



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 18 JULY 2013

Time: 6.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
David Allam (Labour Lead)
Robin Sansarpuri

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Published: Wednesday, 10 July 2013

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&Mid=1705&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting - 25 June 2013 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|--|-------|---|------------------------------|
| 6 | 18 Park Way, Ruislip 9052/APP/2013/551 | Manor | Demolition of existing detached garage and erection of single storey detached outbuilding to rear to be used as a children's activity business (Use Class D1 - Non-residential institutions). Recommendation: Refusal | 7 - 18 45 - 52 |

Other

| | Address | Ward | Description & Recommendation | Page |
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| 7 | S106 Quarterly Monitoring Report - up to 3 March 2013 | | Recommendation: To note the report | 19 - 32 |

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| 8 | Enforcement Report | 33 - 44 |
| 9 | Any Items Transferred from Part 1 | |
| 10 | Any Other Business in Part 2 | |
| | Plans for North Planning Committee | 45 - 52 |

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Minutes

NORTH PLANNING COMMITTEE

25 June 2013

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



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| | <p>Committee Members Present: Councillors Eddie Lavery (Chairman) Michael Markham Carol Melvin David Yarrow Brian Stead Pat Jackson David Allam (Labour Lead) Robin Sansarpuri</p> <p>LBH Officers Present: James Rodgers, Head of Planning, Sport and Green Spaces Meghji Hirani, Planning Team Leader Manmohan Ranger, Transport Consultant Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer</p> <p>Also Present: Cllr Michael White (Agenda Item 9)</p> |
| 33. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors John Morgan and Raymond Graham with Councillors Brian Stead and Pat Jackson substituting.</p> |
| 34. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>The Chairman informed the Committee that Cllr Carol Melvin was withdrawing her vote from Agenda Item 6 and would leave the room.</p> |
| 35. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS 8 MAY AND 30 MAY 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 8 May and 30 May 2013 were agreed as a correct record.</p> |
| 36. | <p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p> |

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| 37. | <p>24 EASTBURY ROAD, NORTHWOOD - 19305/APP/2012/3107 (Agenda Item 6)</p> <p>Application for a material amendment to Planning Permission ref. 9305/APP/2011/1584 for the installation of proposed amenity/balcony area for the approved first floor flat.</p> <p>Cllr Melvin left the room and did not take part in the discussion or vote.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers informed Members a petition in objection had been received after the report had been written.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:</p> <ul style="list-style-type: none"> • The application was setting an unhealthy precedent for future applications in the area. • The proposed terrace would overlook properties in Kiln Way, Northwood. • Additional noise problems would be created. • Petitioners requested that the application be refused. <p>The agent for the application raised the following points:</p> <ul style="list-style-type: none"> • Original application was made on 14 December 2012. • Had regularly liaised with officers in charge. • Neighbours had continually objected. • Had invited neighbours into property to discuss the application. • There had been further alterations. <p>The Chairman informed the Committee that Cllr Richard Lewis supported the petitioners' request.</p> <p>Members questioned a point raised by the petitioner in relation to condition 16. Officers explained that this was part of the original condition. Officers also highlighted that condition 16 had a typo and should read 'than' rather than 'tha'.</p> <p>Members discussed the item and agreed it was important to listen to petitioners' concerns; however, the application was seeking approval for a small terrace.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</p> | <p>Action by</p> <p>Meghji Hirani</p> |
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| 38. | <p>WALDERTON, NORTHGATE, NORTHWOOD - 47749/APP/2013/153 (Agenda Item 7)</p> <p>Two storey, 6- bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling (Resubmission).</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner was also the applicant and raised the following points:</p> <ul style="list-style-type: none"> • Had approved planning permission in December 2012. • This application was not much different from original. • Roof lights would not be visible from street scene. • Property opposite had a large crown roof which was refused but then overturned on appeal by the Planning Inspectorate. <p>Members discussed the item and agreed it was suitable to defer the application following further investigation of the comments made by the applicant/petitioner.</p> <p>The recommendation for deferral was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be deferred.</p> | <p>Action by</p> <p>Meghji Hirani</p> |
| 39. | <p>16 FARMLANDS, EASTCOTE - 68966/APP/2013/113 (Agenda Item 8)</p> <p>Single storey side/rear extension.</p> <p>This application was deferred from the Committee on 8 May 2013 for a site visit. The site visit took place on 22 May 2013.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:</p> <ul style="list-style-type: none"> • If this application was granted it would breach a positive covenant. • The measurements on the plans differ from what was actually in place and they should be accurate. • The size and design would be an eyesore on the street scene. • A car parked on the drive of the neighbouring property would be unable to open the passenger door of their car if the extension was approved. • Farmlands was within a flood plain risk area. | <p>Action by</p> <p>Meghji Hirani</p> |

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| | <ul style="list-style-type: none"> • There would be a loss of light to the adjoining property. <p>The agent/applicant raised the following points:</p> <ul style="list-style-type: none"> • The proposal was not visible from the street and would not affect nearby properties. • The garage was dead space and the conversion to a habitable space would make it more useable than what existed currently. • There would be sufficient amenity space remaining as the garden was the longest in the street. • Highlighted the need for the extension due to the expanding family and to enable them to remain and enjoy the property long term. • The front extension does not compromise the off street parking situation, as there would still be sufficient space for 2 cars. <p>The Chairman thanked the Committee for attending a site visit.</p> <p>The legal officer present at the meeting informed the Committee that any restrictive covenants would be a private matter between the parties involved. Legal advice would have to be sought independently.</p> <p>Members discussed the application and agreed that it was a shame when neighbours fell out over planning applications. Members agreed the proposals put forward were acceptable and fit for purpose for a young expanding family.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, was unanimously agreed.</p> <p>Resolved - That the application be approved as per the agenda.</p> | |
| 40. | <p>524-526 VICTORIA ROAD, RUISLIP - 36666/APP/2013/395 (<i>Agenda Item 9</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class D1 (Nonresidential Institutions) to provide childcare provision involving alterations to rear elevation (Resubmission).</p> <p>Officers introduced the report and outlined details of the application.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner was also the applicant and raised the following points:</p> <ul style="list-style-type: none"> • Had been working with the landlord. • Sainsbury's was being extended. • The proposals would bring more foot fall and local shops would benefit from more trade. • No objections had been received from other tenants of the parade. • 80% of users would travel by foot or public transport. | <p>Action by</p> <p>Meghji Hirani</p> |

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| | <ul style="list-style-type: none"> • Consent had been given by the landlord to clean up the car parking area. • The gate would be monitored and fully functional before the nursery opening. <p>A Ward Councillor spoke on behalf of the applicant/petitioners and raised the following points:</p> <ul style="list-style-type: none"> • Understood the concerns of the highway officer. • Had visited the site and there was a lot of space that could be utilised. • A nursery would be more beneficial than a take-away. • Asked for the Committee to support the application. <p>Members discussed the National Planning Policy Framework and how it encourages localism. Members were aware of their power to change the use of the premises from class A1 (retail) to class D1 (non-residential institutions), however, the Committee agreed that the site was not suitable for a nursery.</p> <p>The recommendation for refusal was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the agenda.</p> | |
| 41. | <p>18 PARK WAY, RUISLIP - 9052/APP/2013/551 (<i>Agenda Item 9a</i>)</p> <p>This application was withdrawn from the agenda by the Head of Planning, Sport and Green Spaces.</p> | <p>Action by</p> <p>Meghji Hirani</p> |
| 42. | <p>GRASS VERGE OPPOSITE RECREATION GROUND. MOORHALL ROAD, HAREFIELD - 67032/APP/2013/1294 (<i>Agenda Item 10</i>)</p> <p>Installation of replacement 11.8m telecommunications mast, together with two new telecommunications cabinets.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members discussed a previous review undertaken by the Residents' and Environmental Services Policy Overview Committee which investigated the effects of these types of applications.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be agreed as per the agenda.</p> | <p>Action by</p> <p>Meghji Hirani</p> |
| 43. | <p>OAKHURST, 1 NORTHGATE, NORTHWOOD - 30779/APP/2013/539 (<i>Agenda Item 11</i>)</p> <p>Two storey, 6-bedroom detached dwelling with basement level with associated parking and amenity space and installation of vehicular crossover to front, involving demolition of existing</p> | <p>Action by</p> <p>Meghji Hirani</p> |

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| | <p>dwelling.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers also referred to the appeal decisions which were circulated to Members prior to the meeting.</p> <p>Members discussed the planning history of Oakhurst and neighbouring land. Members had read the decision made by the appeal Inspector who fully accepted the demolition of the Oakhurst as a Heritage asset.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Councillor Carol Melvin asked for her objection to the decision to be minuted.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</p> | |
| 44. | <p>LYNDA JACKSON CENTRE, RICKMANSWORTH ROAD, NORTHWOOD - 3807/APP/2013/1177 <i>(Agenda Item 12)</i></p> <p>Single storey extension to Lynda Jackson Macmillan Centre.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the agenda.</p> | <p>Action by</p> <p>Meghji Hirani</p> |
| <p>The meeting, which commenced at 7.30 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 Danielle Watson on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address 18 PARK WAY RUISLIP

Development: Demolition of existing detached garage and erection of single storey detached outbuilding to rear to be used as a children's activity business (Use Class D1 - Non-residential institutions)

LBH Ref Nos: 9052/APP/2013/551

Drawing Nos: 5665-13-104
5665-13-103
5665-13-100
5665-13-105
Photographs
5665-13-101

Date Plans Received: 06/03/2013

Date(s) of Amendment(s):

Date Application Valid: 05/04/2013

1. SUMMARY

Planning permission is sought for a single storey outbuilding, following demolition of the existing outbuilding/garage.

The building is proposed to be used for providing childrens activities. The age group would be babies and toddlers and would enable the provision of sensory activities. The applicant has stated that the use would not be as a day nursery.

The proposed outbuilding in itself would not be harmful to the character and appearance of the area and is located to the rear of the house which is well screened. However, it is considered that the proposed use as detailed by the applicant does not provide sufficient evidence that the use would not harm the amenity of nearby residents and occupants.

The proposal does also not adequately address how the potential parking issues could be adressed and this could lead to on street parking. Therefore, it is considered that the proposed scheme is unacceptable in this respect and would impact upon the free flow of traffic in the area to the detriment of highway safety.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed use by reason of its scale and increased activity within an established residential area would be detrimental to the the amenities of adjoining occupiers by virtue of general noise and disturbance, increased activity and loss of privacy. The proposal would therefore be contrary to Policies BE19, OE1 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

2 NON2 Non Standard reason for refusal

The applicant has failed to demonstrate that the proposed development would provide adequate parking facilities for the proposed use and as such the development would be

contrary to Policies AM7, AM14, R12 and R13 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

INFORMATIVES

1 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.

2 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).

3 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) 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.

| | |
|----------|---|
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| 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 |
| 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. |
| 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. |
| R12 | Use of premises to provide child care facilities |
| R13 | Use of residential accommodation for educational and child care premises |
| LPP 3.16 | (2011) Protection and enhancement of social infrastructure |

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property on the north side of Park Way and is located approximately 500m east of the crossroads junction with Windmill Hill.

The property is set on a large spacious plot. To the front, there is a gravel area for the parking of cars. There is a side gate to the property which leads to the rear garden area. The rear garden is 15m (maximum) wide and 75m long. Midway down the garden there is a large outbuilding and a decked area. Beyond this building there is a further large area of garden.

The application site benefits from mature trees and landscaping within and along the boundary of the property.

The wider area comprises similar large two storey properties on Park Way, with more compact and smaller properties on adjoining roads such as Acacia Avenue. Park Way is a busy main road leading to the main shopping area near Ruislip Manor station. There are no parking restrictions on this road.

The site is located within the Developed Area as defined in the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme is for the erection of a single storey detached outbuilding to rear of the property for use within Use Class D1 (Non-residential institutions) for use as a children's activity business. The existing detached garage would be demolished.

The proposed outbuilding would be 5m wide, 5.9m deep and 2.2m high to eaves and 2.9m high to ridge. There would be a roof overhang of 1m over the entrance covering a veranda area. The proposed building would be sited a minimum distance of 6.3m from the boundary with the rear of properties on The Uplands, 1.5m from nearest part of boundary with 16 Park Way, 12m from the boundary with 16a Park Way and 12m from the rear boundary of No. 18.

The building would be constructed of timber and would provide a children's play area and a toilet.

Parking is proposed in front of the house, on the existing gravel area which is used for current domestic parking.

Following submission the following information regarding the use has been obtained from the applicant:

"The nature of the activity business is for a baby/toddler class that will be a duration of 45 minutes incorporating baby singing, sensory play with things such as puppets and reading time. The class will be taken by myself only as it will be necessary for the parent/carer to accompany the child for the whole duration. The class will have a maximum capacity of 15 babies and adults only.

Just to confirm this will be a maximum of 3 classes per day between the hours of 1000 and 1400, Monday to Friday and will not be a nursery facility.

1. Our driveway will accommodate 5 cars.
2. We propose to mention on our website that parking on Park Way will not be permitted.

3. As we'll be operating a sustainable business, we will actively encourage our customers/clients to walk or take public transport to and from the property, as we will be advertising the business in this area only. This is something that many parents/carers do much of the time anyway.
4. The business is only to operate between 10am and 2pm Monday to Friday and NOT at weekends or any evenings.
5. There are other cars that park on the length of Park Way and they don't seem to reduce traffic flow or cause unnecessary congestion.
6. We would again like to stress that this is a children's activity business and not a nursery, therefore children will not be dropped off and picked up at busy times."

It is understood that parents will remain with the children during the sessions.

The applicant has submitted a further email dated 2 June 2013 with the following clarification:

"Further to our conversation on Friday afternoon, I'm writing with the following information:

With regards to noise: as previously mentioned, we only intend on operating the business between 10am and 2pm Monday to Friday and not at weekends. Most of the residents in the adjoining properties are at work between these times.

The summerhouse will be fully insulated.

Also importantly, the business is to be conducted strictly inside the outbuilding, as the max age for the babies will be 18 months."

3.3 Relevant Planning History

9052/APP/2001/1508 18 Park Way Ruislip

CHANGE OF USE OF LAND FROM RESIDENTIAL TO A MIXED USE NAMELY RESIDENTIAL AND FOR THE SALE OF MOTOR VEHICLES, STORAGE OF MOTOR VEHICLES, VALETING AND PRE SALE CHECKS (APPEAL AGAINST ENFORCEMENT NOTICE; APPLICATION FOR PLANNING PERMISSION DEEMED TO HAVE BEEN MADE PURSUANT TO SECTION 174 OF THE TOWN AND COUNTRY PLANNING ACT 1990)

Decision: 21-11-2001 Refused **Appeal:** 09-01-2002 Dismissed

9052/APP/2003/1478 18 Park Way Ruislip

ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision: 24-07-2003 Approved

Comment on Relevant Planning History

The previous planning history is not relevant to this proposal.

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.C11 (2012) Community Infrastructure Provision

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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
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.
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.
R12 Use of premises to provide child care facilities
R13 Use of residential accommodation for educational and child care premises
LPP 3.16 (2011) Protection and enhancement of social infrastructure

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

21 letters were sent to local residents and the Residents Association on 9 April 2013, and a site notice was displayed on 11 April 2013. In response 10 letters of objection have been received and 2 letters making comments. The main issues raised in the objections are as follows:

- Inappropriate use in a residential area.
- Number of children and parents attending.
- Access for emergency vehicles.
- Insufficient parking.
- Traffic issues
- Replacement building 1 metre higher than existing.
- No indication of what parents will do.
- Noise an disturbance.

- Loss of view

In addition, a petition was submitted with 36 signatures The reasons for the petition are;

- An inappropriate use in a residential area.
- Proposed scheme would be noisy and disturb peace and quiet and amenity enjoyed by residents.
- Proposal would lead to traffic problems on Park Way
- Lack of parking.

OFFICER COMMENT: The issues raised are considered in the main report. The concerns in relation to noise, disturbance and parking impacts are reflected in the refusal reasons. The proposed building would not be a metre higher although it is higher by 0.3m. The loss of view is considered not to be a material planning consideration.

Internal Consultees

COMMENTS FROM WARD COUNCILLORS:

This application would introduce a change which is totally alien to the residential area of this part of Ruislip Manor.

As Ward cllrs we would wish the officer report to Committee, to highlight that the proposed development is out of keeping with the existing character of the neighbourhood and therefore is in breach of the Council's adopted Core strategy and approved planning policies.

Furthermore, the application form implies that the site would be in use on several occasions during the day and thus the amount of traffic generated would not be restricted to either the start or close of each day.

In addition, the location is surrounded by residential properties which does not lend itself to deal with the additional traffic movements and associated parking that would be generated on a major link road between Ruislip Manor and Eastcote.

We do not believe this application is beneficial to the location and its approval would deprive the surrounding residents of the living conditions our policies are intended to uphold for residential areas. We therefore support the residents petition requesting that this application is refused.

HIGHWAYS OFFICER:

The development proposals are for the demolition of a garage building located at the rear of the existing dwelling and the construction of a single storey detached outbuilding that will be used for childrens' activities, under the D1 Use Class. The applicant has stated that 5 parking spaces will be provided for the existing and proposed use at the site. However, from site inspections, it is considered that only 4 parking spaces can be provided, 2 of which are required to serve the existing dwelling.

When undertaking assessment of the development, it is noted that the PTAL index within the area is 2/3, which is classified as poor to moderate. Furthermore, it is noted that Park Way is a classified highway and subject to high volumes of traffic.

In addition, the development would have the potential to generate a demand for an additional 15 on street parking spaces adjacent to the site, to the detriment of the free flow of traffic and highway safety.

Therefore, it is considered that the applicant has failed to demonstrate that the development would

provide adequate parking facilities within the site and an objection is raised as the proposals would be contrary to Policies AM7, AM14, R12 and R13 of the adopted Hillingdon Local Plan, 2012, (Part 2).

Officer Comment: The Highways Officer has confirmed that these objections remain after considering the further details from the applicant.

TREE AND LANDSCAPE OFFICER:

This site is covered by TPO's 185 and 356. The only trees that could be affected by this scheme is a line of five protected Beech to the side of the garden. However, according to the applicant the proposed building is to be laid on the existing concrete surface and therefore the trees do not constrain development.

A clear note should be added to the plans to clarify that no new footings will be excavated, and that the proposed building will be laid on the existing concrete base.

Conclusion: (in terms of Saved Policy BE38): Acceptable, subject to the amendment of the plans, as described above.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of an outbuilding within a residential curtilage is acceptable only as long as the building in terms of its size, scale, bulk etc. is ancillary to the main use of the dwelling. It is clear in the Council's Supplementary Planning Document HDAS: Residential Extensions at paragraph 9.4 that any outbuilding must be ancillary to the use of the main house and that any use as a separate business unit or as a self contained residential unit would not be acceptable, as these could lead to a number of privacy, overlooking, noise and disturbance problems. The issues of privacy, overlooking, noise and disturbance are considered elsewhere in the report but it is clear that the principle of the use of an outbuilding in this location for a business use would not be acceptable and contrary to Policies BE19, OE1 and BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

7.02 Density of the proposed development

Not Applicable to this application.

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

See Section 7.07.

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 proposed outbuilding would be sited a significant distance from the house and on the site of the current outbuilding. The proposed building would be approximately the same floorspace as the existing building but would be slightly higher by 0.3m at ridge level. The building would be located in a relatively secluded position within the garden. The proposed material would be timber which is considered suitable to the proposed location. Due to the design and materials it is considered that the proposed outbuilding would not be harmful to the character and appearance of the surrounding area. As such the proposed outbuilding complies with Policy BE13 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

7.08 Impact on neighbours

Whilst the applicants have stated that most of the activity associated with the proposed use would occur within the proposed building and would thus not be noisy. However, this does not account for the comings and goings of the parents and children to and from the building, the increased activity around the existing and adjoining properties that this entails, the increased activity associated with children and parents arriving by car and searching for parking and the noise and disturbance that would be created by all this activity before the users of the building actually reach the building. Thus, as outlined in HDAS: Residential Extensions outbuildings should not be used for business purposes due to the potential for unsatisfactory levels of noise, disturbance and loss of privacy to adjoining occupiers. It is considered that the proposed use could not be appropriately controlled by condition to safeguard these amenity issues.

In addition, the potential traffic movements could give rise to an unsatisfactory level of disturbance to adjoining occupiers. Therefore it is considered that the proposal is contrary to Policy BE24, R12 and R13 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not Applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development proposals for the construction of a single storey detached outbuilding and its use for childrens' The site is located in area with a public transport accessibility level (PTAL) of 2/3, which is classified as poor to moderate. Furthermore, Park Way is a classified highway and subject to high volumes of traffic. The applicants have stated that 5 parking spaces will be provided for the existing and proposed use at the site. However, it is considered that only 4 parking spaces can be provided and 2 of these are required to serve the existing dwelling.

Given the low level of off street parking available the development has the potential to generate a demand for an additional 15 on-street parking spaces adjacent to the site which would result in conditions prejudicial to the free flow of traffic and highway safety.

Therefore, it is considered that the applicant has failed to demonstrate that the development would provide adequate parking facilities within the site and the proposals would be contrary to Policies AM7, AM14, R12 and R13 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

7.11 Urban design, access and security

The proposed building is considered to be of an appropriate design for an outbuilding. The proposal replaces an existing building and would not lead to a loss of any additional garden area. Therefore, the proposed development complies with Policy BE23 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

7.12 Disabled access

Not Applicable to this application.

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Tree Officer has confirmed there is no harm to trees on site and no objection is raised. He has suggested confirmation that the building would be built on the existing concrete base. However, this has not been sought as the proposal is unacceptable on other grounds.

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

See Section 7.08.

7.19 Comments on Public Consultations

Many of the issues raised are considered in the main report. The concerns in relation to noise, disturbance and parking impacts are reflected in the refusal reasons. The proposed building would not be a metre higher although it is higher by 0.3m. The loss of view is considered not to be a material planning consideration.

7.20 Planning Obligations

Not Applicable to this application.

7.21 Expediency of enforcement action

Not Applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

The proposed building would not be harmful to the character and appearance of the area. However, the proposed use would lead to an unacceptable impact on the amenity of adjoining occupiers and unacceptable levels of on-street parking.

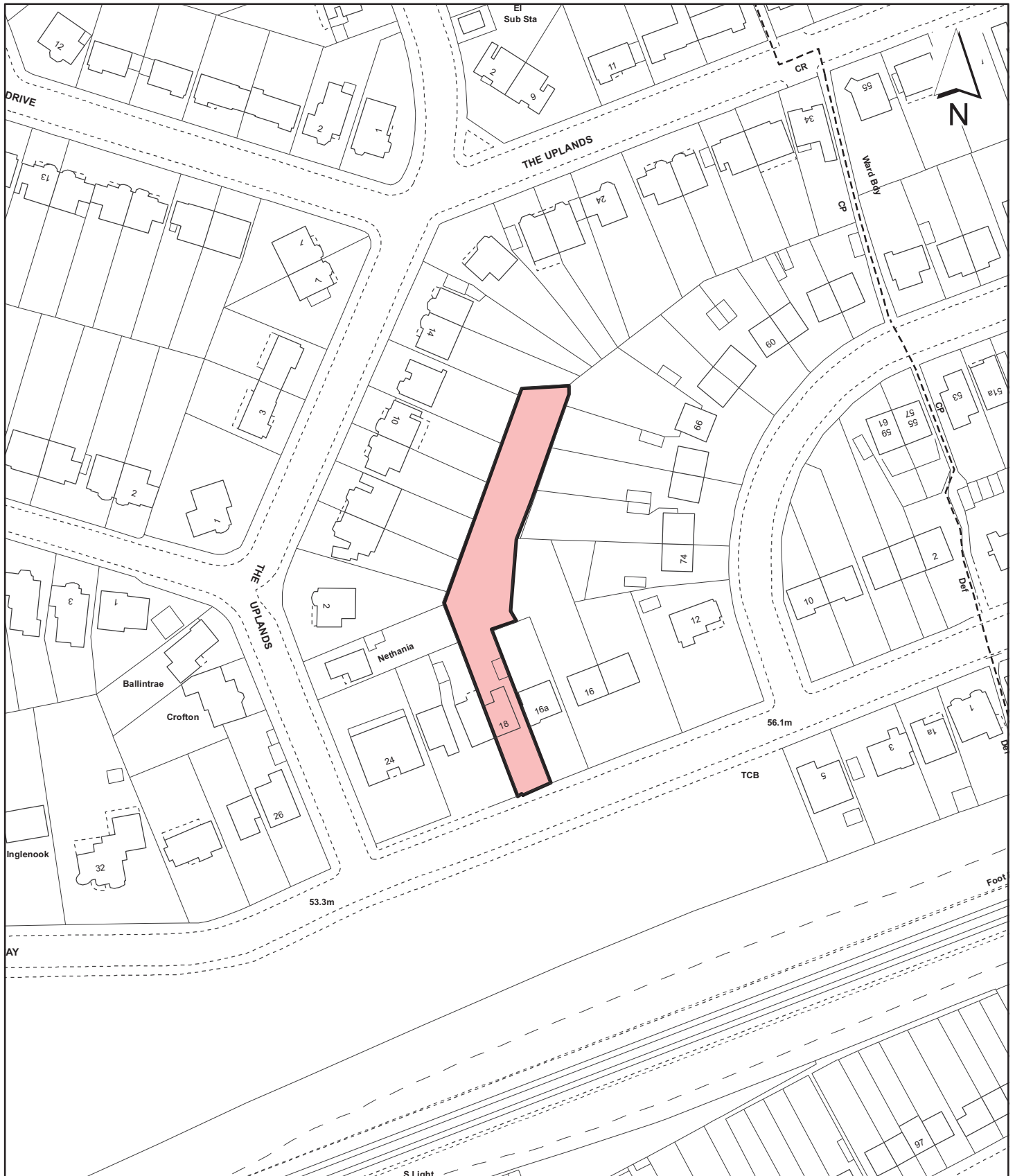
Therefore, it is considered that the proposal does not comply with Policies AM7, AM14, R12, R13, BE24 and OE1 of the Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012) nor the National Planning Policy Framework.

11. Reference Documents

Hillingdon Local Plan Part 1 (November 2012).
Hillingdon Local Plan Part 2 - UDP Saved Policies (November 2012).
The London Plan 2011.
HDAS: Residential Extensions.
National Planning Policy Framework.

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**18 Park Way
Ruislip**

Planning Application Ref:
9052/APP/2013/551

Planning Committee
North Page 17

Scale
1:1,250

Date
June 2013

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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NORTH PLANNING
COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS
SERVICES

18th July 2013

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

**Item No. S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL
MONITORING REPORT**

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2013 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 20 June 2013 and updates the information received by Cabinet in March 2013. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2013, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2013 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/13' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the “Balance of Funds” column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled “Total Income as at 31/12/12” and “Total Income as at 31/03/13”.

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed “balances of funds”, i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled “balance spendable not allocated” shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2013. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 ‘Planning Obligations’ (deleted)
DCLG National Planning Policy Framework adopted March 2012
District Auditor’s “The Management of Planning Obligations” Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008.

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/ September 2011/ December 2011/March 2012/June 2012/Sept 2012 /December 2012/ March 2013/ June 2013.

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|---|-------------------------|---|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|---|
| SECTION 278 | | | | | | | | | | |
| PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING | | | | | | | | | | |
| PT/278/46/135 *32 | Northwood | 10A Sandy Lodge Way, Northwood 5467/1/APP/2002/194 | 7,458.07 | 7,458.07 | 2,458.00 | 2,458.00 | 0.00 | 5,000.07 | 0.00 | Improvement of visibility for junction of Sandy Lodge Way & Woodrigo Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete. 12 month maintenance period, ended 1 st September 2006. Final certificate has been prepared. Security held to part of/set outstanding education contribution which is being sought via legal proceedings. |
| PT/278/63/175A *49 | South Ruislip | BFPO, R.A.F Northolt 189/APP/2006/2091 | 5,000.00 | 5,000.00 | 0.00 | 0.00 | 0.00 | 5,000.00 | 0.00 | £5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed. |
| PT/278/64/173 | Eastcote & East Ruislip | R.A.F. Eastcote 10189/APP/2004/1781 | 19,200.00 | 19,200.00 | 12,201.13 | 12,201.13 | 0.00 | 6,998.87 | 0.00 | Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary loop path works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary loop path works. Further £5,000 security deposit for proper execution of highway works. |
| PT/278/72/231A *66 | West Ruislip | R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 36402/APP/2007/1072 | 53,986.57 | 53,986.57 | 27,486.57 | 27,486.57 | 0.00 | 26,500.00 | 0.00 | Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary cross over on Aylesham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. |
| PT/278/73 | South Ruislip | R.A.F Northolt, South Ruislip Main Gate 189/APP/2007/1321 | 2,000.00 | 2,000.00 | 0.00 | 0.00 | 0.00 | 2,000.00 | 0.00 | Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending. |
| PT/278/75/218A | Harefield | The Harefield Academy, Harefield 11/09/APP/2006/825 | 72,011.08 | 72,011.08 | 72,011.08 | 62,601.07 | 11,952.01 | 0.00 | 0.00 | Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing S278 agreement and technical approval pending. Fees received for design checks for pedestrian crossing. £68,011.08 received for provision of zebra crossing on Northwood Road. Scheme complete, all invoices paid, balance £9,410 returned. |
| PT/278/77/197 *62 | Ruislip Manor | Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632 | 24,000.00 | 24,000.00 | 1,000.00 | 1,000.00 | 0.00 | 23,000.00 | 0.00 | Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed. |
| PT/278/78/238G *76 | West Ruislip | Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069 | 19,782.00 | 19,782.00 | 14,782.00 | 14,782.00 | 0.00 | 5,000.00 | 0.00 | Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752). |
| SECTION 278 SUB - TOTAL | | | 203,437.72 | 203,437.72 | 129,936.78 | 120,528.77 | 11,952.01 | 73,496.94 | 0.00 | |
| SECTION 106 | | | | | | | | | | |
| PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING | | | | | | | | | | |
| PT/25/56 *24 | South Ruislip | J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684 | 37,425.09 | 37,425.09 | 0.00 | 0.00 | 0.00 | 37,425.09 | 0.00 | Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account. |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME | TOTAL INCOME | TOTAL EXPENDITURE | TOTAL EXPENDITURE | 2012 / 2013 EXPENDITURE | BALANCE OF FUNDS | BALANCE SPENDABLE NOT ALLOCATED | COMMENTS (as at mid May 2013) |
|--------------|---------------|---|-------------------|-------------------|-------------------|-------------------|-------------------------|-------------------|---------------------------------|--|
| | | | AS AT 31/03/13 | AS AT 31/12/12 | AS AT 31/03/13 | AS AT 31/12/12 | To 31/03/13 | AS AT 31/03/13 | AS AT 31/03/13 | |
| PT/176/119 | Northwood | Land at 64 Ducks Hill Road Northwood/ 26900/L99/1077 | 35,253.56 | 35,253.56 | 28,119.15 | 28,119.15 | 0.00 | 7,134.41 | 0.00 | To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required, site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007. Subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices. |
| PT/112/205A | Eastcote | RAF Eastcote Lime Grove, Ruislip. 10189/APP/2004/1781 | 7,502.15 | 7,502.15 | 550.00 | 550.00 | 0.00 | 6,952.15 | 0.00 | Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme. (Cabinet Member decision 31/7/12). |
| PT/117/231B | Ruislip | Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072 | 30,000.00 | 30,000.00 | 0.00 | 0.00 | 0.00 | 30,000.00 | 30,000.00 | Funds received towards improvements to cycle route 89 network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015). |
| PT/120/241A | Ruislip | 28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214 | 2,500.00 | 2,500.00 | 2,500.00 | 0.00 | 0.00 | 0.00 | 0.00 | Funds received towards the underpinning of a Transport Assessment (TA) to assess the cumulative traffic impact of planned developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12). TA received from consultants March 2013. |
| PT/127/238H | West Ruislip | Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069 | 34,603.50 | 34,603.50 | 0.00 | 0.00 | 0.00 | 34,603.50 | 0.00 | Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019). |
| | | PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL | 147,284.30 | 147,284.30 | 31,169.15 | 28,669.15 | 2,500.00 | 116,115.15 | 30,000.00 | |
| | | PLANNING TRANSPORTATION & RECYCLING TOTAL | 350,722.02 | 350,722.02 | 161,107.93 | 149,197.92 | 14,452.01 | 189,614.09 | 30,000.00 | |
| | | PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES | | | | | | | | |
| EYL/66/144 | Northwood | 68 Ducks Hill Road 11900/APP/2005/1087 | 183,044.65 | 183,044.65 | 183,044.65 | 99,819.57 | 83,225.08 | 0.00 | 0.00 | Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £93,674.85 spent on Ruislip High School. Balance earmarked for Primary School expansions in north Ruislip/Northwood areas. £5,000 spent towards Sacred Heart Primary School modernisation. Balance allocated and spent towards expansion at Hartlyn Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013) |
| EYL/87/143B | Harefield | Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844 | 103,122.52 | 103,122.52 | 103,122.52 | 74,935.52 | 28,187.00 | 0.00 | 0.00 | For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend. Balance allocated and spent towards expansion at Harefield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL/102/196 | Harefield | 19, Vernon Drive, Harefield. 57498/APP/2008/3031 | 739.00 | 739.00 | 739.00 | 0.00 | 739.00 | 0.00 | 0.00 | Funds received towards the provision of nursery school places in the Borough. No time limits. Funds allocated and spent towards expansion at Hartlyn Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL/103/197A | Ruislip Manor | Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632 | 68,689.00 | 68,689.00 | 68,689.00 | 34,980.79 | 33,708.21 | 0.00 | 0.00 | Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014). £34,980.79 spent towards Ruislip High School. Balance allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|-------------|---------------|---|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|---|
| EYL108/202 | Ickenham | 179, Swakeleys Road, Ickenham. 52293/APP/2006/2360 | 8,037.00 | 8,037.00 | 8,037.00 | 0.00 | 8,037.00 | 0.00 | 0.00 | Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds allocated and spent towards expansion at Glebe Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL110/205C | Eastcote | RAF Eastcote Lime Grove, Ruislip. 10189/APP/2004/1781 | 3,734,767.17 | 3,734,767.17 | 1,449,290.58 | 1,000,848.79 | 448,441.79 | 2,285,476.59 | 1,950,553.09 | First and second instalments towards providing educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,523.95) and secondary (£658,986.39). Funds to be spent within 7 years or receipt of the first contribution (September 2016). Secondary contribution (£658,986) allocated and spent towards an additional form of entry and sixth form at Ruislip High school (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution allocated and spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Third and final instalment received towards the same purpose. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 Primary contribution allocated towards expansion of Harlyn and £165,939 to Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). |
| EYL112/208 | Northwood | 110, Green Lane, Northwood 46543/APP/2005/2697 | 4,085.75 | 4,085.75 | 4,085.75 | 0.00 | 4,085.75 | 0.00 | 0.00 | Funds received towards additional or improved education facilities in the Northwood area. No time limits. Funds allocated and spent towards expansion at Harlyn Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL113/211 | Ickenham | 1a, Woodstock Drive, Ickenham. 65754/APP/2009/200 | 8,953.00 | 8,953.00 | 8,953.00 | 0.00 | 8,953.00 | 0.00 | 0.00 | Funds received towards additional or improved education facilities within a 3 mile radius of the site. No time limits. Funds allocated and spent towards expansion at Glebe Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL115/215B | Ruislip | 5 to 11 Reservoir Road, Ruislip. 61134/APP/2006/260 | 22,087.13 | 22,087.13 | 22,087.13 | 0.00 | 22,087.13 | 0.00 | 0.00 | Funds received towards the provision of additional or improved education facilities within the Borough of Hillingdon. No time limits on spend. Funds allocated and spent towards expansion at Harfield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL117/213 | Northwood | 1, Oakhurst, Northgate, Northwood. 30779/APP/2009/2036 | 4,441.00 | 4,441.00 | 4,441.00 | 0.00 | 4,441.00 | 0.00 | 0.00 | Funds received towards additional or improved education facilities to accommodate primary and nursery places within a 3 mile radius of the development. No time limits. Funds allocated and spent towards expansion at Harlyn Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL120/217A | Harefield | 34 High Street, Harefield. 259/APP/2009/2391 | 7,193.00 | 7,193.00 | 7,193.00 | 0.00 | 7,193.00 | 0.00 | 0.00 | Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend. Funds allocated and spent towards expansion at Harfield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL121/221 | Ruislip Manor | 2, Windmill Hill, Ruislip. 35595/APP/2008/2951 | 6,438.00 | 6,438.00 | 0.00 | 0.00 | 0.00 | 6,438.00 | 6,438.00 | Funds received towards the provision of additional or improved primary school places in the vicinity of the site. No time limits. |
| EYL133/233 | Ickenham | 6, Warren Road, Ickenham 65990/APP/2009/934 | 15,492.00 | 15,492.00 | 15,492.00 | 0.00 | 15,492.00 | 0.00 | 0.00 | Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the nursery, primary & secondary school child yield arising from the development. No time limit on spend. Funds allocated and spent towards expansion at Glebe Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL134/234 | Ruislip | 125a, High Street, Ruislip. 2061/APP/2009/2175 | 5,054.00 | 5,054.00 | 5,054.00 | 0.00 | 5,054.00 | 0.00 | 0.00 | Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the primary and/or secondary school child yield arising from the development. No time limits. Funds allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|-------------|-------------------------|--|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|--|
| EYL135/235 | South Ruislip | 325, Victoria Road, Ruislip 63602/APP/2009/2288 | 12,896.00 | 12,896.00 | 12,896.00 | 0.00 | 12,896.00 | 0.00 | 0.00 | Funds received towards the provision of additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield arising from the development. No time limits. Funds allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL136/236 | Harefield | Casa De Boa Vista, Belfry Avenue, Harefield, 64613/APP/2009/2180 | 16,216.00 | 16,216.00 | 16,216.00 | 0.00 | 16,216.00 | 0.00 | 0.00 | Funds received towards additional/improved educational facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Funds allocated and spent towards expansion at Harefield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL137/237B | Eastcote | Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442 | 426,346.97 | 426,346.97 | 0.00 | 0.00 | 0.00 | 426,346.97 | 426,346.97 | Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016. |
| EYL138/238C | West Ruislip | Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069 | 512,742.69 | 512,742.69 | 62,801.47 | 0.00 | 62,801.47 | 449,941.22 | 400,000.69 | Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement for details of funding split). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL139/239B | Eastcote | Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504 | 64,920.00 | 64,920.00 | 0.00 | 0.00 | 0.00 | 64,920.00 | 64,920.00 | Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. |
| EYL143/241C | Ruislip | 28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214 | 6,063.75 | 6,063.75 | 6,063.75 | 0.00 | 6,063.75 | 0.00 | 0.00 | Funds received towards the provision of additional or improved educational facilities to accommodate child yield arising from the development. Funds to be spent by April 2016. Funds allocated and spent towards expansion at Glebe Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL145/243B | South Ruislip | Former Tilly Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914 | 75,989.00 | 75,989.00 | 75,989.00 | 0.00 | 75,989.00 | 0.00 | 0.00 | Funds received towards the provision of additional educational facilities in the borough. Funds to be spent within 7 years of receipt (June 2018). Funds allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL147/251 | South Ruislip | Land between 10 & 16 Manor Gardens, Ruislip. 63737/APP/2008/1963 | 10,769.00 | 10,769.00 | 10,769.00 | 0.00 | 10,769.00 | 0.00 | 0.00 | Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate child yield arising from the development. No time limits. Funds allocated and spent towards expansion at Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL152/255 | South Ruislip | Land between 11 Brackensbridge Drive & 48 Whitebatts Road, Ruislip. 56805/APP/2011/436 | 66,038.00 | 66,038.00 | 66,038.00 | 0.00 | 66,038.00 | 0.00 | 0.00 | Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds allocated and spent towards expansion at Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL153/256 | Harefield | Former garages site, rear of 34-44 Sullivan Crescent, Harefield. 60653/APP/2011/907 | 46,347.00 | 46,347.00 | 46,347.00 | 0.00 | 46,347.00 | 0.00 | 0.00 | Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Funds allocated and spent towards expansion at Harefield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). |
| EYL160/263B | South Ruislip | Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419 | 12,704.43 | 12,704.43 | 0.00 | 0.00 | 0.00 | 12,704.43 | 12,704.43 | Funds received towards the costs of additional and/or improved educational facilities within the London Borough of Hillingdon. No time limits. |
| EYL164/270 | Eastcote & East Ruislip | 103 Park Ave, Ruislip 49273/APP/2011/933 | 10,885.00 | 10,885.00 | 0.00 | 0.00 | 0.00 | 10,885.00 | 10,885.00 | Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. |
| EYL167/275 | Eastcote & East Ruislip | Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234 | 7,102.00 | 7,102.00 | 0.00 | 0.00 | 0.00 | 7,102.00 | 7,102.00 | Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|--|---------------|--|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|---|
| EYL168/279 | Northwood | Claremont, Kewferry Drive, Northwood. 62950/APP/2011/2961 | 2,545.00 | 2,545.00 | 0.00 | 0.00 | 0.00 | 2,545.00 | 2,545.00 | Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. |
| EYL170/280 | South Ruislip | 12 Walnut Way, Ruislip 68425/APP/2012/659 | 16,138.00 | 16,138.00 | 0.00 | 0.00 | 0.00 | 16,138.00 | 16,138.00 | Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. |
| EYL171/281 | Harefield | Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743 | 13,510.00 | 13,510.00 | 0.00 | 0.00 | 0.00 | 13,510.00 | 13,510.00 | Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. |
| EYL178/289 | South Ruislip | 30 Hardy Ave, Ruislip 49772/APP/2009/107 | 8,953.00 | 8,953.00 | 0.00 | 0.00 | 0.00 | 8,953.00 | 8,953.00 | Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits |
| EYL181/282B | West Ruislip | Lyon Court, Pembroke Rd, Ruislip. 66895/APP/2011/3049 | 14,412.79 | 0.00 | 0.00 | 0.00 | 0.00 | 14,412.79 | 0.00 | Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| EYL182/294 | Northwood | Orenda, 68 Thirmere Gardens, Northwood. 59962/APP/2011/2101 | 48,710.00 | 0.00 | 0.00 | 0.00 | 0.00 | 48,710.00 | 0.00 | Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. |
| EYL183/295 | South Ruislip | 9 & 9a Great Central Avenue, Ruislip. 4795/APP/2012/1777 | 12,911.00 | 0.00 | 0.00 | 0.00 | 0.00 | 12,911.00 | 0.00 | Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. |
| EYL184/296 | Harefield | Fmr Swan PH, Swan Rd, Breakspears Road North, Harefield. 18239/APP/2012/296 | 7,718.00 | 0.00 | 0.00 | 0.00 | 0.00 | 7,718.00 | 0.00 | Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| | | EDUCATION, YOUTH AND LEISURE SUB - TOTAL | 5,566,060.85 | 5,482,309.06 | 2,177,348.85 | 1,210,584.67 | 966,764.18 | 3,388,712.00 | 2,920,096.18 | |
| PORTFOLIO: CENTRAL SERVICES | | | | | | | | | | |
| | | CENTRAL SERVICES SUB - TOTAL | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | |
| PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION | | | | | | | | | | |
| PPR57238D | West Ruislip | Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069 | 20,679.21 | 20,679.21 | 0.00 | 0.00 | 0.00 | 20,679.21 | 0.00 | Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). |
| PPR58239C | Eastcote | Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504 | 9,667.50 | 9,667.50 | 0.00 | 0.00 | 0.00 | 9,667.50 | 0.00 | Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). |
| PPR62231C | Ruislip | Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072 | 75,000.00 | 75,000.00 | 0.00 | 0.00 | 0.00 | 75,000.00 | 75,000.00 | Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from P1/11/8/231C. |
| PPR65263C | South Ruislip | Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419 | 9,782.64 | 9,782.64 | 0.00 | 0.00 | 0.00 | 9,782.64 | 0.00 | Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME | TOTAL INCOME | TOTAL EXPENDITURE | TOTAL EXPENDITURE | 2012 / 2013 EXPENDITURE | BALANCE OF FUNDS | BALANCE SPENDABLE NOT ALLOCATED | COMMENTS (as at mid May 2013) |
|--|--------------|--|-------------------|-------------------|-------------------|-------------------|-------------------------|-------------------|---------------------------------|--|
| | | | AS AT 31/03/13 | AS AT 31/12/12 | AS AT 31/03/13 | AS AT 31/12/12 | To 31/03/13 | AS AT 31/03/13 | AS AT 31/03/13 | |
| PPR76/282C | West Ruislip | Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049 | 47,950.86 | 0.00 | 0.00 | 0.00 | 0.00 | 47,950.86 | 0.00 | Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| PPR77/282D | West Ruislip | Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049 | 25,330.03 | 0.00 | 0.00 | 0.00 | 0.00 | 25,330.03 | 0.00 | Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| | | COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL | 188,410.24 | 115,129.35 | 0.00 | 0.00 | 0.00 | 188,410.24 | 75,000.00 | |
| PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION | | | | | | | | | | |
| CSL/6/189A | Ruislip | 30 Kings End, Ruislip. 46299/APP/2006/2165 | 7,674.48 | 7,674.48 | 0.00 | 0.00 | 0.00 | 7,674.48 | 0.00 | Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding. |
| CSL/7/195A | Eastcote | Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 | 9,578.00 | 9,578.00 | 9,578.00 | 9,578.00 | 9,578.00 | 0.00 | 0.00 | Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds. Contribution allocated towards a programme of improvements at Highgrove Pool. Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool scheme due to complete December 2012. |
| CSL/9/199A | Ruislip | 41, Kingsend, Ruislip. 2192/APP/2006/3451 | 9,338.43 | 9,338.43 | 0.00 | 0.00 | 0.00 | 9,338.43 | 0.00 | Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding. |
| CSL/10/200B | Manor | Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102 | 5,200.00 | 5,200.00 | 0.00 | 0.00 | 0.00 | 5,200.00 | 0.00 | Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding. |
| CSL/11/205B | Eastcote | RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781 | 277,131.54 | 277,131.54 | 264,134.80 | 264,134.80 | 0.00 | 12,996.74 | 0.00 | Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Works began on site March 2012. scheme to be completed in 2012/13. |
| CSL/12/215A | Ruislip | 5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260 | 13,338.00 | 13,338.00 | 0.00 | 0.00 | 0.00 | 13,338.00 | 13,338.00 | Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation. |
| CSL/15/231D | Ruislip | Former RAF Ruislip (Chenham Park), High Road, Ickenham. 35402/APP/2007/1072 | 269,750.00 | 269,750.00 | 0.00 | 0.00 | 0.00 | 269,750.00 | 0.00 | Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation. |
| CSL/17/238A | West Ruislip | Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069 | 31,645.25 | 31,645.25 | 0.00 | 0.00 | 0.00 | 31,645.25 | 31,645.25 | Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation. |
| CSL/18/238B | West Ruislip | Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069 | 3,268.46 | 3,268.46 | 0.00 | 0.00 | 0.00 | 3,268.46 | 3,268.46 | Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018. |
| CSL/19/237A | Eastcote | Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442 | 24,130.14 | 24,130.14 | 0.00 | 0.00 | 0.00 | 24,130.14 | 24,130.14 | Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation. |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|--|-----------------|--|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|--|
| CSL/20/239A | Eastcote | Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2294 & 10622/APP/2009/2504 | 22,350.00 | 22,350.00 | 22,350.00 | 22,350.00 | 22,350.00 | 0.00 | 0.00 | Funds received towards the provision or improvement of leisure, elderly, youth and/or cultural services or facilities within the Borough. No time limits. Funds allocated towards Highgrove Pool improvement programme, Cabinet Member approval received 1/09/2011. Funds spent towards Highgrove Pool Improvement scheme due to be completed December 2012. |
| CSL/22/241B | Ruislip | 28 & 29a Kingsend, Ruislip, 5740/APP/2006/1214 | 3,250.00 | 3,250.00 | 0.00 | 0.00 | 0.00 | 3,250.00 | 3,250.00 | Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016). |
| CSL/23/243A | South Ruislip | Former Tally Ho P.H., West End Road, Ruislip, 8418/APP/2006/913&914 | 14,300.00 | 14,300.00 | 0.00 | 0.00 | 0.00 | 14,300.00 | 0.00 | Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School. Subject to formal approval. |
| CSL/29/263A | South Ruislip | Former South Ruislip Library, Victoria Road, Ruislip (old A), 67080/APP/2010/1419 | 356.03 | 356.03 | 0.00 | 0.00 | 0.00 | 356.03 | 356.03 | Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. |
| CSL/35/282E | West Ruislip | Lyon Court, 28-30 Pembroke Road, Ruislip, 66895/APP/2011/3049 | 2,263.48 | 0.00 | 0.00 | 0.00 | 0.00 | 2,263.48 | 0.00 | Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| | | COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL | 693,573.81 | 691,310.33 | 296,062.80 | 296,062.80 | 31,928.00 | 397,511.01 | 75,987.88 | |
| | | COMMUNITY, COMMERCE AND REGENERATION - TOTAL | 881,984.05 | 806,439.68 | 296,062.80 | 296,062.80 | 31,928.00 | 585,921.25 | 150,987.88 | |
| PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES | | | | | | | | | | |
| E/46/176B | Northwood | Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27117/APP/2007/1440 | 21,195.00 | 21,195.00 | 3,048.04 | 374.00 | 3,048.04 | 18,146.96 | 0.00 | Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the development on other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010). £3,048 spent towards an interpretation board, further works programmed for 2013/14. |
| E/47/177B | Manor | 41-55, Windmill Hill, Ruislip planning ref. 48283/APP/2006/2353 | 38,258.39 | 38,258.39 | 35,112.37 | 11,827.57 | 35,112.37 | 3,146.02 | 0.00 | Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12, awaiting invoices. |
| E/48/181A | West Ruislip | Bury Wharf, Bury Street Ruislip, Planning ref. 19033/APP/2007/3269 | 2,030.70 | 2,030.70 | 1,315.31 | 1,315.31 | 0.00 | 715.39 | 0.00 | Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalled to show for March quarter. Journal completed. |
| E/50/180B | Northwood Hills | 16 Watford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726 | 20,253.00 | 20,253.00 | 20,250.00 | 20,250.00 | 250.00 | 3.00 | 0.00 | Funds received towards the costs of providing local open space facilities at Frithwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park. Funds allocated towards the provision of a new play area at Frithwood Park (Cabinet Member Decision 3/9/2010). Scheme completed April 2011. |
| E/57/205D | Eastcote | RAF Eastcote, Lime Grove, Ruislip, 10189/APP/2004/1781 | 118,803.95 | 118,803.95 | 0.00 | 0.00 | 0.00 | 118,803.95 | 118,803.95 | Contribution received towards the provision or improvement of outdoor sports and/or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014. |

| CASE REF. | WARD | SCHEME / PLANNING REFERENCE | TOTAL INCOME AS AT 31/03/13 | TOTAL INCOME AS AT 31/12/12 | TOTAL EXPENDITURE AS AT 31/03/13 | TOTAL EXPENDITURE AS AT 31/12/12 | 2012 / 2013 EXPENDITURE To 31/03/13 | BALANCE OF FUNDS AS AT 31/03/13 | BALANCE SPENDABLE NOT ALLOCATED AS AT 31/03/13 | COMMENTS (as at mid May 2013) |
|---|---------------|--|-----------------------------|-----------------------------|----------------------------------|----------------------------------|-------------------------------------|---------------------------------|--|---|
| H/12/197B *58 | Ruislip | Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632 | 11,440.00 | 11,440.00 | 0.00 | 0.00 | 0.00 | 11,440.00 | 0.00 | Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014). |
| H/15/205F *65 | Eastcote | RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781 | 184,653.23 | 184,653.23 | 0.00 | 0.00 | 0.00 | 184,653.23 | 0.00 | Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend primary healthcare facilities. Funds to be spent by September 2014. |
| H/19/231G *71 | Ruislip | Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072 | 193,305.00 | 193,305.00 | 0.00 | 0.00 | 0.00 | 193,305.00 | 0.00 | Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017). |
| H/20/238F *72 | West Ruislip | Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2089 | 31,441.99 | 31,441.99 | 0.00 | 0.00 | 0.00 | 31,441.99 | 0.00 | £15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018. |
| H/21/237D *73 | Eastcote | Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442 | 22,455.88 | 22,455.88 | 0.00 | 0.00 | 0.00 | 22,455.88 | 0.00 | Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016. |
| H/22/239E *74 | Eastcote | Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504 | 7,363.00 | 7,363.00 | 0.00 | 0.00 | 0.00 | 7,363.00 | 0.00 | Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits. |
| H/24/184A | West Ruislip | 31-46 Pembroke Road, Ruislip 59816/APP/2006/2896 | 49,601.53 | 49,601.53 | 0.00 | 0.00 | 0.00 | 49,601.53 | 0.00 | Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 10/7/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A. |
| H/26/263D *81 | South Ruislip | Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419 | 3,353.86 | 3,353.86 | 0.00 | 0.00 | 0.00 | 3,353.86 | 0.00 | Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend. |
| H/34/282F *92 | West Ruislip | Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049 | 15,031.25 | 0.00 | 0.00 | 0.00 | 0.00 | 15,031.25 | 0.00 | Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of development. Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019). |
| H/35/282G | West Ruislip | Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049 | 40,528.05 | 0.00 | 0.00 | 0.00 | 0.00 | 40,528.05 | 0.00 | |
| | | SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL | 584,004.89 | 528,445.59 | 0.00 | 0.00 | 0.00 | 584,004.89 | 0.00 | |
| | | SECTION 106 SUB - TOTAL | 7,839,027.42 | 7,624,171.96 | 2,597,460.90 | 1,601,805.45 | 1,072,756.97 | 5,241,566.52 | 3,358,453.74 | |
| | | GRAND TOTAL ALL SCHEMES | 8,042,465.14 | 7,827,609.68 | 2,727,399.68 | 1,722,334.22 | 1,084,708.98 | 5,315,065.46 | 3,358,453.74 | |
| NOTES | | | | | | | | | | |
| The balance of funds remaining must be spent on works as set out in each individual agreement. | | | | | | | | | | |
| Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures. | | | | | | | | | | |
| Bold figures indicate changes in income and expenditure | | | | | | | | | | |
| Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts. | | | | | | | | | | |
| * Denotes funds the Council is unable to spend currently (totals £587,300.40) | | | | | | | | | | |
| *24, *P125 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed | | | | | | | | | | |

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

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Plans for North Planning Committee

18th July 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 18 PARK WAY RUISLIP

Development: Demolition of existing detached garage and erection of single storey detached outbuilding to rear to be used as a children's activity business (Use Class D1 - Non-residential institutions)

LBH Ref Nos: 9052/APP/2013/551

Drawing Nos: 5665-13-104
5665-13-103
5665-13-100
5665-13-105
Photographs
5665-13-101

Date Plans Received: 06/03/2013 **Date(s) of Amendment(s):**

Date Application Valid: 05/04/2013

Reason for Urgency

The application relates to provision of child care at the site, and has generated significant public interest. The use has the potential to cause significant adverse impacts, and given the nature and complexity of the proposal a decision is urgently required.

1. SUMMARY

Planning permission is sought for a single storey outbuilding, following demolition of the existing outbuilding/garage.

The building is proposed to be used for providing childrens activities. The age group would be babies and toddlers and would enable the provision of sensory activities. The applicant has stated that the use would not be as a day nursery.

The proposed outbuilding in itself would not be harmful to the character and appearance of the area and is located to the rear of the house which is well screened. However, it is considered that the proposed use as detailed by the applicant does not provide sufficient evidence that the use would not harm the amenity of nearby residents and occupants.

The proposal does also not adequately address how the potential parking issues could be adressed and this could lead to on street parking. Therefore, it is considered that the proposed scheme is unacceptable in this respect and would impact upon the free flow of traffic in the area to the detriment of highway safety.

2. RECOMMENDATION

REFUSAL for the following reasons:


1 NON2 Non Standard reason for refusal

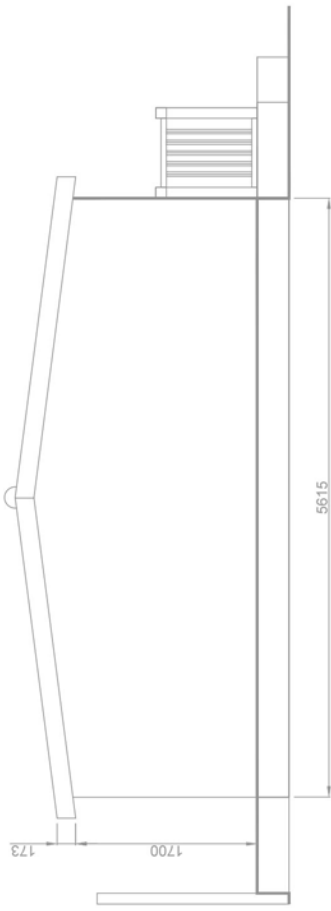
The proposed use by reason of its scale and increased activity within an established residential area would be detrimental to the the amenities of adjoining occupiers by virtue of general noise and disturbance, increased activity and loss of privacy. The proposal would



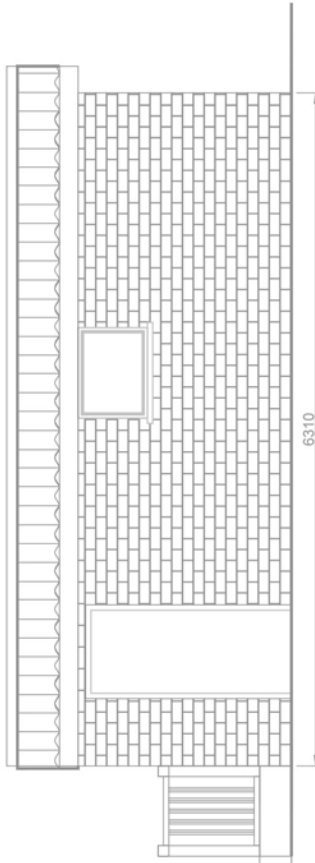
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| 1-500 @ A3 | | | | |
| DATE | DESCRIPTION | DATE | DESCRIPTION | DATE |
| 2-04-2013 | PS | 5665 -13 -100 | | |
| CLIENT: Mr and Mrs Mark Hurst ADDRESS: 18 Park Way, Ruimsip | | PROJECT: 5665 -13 -100 | | |
| DRAWING TITLE: As Existing BLOCK PLAN | | | | |
| smith coldham design ltd 18 LIME GROVE, RUILUP, MIDDLESEX, HA4 8RL PHONE & FAX: 0208 890 9001 E-MAIL: j.park@smithcoldham.net design - architecture - brand development - project management | | | | |



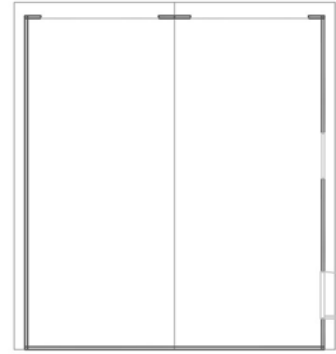
| REV | NOTES | DATE | BY |
|---|---|-----------------------------------|----|
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| CLIENT Mr and Mrs Mark Hurst | | | |
| JOB TITLE 18 Park Way Ruislip HA4 8NY | | | |
| DRAWING TITLE As Proposed Block Plan | | | |
| SCALE 1-500 @A3 | | DRAWING NO. 5665-13-101 | |
| DATE April 2013 | | REVISION PS | |
|  smith goldham design ltd <small>55 LAKE CROFT, BUNGAY, SUFFOLK, IP19 1JH MOBILE: 07744 70519 PHONE & FAX: 020 860 9561 E-MAIL: info@smithgoldham.com</small> | | | |
| <small>design • architecture • brand development • project management</small> | | | |



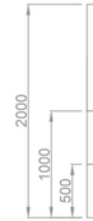
rear garage elevation: as existing
scale 1-50



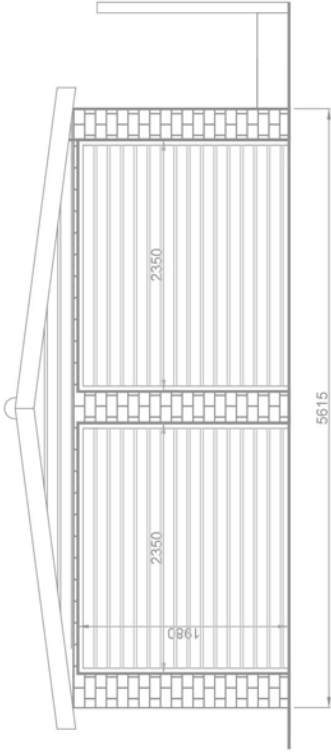
garage rh side elevation: as existing
scale 1-50



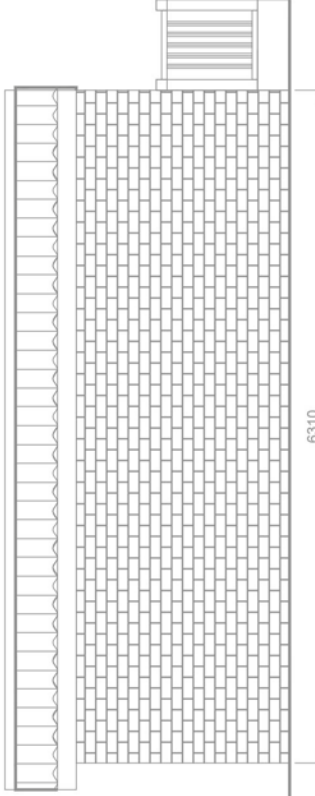
existing garage roof plan
scale 1-100



SCALE BAR at 1-50




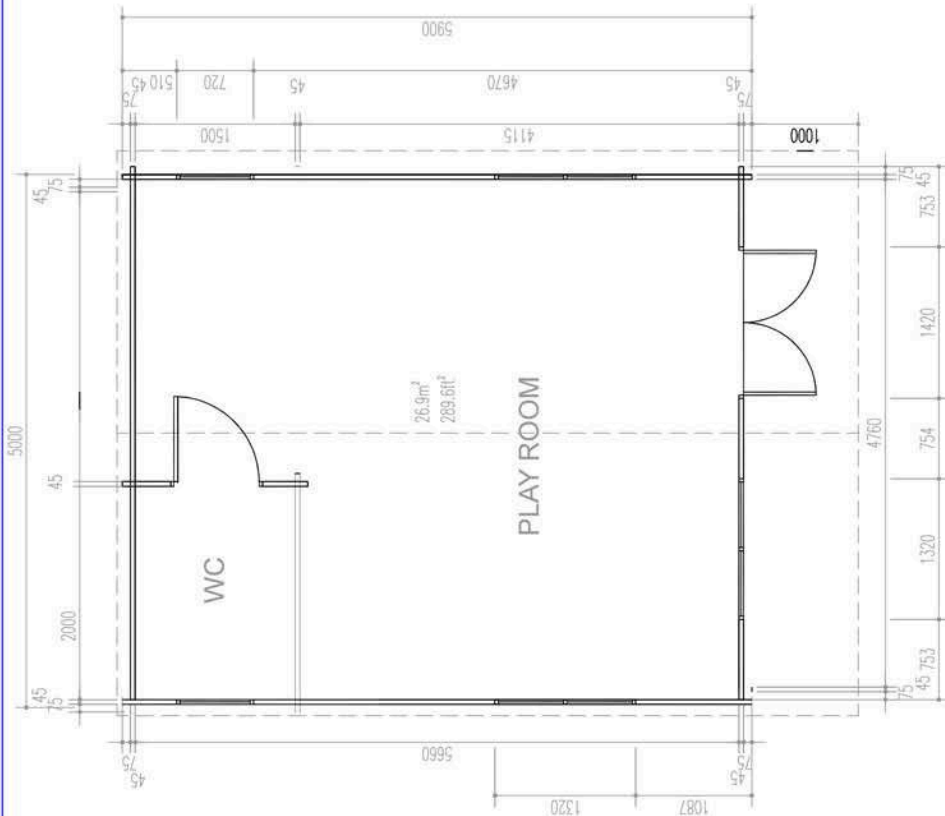
front garage elevation: as existing
scale 1-50



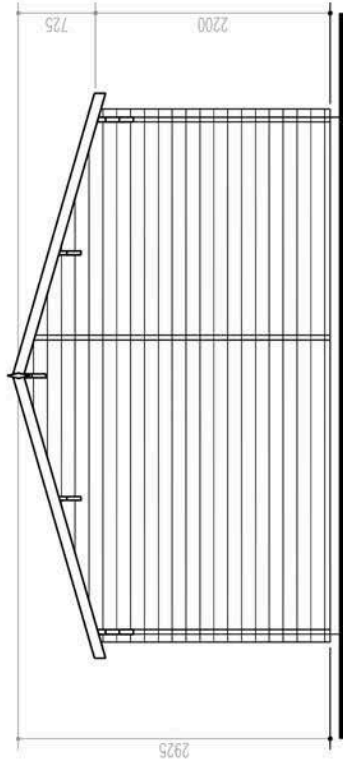
garage lh side elevation: as existing
scale 1-50

scale 1-50

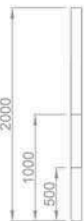
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| | | SCALE | | | | |
| | | DATE | | | | |
| CLIENT | Mr and Mrs Mark Hurst | DATE | April 2013 | DRAWING No | 5665-13-103 | |
| JOB TITLE | 18 Parkway Ruislip HA4 8NY | DATE | April 2013 | REVISION | | |
| DRAWING TITLE | Garage Elevations As Existing | DATE | April 2013 | REVISION | | |
|  smith coldham design ltd 55 LIME GROVE, RUISLIP, MIDDLESEX, HA4 8RL PHONE & FAX: 0208 8869 9881 E-MAIL: mark@smithcoldham.net | | design - architecture - brand development - project management | | | | |



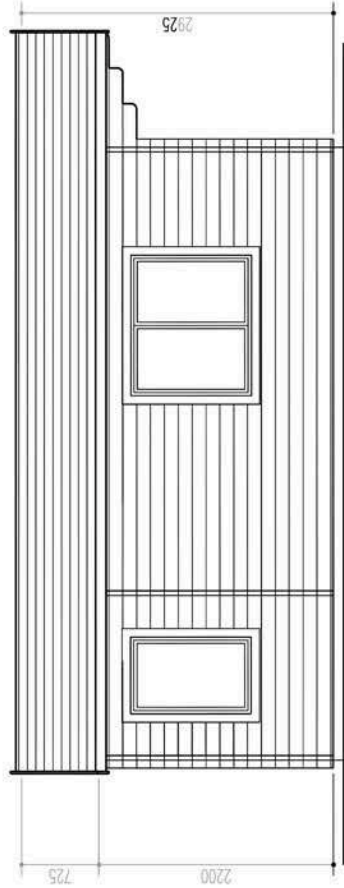
PLAN LAYOUT



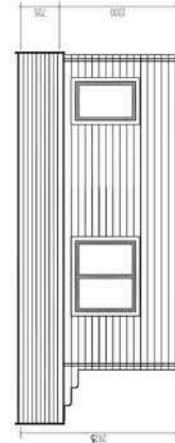
REAR ELEVATION



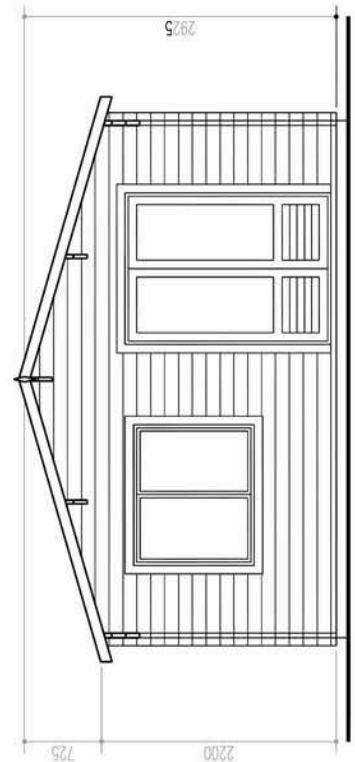
All cabins can be dismantled and constructed at a new location.
 Figured dimensions are to be taken in preference to scale dimensions, no work is to be put in hand until site dimensions have been checked and any discrepancies reported.




LEFT SIDE ELEVATION scale 1-50

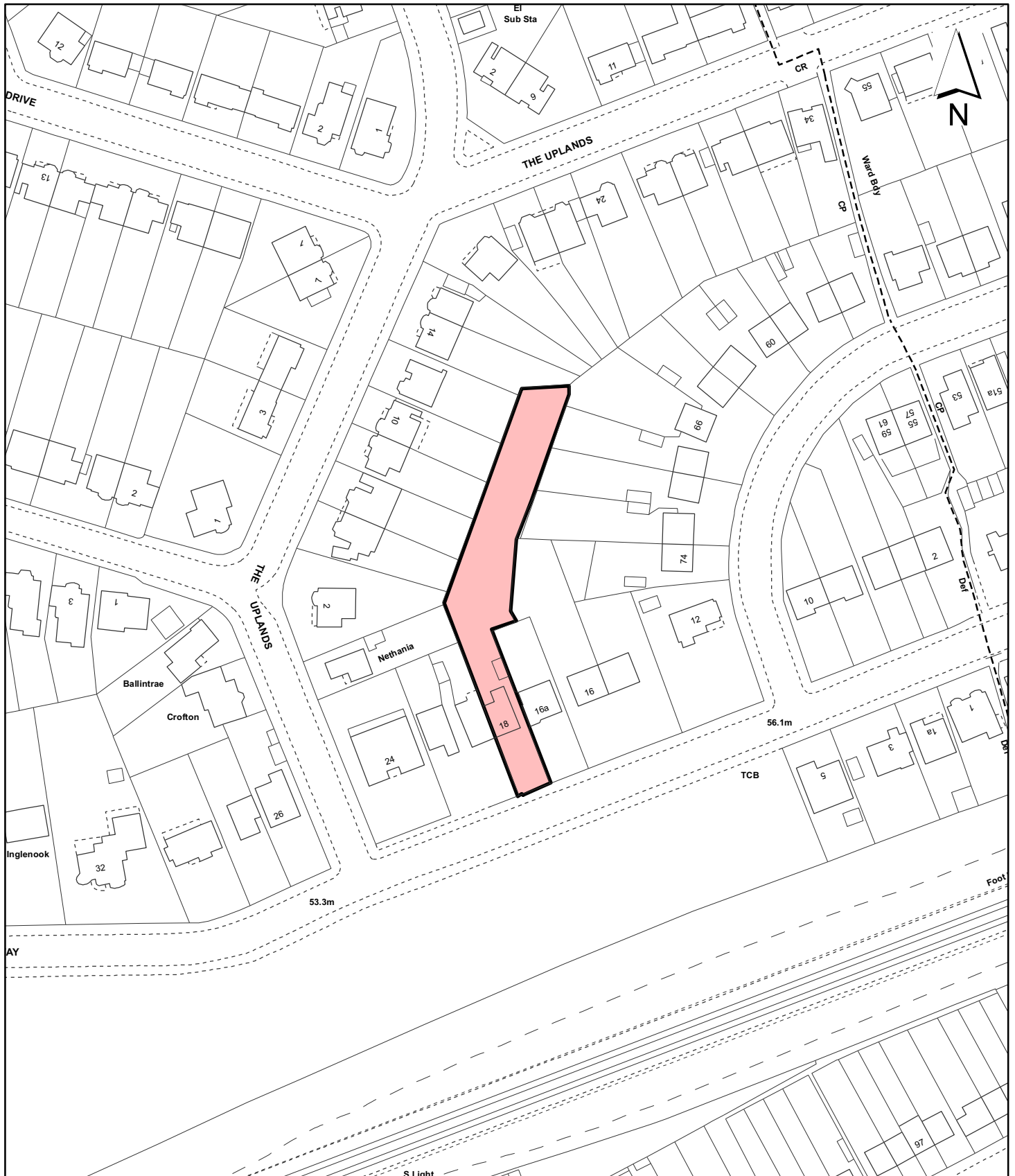


RIGHT SIDE ELEVATION scale 1-100




FRONT ELEVATION

| | | | | | | |
|---|--------------------------------|----------|------------|-------------|------|----|
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| SCALE | 1-50 @ A3 | | | 5665-13-104 | | |
| CLIENT | Mr and Mrs Mark Hurst | DATE | April 2013 | REVISION | | |
| JOB TITLE | 18 Parkway/ Ruislip | DRAWN BY | PS | | | |
| DRAWING TITLE | Proposed Playroom Extension | | | | | |
|  smith colldham design ltd 55 LIME GROVE, RUISLIP, MIDDLESEX, HA4 8RL MOBILE: 0774 476 519 PHONE & FAX: 0208 8989 8981 EMAIL: ps@smithcolldham.net design - architecture - brand development - project management. | | | | | | |



Notes

 Site boundary

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Site Address

**18 Park Way
Ruislip**

Planning Application Ref:

9052/APP/2013/551

Planning Committee

North Page 51

Scale

1:1,250

Date

**June
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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