P2

GENERAL INFORMATION

ipb architects

111, GERRARD STREET EAST, LEICESTER, LE1 3RD

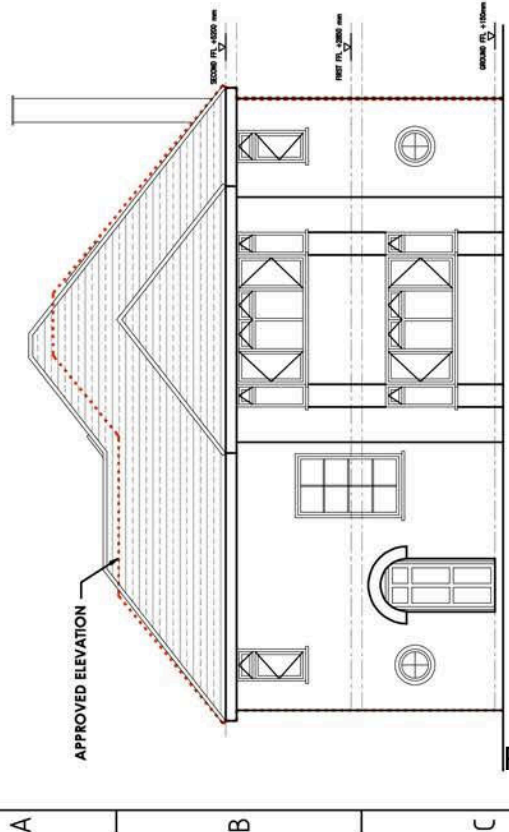
TEL: 01533 461111

EMAIL: info@ipb.co.uk

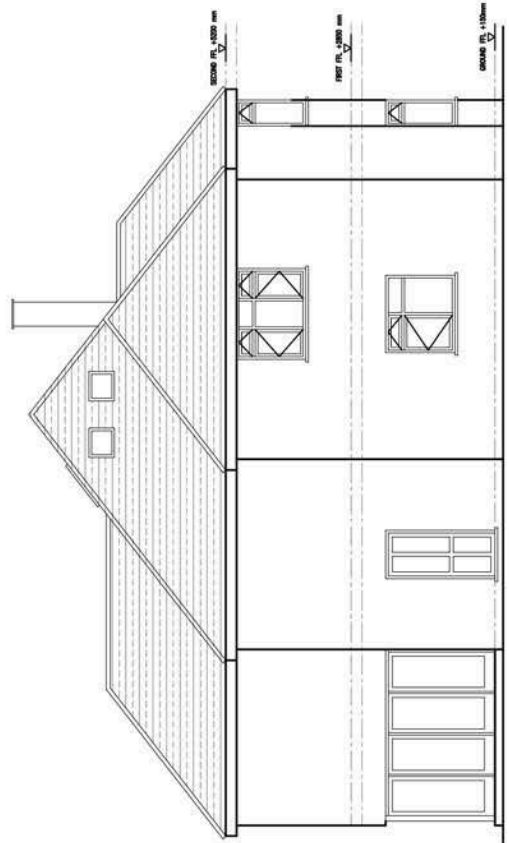
WEBSITE: www.ipb.co.uk

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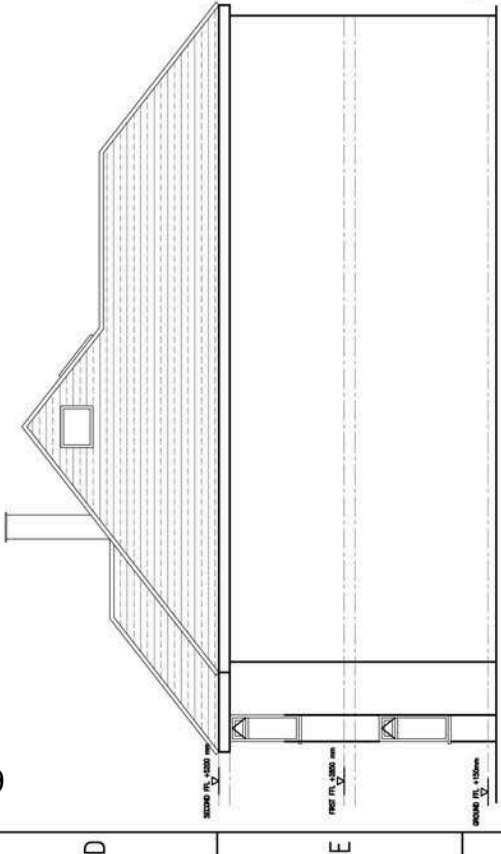
Rev No	Date	Revision note
P1	24.09.2011	Pre Planning issue.
P2	16.11.2011	Reduced footprint and attached amendments.
P3	01.03.2012	Increased footprint and attached amendments.
P4	24.07.2012	Increased bed 3 Br-sets window.
P5	25.10.2012	Elevation amended.



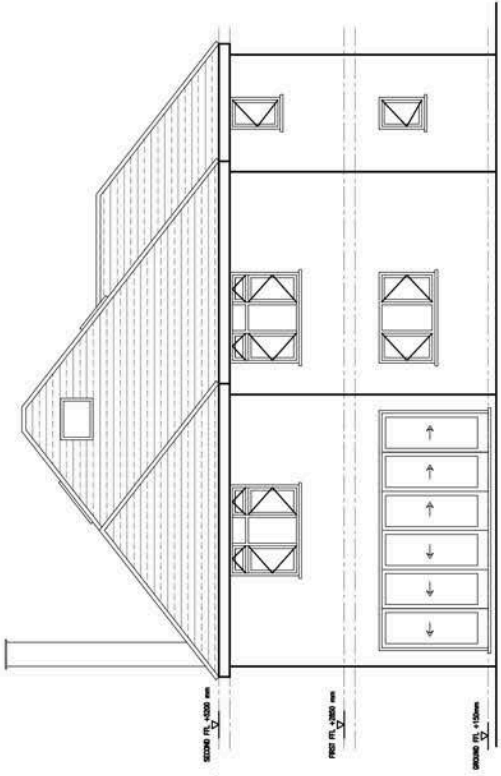
FRONT ELEVATION



SIDE ELEVATION (FACING No.56)



SIDE ELEVATION (FACING No.52)



REAR ELEVATION



JOB TITLE
PLOT 1, REAR OF SHAWLEY'S DRIVE
KIDDERHAM
LEICESTERSHIRE
LE10 1SE

DATE
1:10 @ A3

SCALE
1:100 @ A3

JOB NO.
1000

DRAWING NO.
117

PROPOSED ELEVATIONS

DESIGNER
G.P.A.L. & ASSOCIATES

DATE
AUGUST 2011

BY
P5

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED FROM THE DRAWING. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.

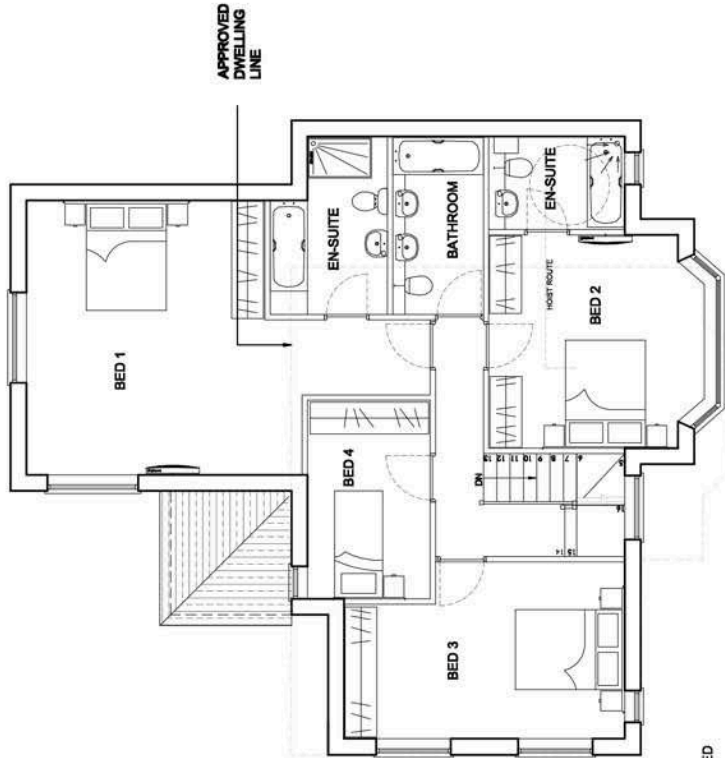
Rev No	Date	Revision note
P1	26.09.2011	Pre Planning issue.
P2	14.11.2011	Revised floorplans and roof plan incorporated.
P3	01.03.2012	Increased floorplans and mechanical amendments.
P4	25.10.2012	Floorplans revised.
P5	05.12.2012	Layouts and floorplans revised and Lifeline format standards.



GROUND FLOOR PLAN

105 MF / 1130FT²
ADDITIONAL FLOOR AREA : 19 MF/ 204

LEVEL	PROPOSED FLOOR AREA MF / FT ²
GROUND FLOOR	105 / 1130
FIRST FLOOR	96 / 1054
LOFT	33 / 355
TOTAL	236 / 2540



FIRST FLOOR PLAN

97 MF / 1044 FT²
ADDITIONAL FLOOR AREA : 38 MF/ 420



JOB TITLE
PLOT 2, REAR OF SHAWLEY'S DRIVE
KESWICKHAM
LEWIS ICE



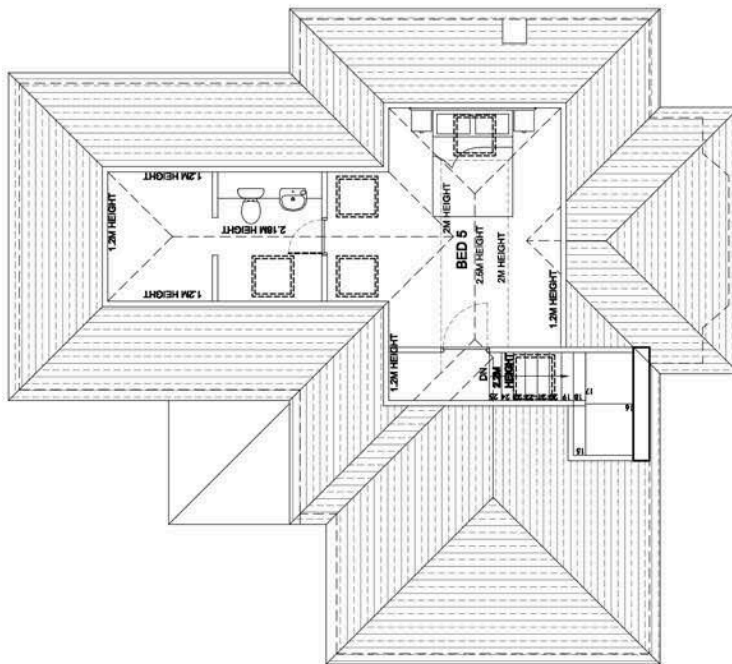
CEPAL
ROUS
LEWIS
ICE

PROPOSED PLANS

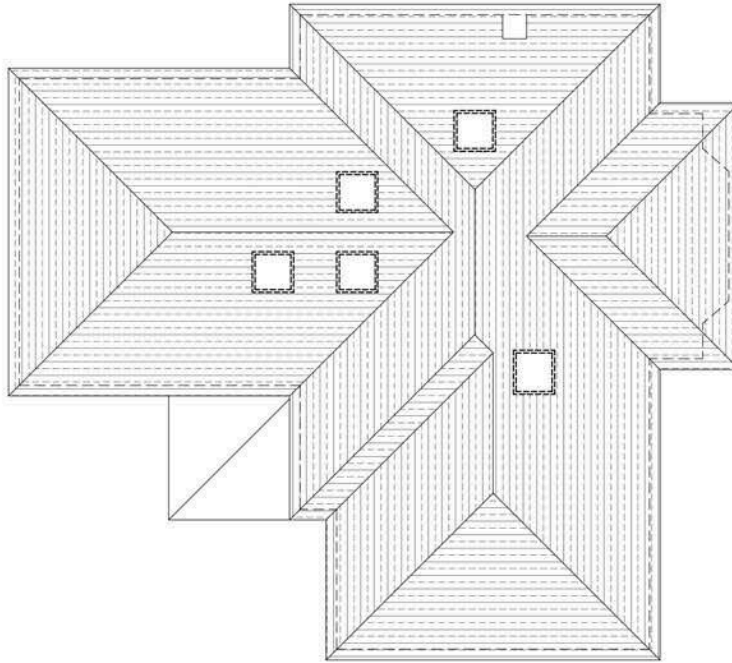
SCALE	DATE
1:100 @ A3	A0/PT1
1:200	122
1:500	P5

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Rev No	Date	Revision note
P1	30.09.2011	Preliminary Issue.
P2	25.10.2012	Footprints revised.
P3	05.12.2012	Layout and footprint revised.



LOFT PLAN



LOFT PLAN



JOB TITLE
 PLOT 2, REAR OF
 SWANLEY'S DRIVE
 KINGSHAM
 GLOS



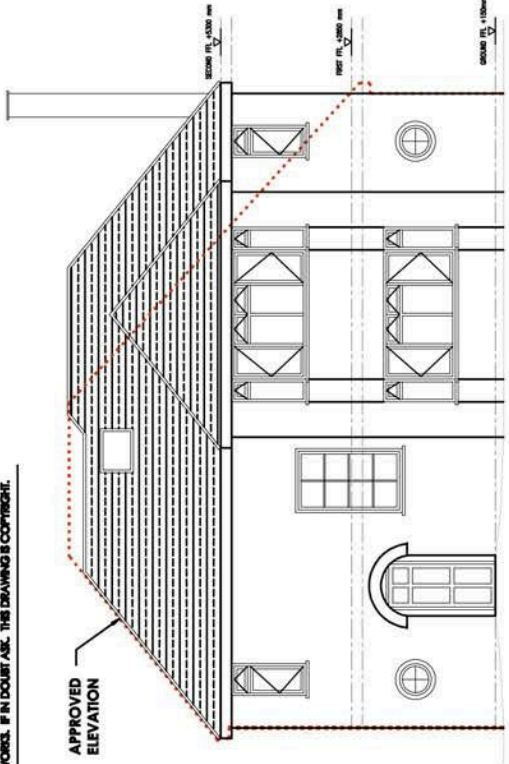
GENERAL CONTRACTOR
 HOUSE BUILDING
 TRADE
 1:100 @ A3
 JOB NO.
 10000
 DATE
 12/12
 BY
 P3
 PROJECT NO.
 123
 DRAWN BY
 P3

PROPOSED LOFT AND ROOF PLANS

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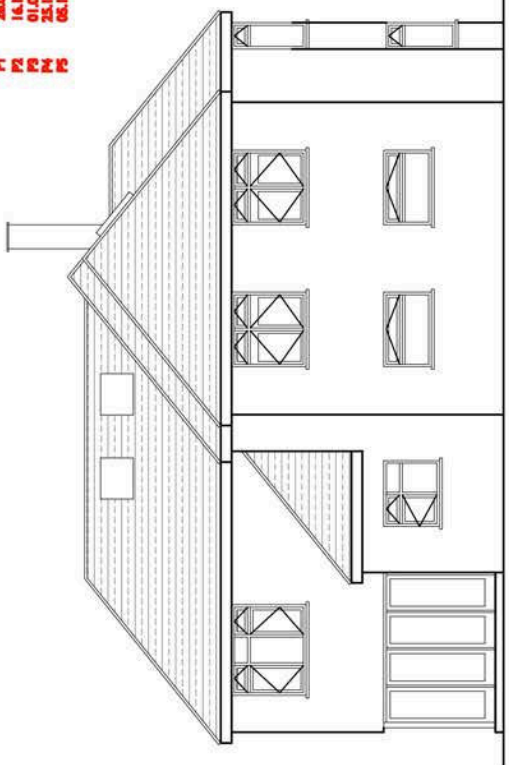
Rev No	Date	Revision note
P1	26.09.2011	Pre Planning issue.
P2	14.11.2011	Reduced footprints and associated amendments.
P3	01.03.2012	Increased footprints and associated amendments.
P4	23.10.2012	Footprints revised.
P5	05.12.2012	Layout and footprints revised and Lifetime homes standards.

Pre Planning issue.
 Reduced footprints and associated amendments.
 Increased footprints and associated amendments.
 Footprints revised.
 Layout and footprints revised and Lifetime homes standards.

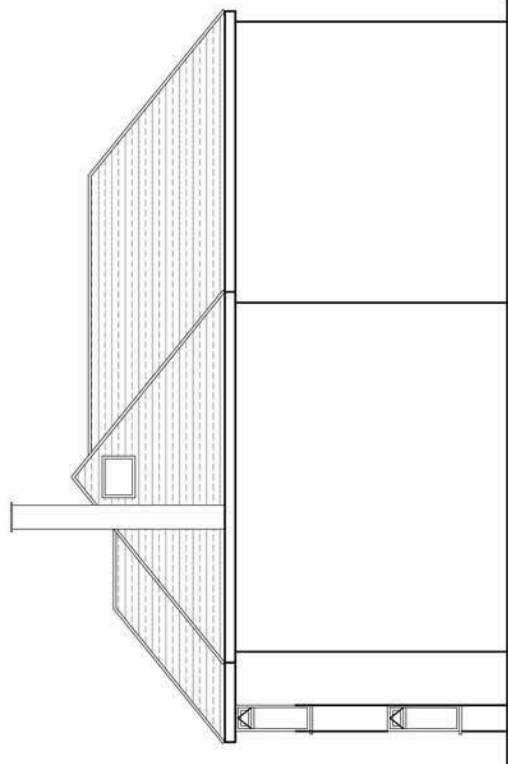


LEVEL / GENTLY SLOPING APPROACH ACCESS

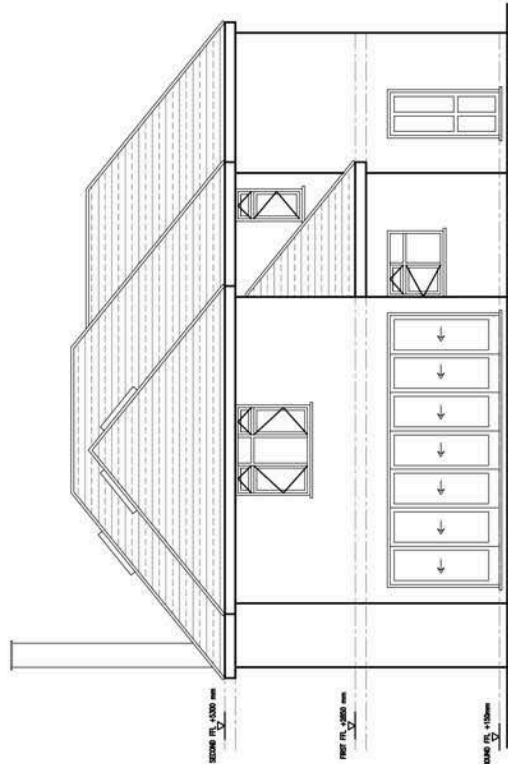
FRONT ELEVATION



SIDE ELEVATION (FACING No.56)



SIDE ELEVATION (FACING No.52)



REAR ELEVATION

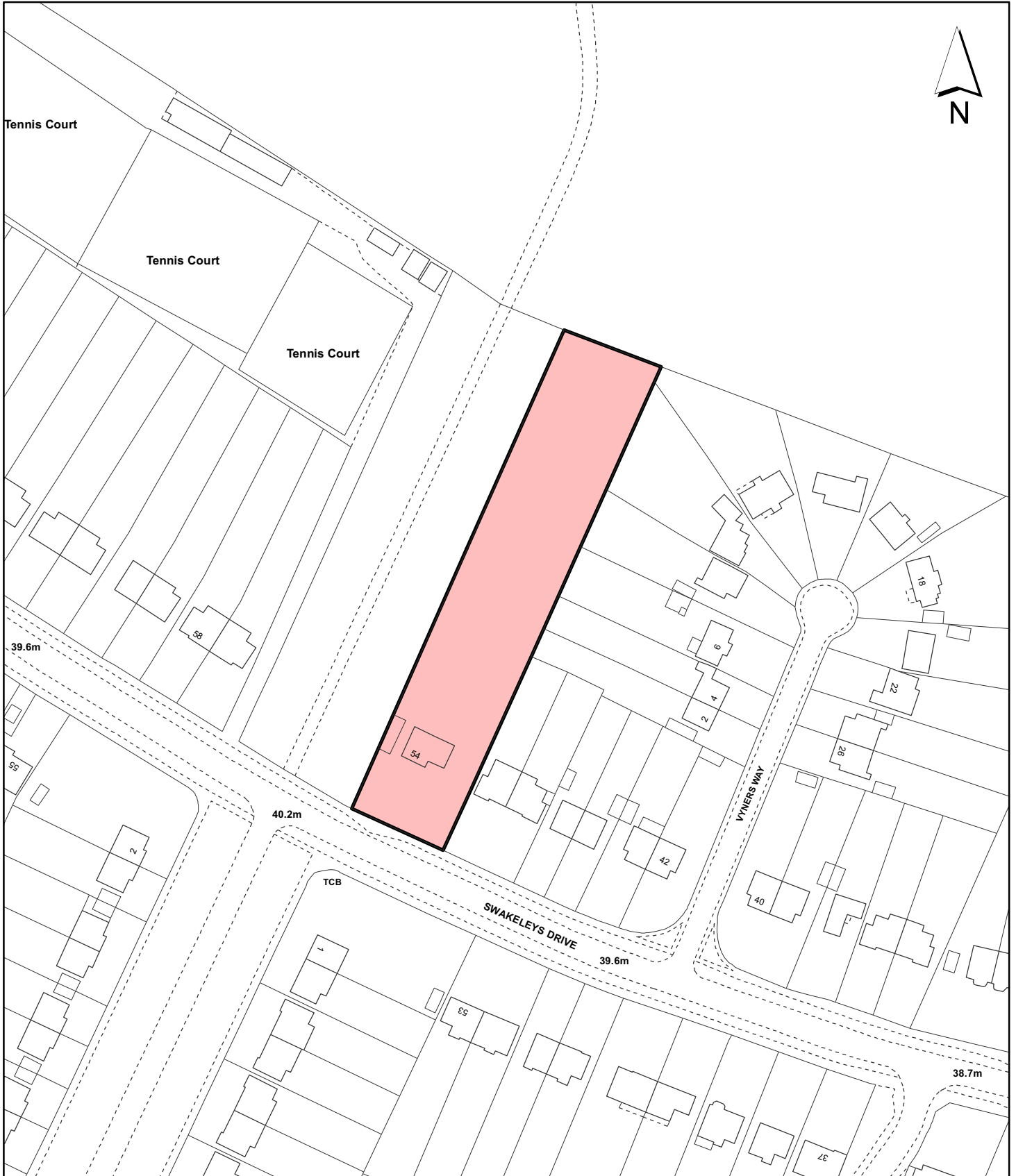


GROUP ARCHITECTS
 10000
 127
 127


JOB TITLE
 PLOT 2, REAR OF SHAWLEY'S DRIVE
 KINGSHAM
 GLOS
 UK

PROPOSED ELEVATIONS

SCALE	DATE
1:100 @ A3	14/11/11
1:100 @ A3	01/03/12
1:100 @ A3	23/10/12
1:100 @ A3	05/12/12



Notes

 Site boundary

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Site Address

**Rear of 54 Swakeleys Drive
Ickenham**

Planning Application Ref:

53998/APP/2012/1741

Planning Committee

North Page 464

Scale

1:1,250

Date

**February
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON