



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 22
JANUARY 2014

Time: 7.00 PM

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

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

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Tuesday, 14 January 2014

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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 Matters that have been notified in advance or urgent
- 4 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 without a petition

	Address	Ward	Description & Recommendation	Page
5	Ickenham Manor House 32002/APP/2013/2732	Ickenham	Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn. Recommendation: Refusal	1 – 12 46 - 53
6	Ickenham Manor House 32002/APP/2013/2733	Ickenham	Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn (Listed Building Consent). Recommendation: Refusal	13 – 18 54 - 61

Other

	Address	Ward	Description & Recommendation	Page
7	Land o/s sorting office, junction of East Way and Park Way 59076/APP/2013/3635	Manor	Replacement of existing 12.5m high monopole and one radio equipment cabinet with a new 12.5m high monopole with 2 equipment cabinets and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) Recommendation: Refusal	19 – 30 62 - 68
8	S 106 Quarterly Monitoring Report		Recommendation: That the report be noted.	31 - 44

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Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

LBH Ref Nos: 32002/APP/2013/2732

Drawing Nos: Existing Site Plan (un-numbered)
Proposed Site Plan (un-numbered)
Existing & Proposed Floor Plan (un-numbered)
Proposed Roof Plan (un-numbered)
Proposed Ground Floor Plan (un-numbered)
Proposed Elevations (un-numbered)
Planning, Design, Access & Heritage Statement

Date Plans Received: 19/09/2013 **Date(s) of Amendment(s):**
Date Application Valid: 20/09/2013

DEFERRED ON 10th December 2013 FOR SITE VISIT ON

A site visit has been confirmed for the 17th of January 2014.

1. CONSIDERATIONS

1.1 Site and Locality

Ickenham Manor is a large detached grade I listed house located within Ickenham Conservation Area and is located within the Green Belt. The development site is also located within a proposed (within the Hillingdon Local Plan emerging Site Designations Proposal Map) Archaeological Priority Area and is located within a few metres of the Ickenham Manor Moat Scheduled Ancient Monument.

The property is reached from Long Lane to the west, via a long driveway, which is also used to reach Long Lane Farm to the south west of the site. The property is a 15th Century Tudor Manor House.

The existing garages are set to the south west of the Manor House and are met before you reach the house, if one arrives in the grounds of the manor from the entrance track that is located to the west of the site. The new building would partly occupy the footprint of a long demolished building that is understood to have served an agricultural function when the Manor House operated as a farm house, a function the Manor House no longer fulfils.

1.2 Proposed Scheme

The application seeks to demolish two small small concrete construction garages and to erect a new building that would link onto the side on an existing wooden frame barn to accommodate a double garage and a work studio with its own enclosed outdoor space set to the side (south) of the new building.

The new garage and studio would occupy a footprint of approximately 81 square metres, be 5.6m deep and 14.75 metre long, finished with a dual pitch roof rising to a ridge height of 4.71 metre.

The new structure and the existing barn taken together would be over 20m in length.

The flank south elevation of the studio would be largely glazed, the front elevation (east facing) would contain 3 windows and a door and the rear the rear elevation a further 2 small windows. The studio would contain a toilet and hand basin plus a fireplace in the main room. The building would be clad in horizontal timber boards, above a red brick base, with steel framed windows and the roof tiled in interlocking pantiles to match those on the existing barn.

The application was subject to extensive pre-application advice with the local planning authority with Officers advising upon a smaller footprint outbuilding than is currently submitted.

1.3 Relevant Planning History Comment on Planning History

None relevant to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 30th October 2013

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

A site notice was displayed. The application was advertised in the local newspaper. Two adjoining land owners were consulted in writing as were the Ickenham Residents Association.

No responses were received from neighbours or other residents.

ENGLISH HERITAGE: Greater London Archaeological Advisory Service (GLAAS)

The application lies within a proposed Archaeological Priority Area reflecting the archaeological interest relating to the medieval moated manor at Manor Farm. The application site lies on the platform of a small medieval moat which encloses a grade I listed medieval/post-medieval manor house and is attached to a larger scheduled moat. The development would therefore affect an undesignated heritage asset of significance equivalent to a scheduled monument to which the NPPF policies applying to designated assets should be applied (NPPF 139). No archaeological assessment or evaluation has been submitted with this application nor are there sufficient details of foundations. Further information is necessary to establish the impact of development and appropriate mitigation, which should aim to minimise disturbance to significant remains through sympathetic foundation design (e.g. raft). I therefore recommend that the following further studies should be undertaken to inform this application:

Desk-based assessment

Desk-based assessment produces a report to inform planning decisions. It uses existing information to identify the likely effects of the development on the significance of heritage assets, including considering the potential for new discoveries and effects on the setting of nearby assets. An assessment may lead on to further evaluation and/or mitigation measures.

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Preservation in-situ

Where archaeological remains are to be preserved in-situ within a development there will normally be a requirement to provide details of how this will be achieved. Typically this would involve a design and methods statement for groundworks. Where particularly important or vulnerable features are to be preserved there may also be a requirement to monitor their condition and take remedial action in the event of decay.

The nature and scope of assessment and evaluation should be agreed with GLAAS and carried out by a developer appointed archaeological practice before any decision on the planning application is taken. The consultant's report will need to establish the significance of the site and the impact of the proposed development. Once the archaeological impact of the proposal has been defined a recommendation will be made by GLAAS.

The NPPF accords great weight to the conservation of designated heritage assets and also non-designated heritage assets of equivalent interest. Heritage assets of local or regional significance may also be considered worthy of conservation.

If archaeological safeguards do prove necessary, these could involve design measures to preserve remains in situ or where that is not feasible archaeological investigation prior to development. If planning permission is to be refused without the provision of a satisfactory archaeological assessment/evaluation then we recommend that the failure of the applicant to provide an adequate archaeological assessment be cited as a reason for refusal.

ICKENHAM RESIDENTS ASSOCIATION:

This proposal calls for the demolition of 2 old garages and replacing them with a studio on the existing footprint.

Since this should be regarded as an 'outbuilding', we would ask you, as in the past - should you be minded to consider approval - to apply a condition that the sanitary facilities shown would only be relevant for the new studio, however, the proposed new outbuilding

would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use in accordance with Policy B13 of the UDP.

There is also the question of building on Green Belt Land, which we would normally object to, but since it will be on an existing footprint, and bearing in mind the recent 'Swakeleys House' decision, we cannot see any planning reasons for objection.

(Officer Comment: In relation to the Ickenham Residents Associations comments in respect of Swakeleys House, it needs to be borne in mind that each application must be considered on its own individual circumstances, in this respect officers are of the view that there is little, if any, similarity in the circumstances between these two applications for the following reasons:

(i) Swakeleys House is Grade 1 listed and is currently disused. A significant part of the justification for the approval of this planning permission was that it would secure significant repair work to the interior of the Grade 1 listed property. This is not the case with this application.

(ii) At Swakeleys House there was a detailed and robust justification concerning the difference in footprints and volumes between existing buildings currently on site and the proposed buildings. The development resulted in an overall reduction in built form from that currently on site. This application involves a substantial increase in the built form on site.

INTERNAL

CONSERVATION TEAM

Ickenham Manor is grade I listed and dates from c15th with additions from the c16th onwards. It was originally a moated manor house and this feature still remains in part within the grounds of the house and beyond. The moat is scheduled, and the site falls within a proposed archaeological priority area. The site also falls within the Ickenham Village CA and the Green Belt.

Overall, this is a highly significant building, in both architectural and historic buildings terms. The potential impact of the new structure on the setting of this building is therefore an important consideration.

COMMENTS:

The proposed structure would be located adjacent to an existing small timber framed barn and would require the demolition of two circa 1920/30s concrete and asbestos garages and the removal of the concrete bases of other adjoining buildings. The new building would mainly sit within an area of the existing features/disturbed ground.

It is considered that the proposed structure would be fairly discrete and of a simple rustic design that would sit comfortably with the existing barn and appear as a secondary element to the existing house. It is considered that the removal of the run down garages would be an enhancement to the setting of the listed building.

There would be no objection to the proposed structures in listed building/conservation

terms, provided the following conditions were attached to any approval:

An archaeological condition as required by GLAAS
Details of all external materials- ideally samples to be provided for agreement.
Details of the works required to the existing barn to link it with the new development.
Details of any new external vents or grills.
Details of works to provide hard surfaced areas to frontage and side of new structure;
details of planter to southern end of new building.
Details of construction, materials and colours of new windows and doors.
Gutters/down pipes and other pipe work to be of cast iron.
Landscape/planting details.
Any other conditions as requested by English Heritage.

4. 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.HE1 (2012) Heritage

Part 2 Policies:

LPP 7.16 (2011) Green Belt

LPP 7.8 (2011) Heritage assets and archaeology

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

BE23 Requires the provision of adequate amenity space.

BE24 Requires new development to ensure adequate levels of privacy to neighbours.

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

NPPF1

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

The main planning considerations are fourfold namely:-

- (1) The impact of the development of the Green Belt and its open setting;
- (2) The impact of the building and its architectural design upon the setting of the listed Manor House and the general nature, appearance and character of the Ickenham Conservation Area;
- (3) The scale of the development, and whether by reason of size and design it is capable of (or lends itself readily to future conversion) into a separate planning unit either as a separate studio residential unit or a workshop/independent office.
- (4) Potential impact of the development on the archaeology of the site.

GREEN BELT ISSUES:

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states within the green belt the local planning authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with (i) agriculture, horticulture, forestry and nature conservation;(ii) open air recreational facilities; (iii) cemeteries. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states the local planning authority will only permit the replacement or extension of buildings within the Green Belt if:

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

London Plan Policy 7.16 states in respect of planning decisions within Green Belt "The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

National Planning Policy Framework (NPPF) states "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The NPPF goes on to state "a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces."

The proposed scheme would demolish two existing garages erected after 1945. The existing garages are significantly smaller in footprint (taken together 26sq.m) and ridge

height than that of the new building (82sq.m). The new building would have a footprint of approximately 81sq.m. The scheme's new build would physically conjoin with an existing barn structure to create a collective footprint of over 108sq.m and with a collective length of over 20m. This length of building would be longer than that of the Manor House.

The outbuilding is significantly larger than the existing building it replaces and is not for an agricultural purpose or any other type of development ordinarily compatible with stated local, London or national policy. There are precedents for extensions to residential dwellings within the Green Belt provided the extensions are not disproportionate and do not impact on the open character of the Green Belt with consideration given to the sum of internal floor area increased since July 1948 been kept to less than 50% of the original floor area of the dwelling house and any extension to not increase the ridge height of the home however these opportunities for enlargements are limited to extensions to an actual dwelling house and not to any detached outbuildings locate in the Green Belt.

The building's design shares certain visual characteristics typically found with agricultural purpose barn buildings. However in other respect it diverges significantly in design form, with its large glazed flank elevation and its domestic scale windows on the front and back elevations and a front door more reminiscent/characteristic of a residential building or a very large suburban garden outbuilding.

The general size and length of the footprint of the new building and the overall building height is significantly greater than the buildings it replaces and that of the existing retained barn to which it would conjoin. The development would significantly increase the built up appearance of the site and would impact adversely upon the open setting of the Green Belt and injure the visual amenities of the site located in Green Belt. As such, the proposal contributes to the overall built development on site and represents an inappropriate development which detracts from the openness of the site and therefore harmful to the Green Belt. It would therefore conflict with the fundamental aim of the Green Belt policies. The proposal is contrary to Policy EM2 of the Hillingdon Local Plan Part 1, Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan Paragraph 79 and 89 of the National Planning Policy Framework.

IMPACT ON SETTING OF LISTED BUILDING AND UPON THE VISUAL APPEARANCE OF THE CONSERVATION AREA:

Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. applications for planning permission should contain full details, including siting and design, or replacement buildings. applications for consent for demolition will depend upon the submission and approval of such details.

BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The new building would be single storey and located over 25 metres away from the listed

Manor House. Given these factors plus other considerations including the choice of proposed external finish materials and the scheme would deliver the removal of 2 garages of no visual/heritage merit the Conservation Team are of the opinion that the scheme in visual appearance terms is considered consistent with Policy BE4 and by reason of its general height, scale and distance from the listed Manor House would not have a detrimental impact upon the house and therefore also complies with Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). This view is taken notwithstanding the site's visual prominence located in front of the Manor House (as one enters the site) and notwithstanding the proposed building's long footprint.

READY ADAPTION TO CONVERT INTO SEPARATE PLANNING UNIT:

The new building would have an external footprint of approximately 81 square metres. Whilst it is acknowledged some of this would be partially open to the elements and would serve as an open but covered garage it would appear difficult to resist the full enclosure of this space at a future date should this be sought since the principle of this length and scale of development would have been conceded with this planning consent should this scheme be approved. There is ample scope to provide car parking for the Manor House elsewhere on the site.

Informed by the above considerations and by the fact the site is remote and therefore future conversion would not be readily noted by third parties and given the scheme would create a well lit room alongside a separate toilet and hand sink space. The external floor area would be 48sq.m. The internal floor area would be 40 sq.m. It is considered the scheme readily lends itself, with minimal adaptation, to a separate residential unit or alternatively a commercial office/workshop unit. The proposed internal floor area would exceed the minimum residential space amenity standards as set out in the Council's HDAS New Residential Layout's SPD (of 33sq.m) and the London Plan (of 37sq.m) for a studio/1 person flat. As such the scheme is considered contrary to policies OL1, OL4, BE4, BE13, B19, BE23 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents New Residential Layouts.

IMPACT ON ARCHAEOLOGY:

The application lies within a proposed Archaeological Priority Area. A designation that is proposed for the site and its surroundings as the wider site is situated within the medieval moated manor of Manor Farm.

The application is not accompanied by a desk top or field based archaeological assessment of the site and with no details provided of the proposed foundation details. In the absence of an archaeological evaluation of the site and measures in place to ensure minimal disturbance to potential archaeology from the building works it is considered the scheme fails to comply with Policy HE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2011) and Paragraph 128 of the National Planning Policy Framework. This view is shared in the written comments received from Greater London Archaeological Advisory Service.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding would be significantly larger in length, height and overall footprint than the existing two buildings it replaces. It would not be for agricultural purpose and would share certain design characteristics more reminiscent of a domestic/suburban building than that of a farm building. As such the proposal contributes to the overall built development on site and represents an inappropriate development which detracts from the openness of the site and therefore harmful to the Green Belt. It would therefore conflict with the fundamental aims of the Green Belt policies. The proposal is contrary to Policy EM2 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2011) and Paragraph 79 and 89 of the National Planning Policy Framework.

2 NON2 Non Standard reason for refusal

The building is considered by reason of its size, location and facilities to be readily capable of adaptation into a separate residential unit or an independent business use and is thus tantamount to the provision of a separate planning unit where such a unit would not be accepted. It is therefore contrary to policies OL1, OL4, BE4, BE13, B19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document: HDAS: Residential Layouts

3 NON2 Non Standard reason for refusal

In the absence of an archaeological assessment of the site and any details of measures including foundation details to minimise the disturbance to potential archaeology in the environs of the development the development fails to comply with Policy HE1 of the Hillingdon Local Plan Part One - Strategic Policies (November 2012), Policies BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.8 of the London Plan (2011) and Paragraph 128 of the National Planning Policy Framework.

INFORMATIVES

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

2 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.

LPP 7.1 (2011) Green Belt

LPP 7.8 (2011) Heritage assets and archaeology

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- NPPF1
- HDAS-LA Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.HE1 (2012) Heritage

Part 2 Policies:

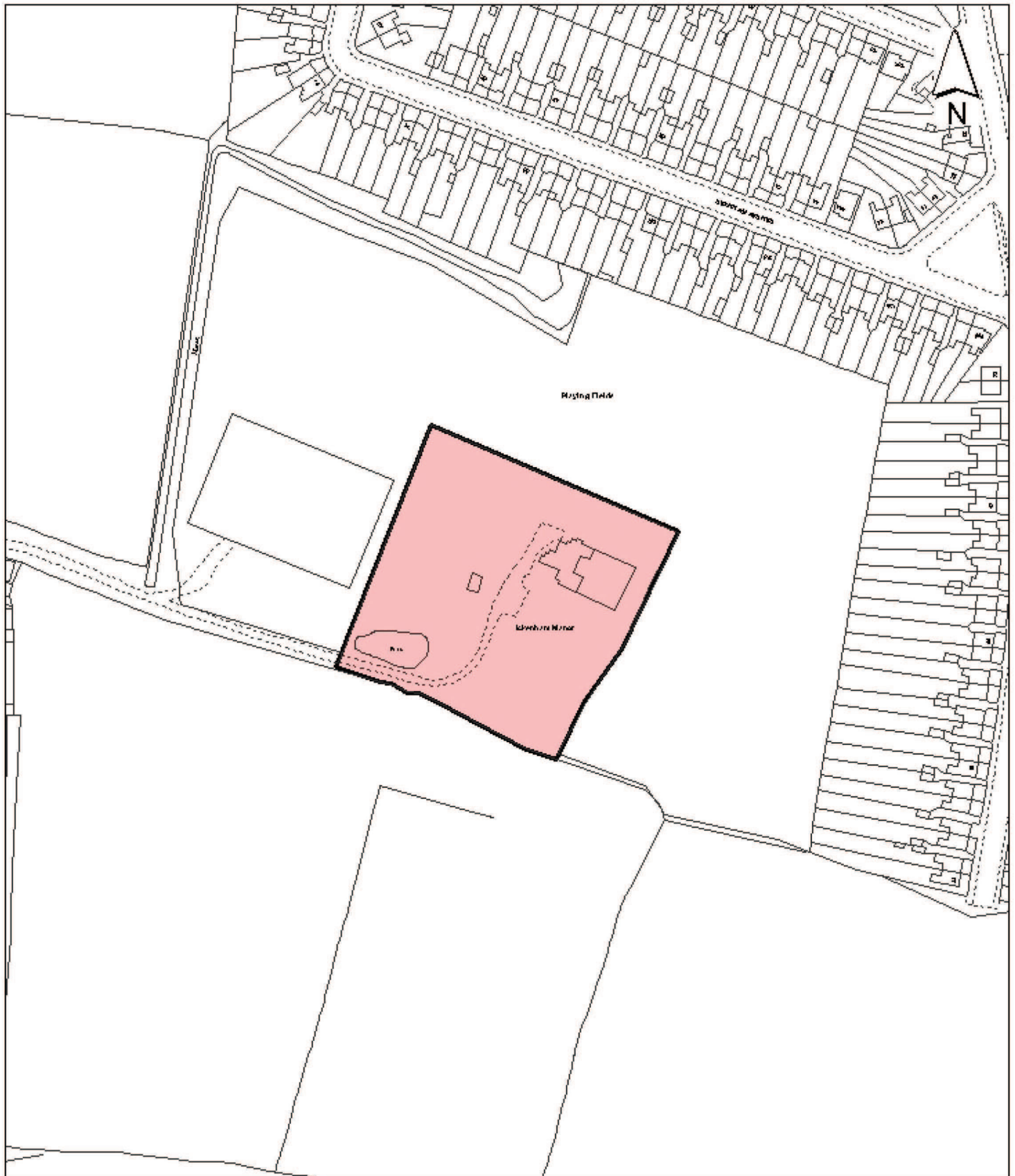
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guidance.

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HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32002/APP/2013/2732

Scale

1:2,000

Planning Committee

North

Page 12

Date

January 2014



HILLINGDON
1 CORPUS 10M

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn (Listed Building Consent)

LBH Ref Nos: 32002/APP/2013/2733

Drawing Nos: Existing Site Plan (un-numbered)
Proposed Site Plan (un-numbered)
Existing & Proposed Floor Plan (un-numbered)
Proposed Roof Plan (un-numbered)
Proposed Ground Floor Plan (un-numbered)
Proposed Elevations (un-numbered)
Planning, Design, Access & Heritage Statement

Date Plans Received: 19/09/2013 **Date(s) of Amendment(s):**
Date Application Valid: 20/09/2013

DEFERRED ON 10th December 2013 FOR SITE VISIT ON

A site visit has been confirmed for the 17th of January 2014.

1. CONSIDERATIONS

1.1 Site and Locality

Ickenham Manor is a large detached grade I listed house located within Ickenham Conservation Area and is located within the Green Belt.

The property is reached from Long Lane to the west, via a long driveway, which is also used to reach Long Lane Farm to the south west of the site. The property is a 15th Century Tudor Manor House.

The existing garages are set to the south west of the Manor House and are met before you reach the house, if one arrives in the grounds of the manor from the entrance track that is located to the west of the site. The new building would partly occupy the footprint of a long demolished building that is understood to have served an agricultural function when the Manor House operated as a farm house, a function the Manor House no longer fulfils.

1.2 Proposed Scheme

The application seek to demolish two small concrete construction garages and to erect a new building that would link onto the side on an existing wooden frame barn to accommodate a double garage and a work studio with its own enclosed outdoor space set to the side (south) of the new building.

The new garage and studio would occupy a footprint of approximately 81 square metres, be 5.6m deep and 14.75 metre long, finished with a dual pitch roof rising to a ridge height

of 4.71 metre.

The new structure and the existing barn taken together would be over 20m in length.

The flank south elevation of the studio would be largely glazed, the front elevation (east facing) would contain 3 windows and a door and the rear the rear elevation a further 2 small windows. The studio would contain a toilet and hand basin plus a fireplace in the main room. The building would be clad in horizontal timber boards, above a red brick base, with steel framed windows and the roof tiled in interlocking pantiles to match those on the existing barn.

The application was subject to extensive pre-application advice with the local planning authority with Officers advising upon a smaller footprint outbuilding than is currently submitted.

1.3 Relevant Planning History

Comment on Planning History

None relevant to this application other than the associated planning application (32002/APP/2013/2732) for the same current scheme.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

A site notice was displayed. The application was advertised in the local newspaper. The Ickenham Residents Association were consulted and English Heritage.

ENGLISH HERITAGE: Inspector of Historic Buildings and Areas

Having visited the site on 24 October, English Heritage is content that the proposals are appropriate in terms of scale, design and materials and would represent an enhancement to the setting of the grade I listed Manor. We would be minded to direct as to the granting of listed building consent.

We enclose the draft letter authorising the granting of consent (draft attached) and have referred the case to National Planning Casework Unit. Subject to the Secretary of State not directing reference of the application to him, they will return the letter of direction to you. If your authority is minded to grant listed building consent, you will then be able to issue a formal decision. Please send us a copy of your Council's decision notice in due course. This response relates to listed building matters only. If there are any archaeological implications to the proposals please contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3712).

ICKENHAM RESIDENTS ASSOCIATION:

This proposal calls for the demolition of 2 old garages and replacing them with a studio on

the existing footprint.

Since this should be regarded as an 'outbuilding', we would ask you, as in the past - should you be minded to consider approval - to apply a condition that the sanitary facilities shown would only be relevant for the new studio, however, the proposed new outbuilding would/could never be converted or extended to residential accommodation at any future stage, and will only be used as ancillary to the main house in accordance with HDAS guidelines, section 9.4, in order to avoid any future undesirable fragmentation of the curtilage or the creation of a separate residential use in accordance with Policy B13 of the UDP.

There is also the question of building on Green Belt Land, which we would normally object to, but since it will be on an existing footprint, and bearing in mind the recent 'Swakeleys House' decision, we cannot see any planning reasons for objection.

INTERNAL:

CONSERVATION TEAM:

Context:

Ickenham Manor is a Grade I listed and dates from c15th with additions from the c16th onwards. It was originally a moated manor house and this feature still remains in part within the grounds of the house and beyond. The moat is scheduled, and the site falls within a proposed archaeological priority area. The site also falls within the Ickenham Village CA and the Green Belt.

Overall, this is a highly significant building, in both architectural and historic buildings terms. The potential impact of the new structure on the setting of this building is therefore an important consideration.

Comments:

The proposed structure would be located adjacent to an existing small timber framed barn and would require the demolition of two circa 1920/30s concrete and asbestos garages and the removal of the concrete bases of other adjoining buildings. The new building would mainly sit within an area of the existing features/disturbed ground.

It is considered that the proposed structure would be fairly discrete and of a simple rustic design that would sit comfortably with the existing barn and appear as a secondary element to the existing house. It is considered that the removal of the run down garages would be an enhancement to the setting of the listed building.

There would be no objection to the proposed structures in listed building/conservation terms, provided the following conditions were attached to any approval:

An archaeological condition as required by GLAAS

Details of all external materials- ideally samples to be provided for agreement

Details of the works required to the existing barn to link it with the new development

Details of any new external vents or grills

Details of works to provide hard surfaced areas to frontage and side of new structure;

details of planter to southern end of new building

Details of construction, materials and colours of new windows and doors

Gutters/down pipes and other pipe work to be of cast iron

Landscape/planting details
And any other conditions as requested by EH.

4. **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.HE1 (2012) Heritage

Part 2 Policies:

BE10 Proposals detrimental to the setting of a listed building

LPP 7.8 (2011) Heritage assets and archaeology

NPPF

5. **MAIN PLANNING ISSUES**

The main planning consideration with this listed building consent application is whether the scheme would have an adverse impact upon the setting of the grade 1 listed 1 Manor House.

Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states planning permission or listed building consent will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The new building would be single storey and located over 25 metres away from the listed Manor House. Given these factors alongside other considerations including the choice of proposed external finish materials and the scheme would deliver the removal of 2 garages of no visual/heritage merit the Conservation Team and English Heritage are both of the opinion that the scheme in visual appearance terms is considered consistent with Policy BE10 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). This view is taken notwithstanding the site's visual prominence located in front of the Manor House (as one enter the site) and notwithstanding the proposed building's long footprint.

Whilst the application is considered acceptable in respect of the impact of the development upon the listed building it is considered premature to approve the listed building consent application in the absence of a scheme that is acceptable in respect of the parallel planning application. This approach is consistent with standard practice both at Hillingdon and nationally.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

Ickenham Manor is a Grade I listed building. In the absence of an acceptable planning

application for the site it is considered to be premature and detrimental to the setting of the listed Manor House to grant listed building consent. The proposal is therefore contrary to policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan policy 7.8 and National Planning Policy Framework.

INFORMATIVES

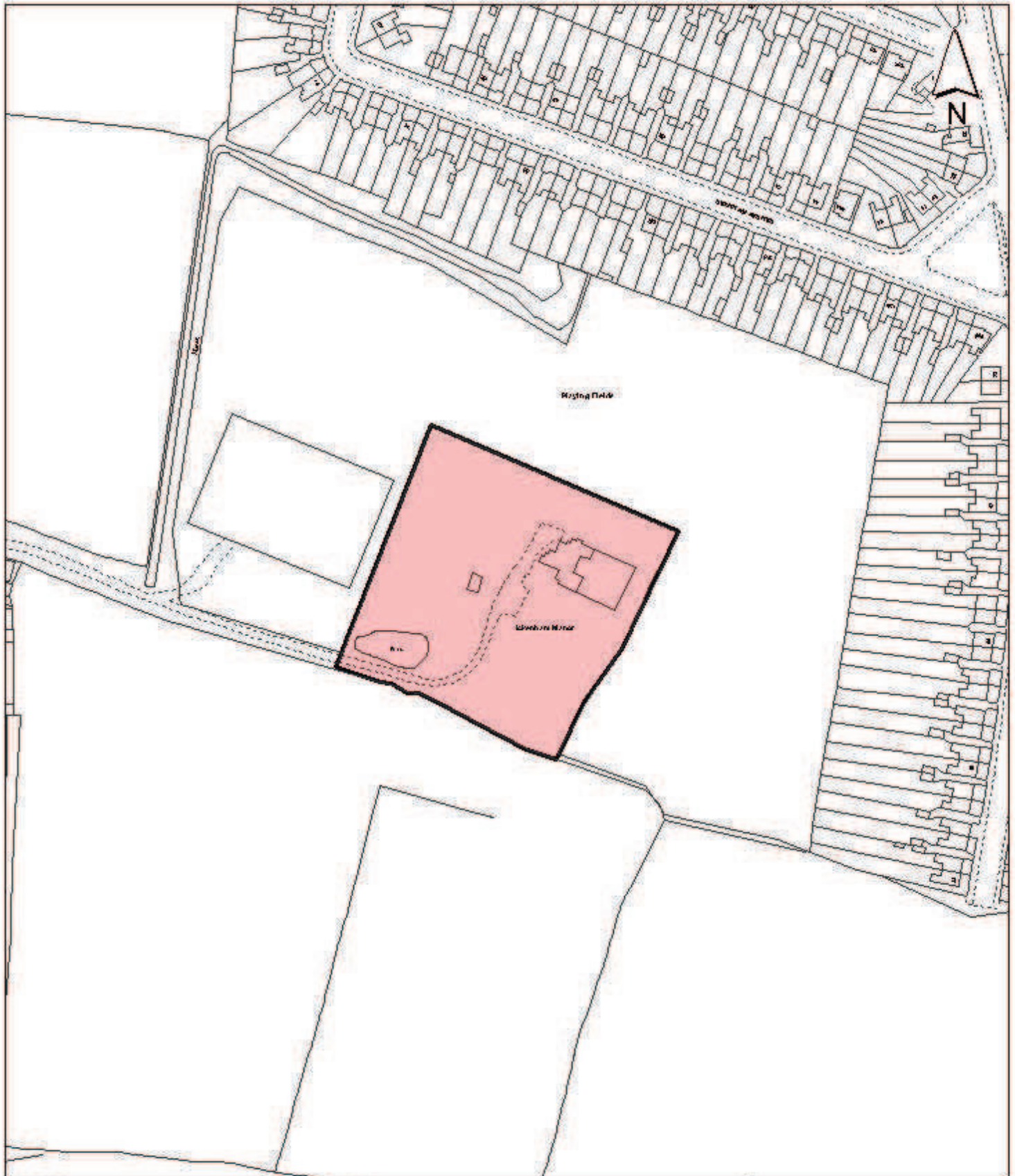
- 1** The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights,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

- 2** 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.


BE10 Proposals detrimental to the setting of a listed building
LPP 7.8 (2011) Heritage assets and archaeology
NPPF

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32002/APP/2013/2733

Scale

1:2,000

Planning Committee

North Page 18

Date

January 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY
RUISLIP

Development: Replacement of existing 12.5m high monopole and one radio equipment cabinet with a new 12.5m high monopole with 2 equipment cabinets and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

LBH Ref Nos: 59076/APP/2013/3635

Drawing Nos: Letter to Agent from MOD Safeguarding dated 16-12-13
100 Issue B
200 Issue B
201 Issue B
300 Issue B
Developer's Notice to Highways
Supplementary Information
General Background Information for Telecommunications Development
ICNIRP Declaration
Developer's Notice to MOD Safeguarding
301 Issue B

Date Plans Received: 06/12/2013 **Date(s) of Amendment(s):**

Date Application Valid: 06/12/2013

1. SUMMARY

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The site is located on the pavement alongside the junction with East Way and Park Way and currently provides 2G and 3G coverage to the surrounding area. The upgrade would allow for the provision of 4G coverage to the area.

The proposed scheme involves:

- the removal of the existing 12.5m high monopole and one radio equipment cabinet
- a replacement 12.5m high monopole supporting three antennas within a 'thickening' shroud
- the installation of two equipment cabinets and ancillary works.

An existing equipment cabinet would be retained.

The two new equipment cabinets would comprise of one Eagle cabinet (dimensions of 0.75m x 0.509m x 1.520m high) coloured grey, located next to the monopole, and one Lancaster cabinet (dimensions of 1.896m x 0.798m x 1.645m high) coloured green, to replace the existing cabinet south-east of the monopole. The immediate area already has a cluttered appearance due to the existing street furniture and it is considered that the

proposed cabinets would add to the cluttered appearance of the site, thereby causing visual harm to the immediate area and have an unacceptable impact on the street scene.

The proposed development does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is recommended that prior approval is required in this instance, and that permission is refused.

2. RECOMMENDATION

1 NON2 Non Standard reason for refusal

The proposed installation, by virtue of the proposed equipment cabinets, would result in an incongruous and visually obtrusive form of development which would add significantly to the existing cluttered appearance, resulting in a development which would be out of keeping with the visual character of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an existing 12.5m high monopole mobile phone mast and two ancillary equipment cabinets at the rear of the footway adjacent to the Royal Mail sorting office at the junction of East Way and Park Way in Ruislip Manor. A large post box is also located along the footpath. Residential properties are located to the north and east of the site behind the sorting office. Commercial properties, some with flats above, are located to the west and south west of the site along Park Way. The Elm Park Club is located within a grassed amenity area to the south of the site on the opposite side of Park Way. The site falls within Ruislip Manor Town Centre, as identified in the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

3.2 Proposed Scheme

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended). The site is located on the pavement alongside the junction with East Way and Park Way and currently provides 2G and 3G coverage to the surrounding area. The upgrade would allow for the provision of 4G coverage to the area.

The proposed scheme involves:

- the removal of the existing 12.5m high monopole and one radio equipment cabinet
- a replacement 12.5m high monopole supporting three antennas within a 'thickening' shroud
- the installation of two equipment cabinets and ancillary works.

An existing equipment cabinet would be retained.

The two new equipment cabinets would comprise of one Eagle cabinet (dimensions of 0.75m x 0.509m x 1.520m high) coloured grey and one Lancaster cabinet (dimensions of 1.896m x 0.798m x 1.645m high) coloured green.

3.3 Relevant Planning History

59076/APP/2003/2909 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
INSTALLATION OF 12.5 METRE STREET FURNITURE COLUMN WITH 3 ANTENNAS, ONE GROUND LEVEL EQUIPMENT CABINET AND A METER CABINET (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT)(AMENDMENT) ORDER 2001)

Decision: 02-02-2004 PRN

59076/APP/2005/2429 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
REPLACEMENT OF EXISTING 12.5M HIGH TELECOMMUNICATION MAST, WITH NEW 12.5M HIGH MONOPOLE MOBILE PHONE MAST AND ADDITIONAL EQUIPMENT CABINET (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995, AS AMENDED)

Decision: 19-09-2005 Withdrawn

59076/APP/2005/2584 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
REPLACEMENT OF EXISTING 12.5 METRE HIGH TELECOMMUNICATION MAST WITH
NEW 12.5 METRE HIGH MONOPOLE MOBILE PHONE MAST AND ADDITIONAL
EQUIPMENT CABINET (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN
AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS
AMENDED)

Decision: 16-11-2005 Refused **Appeal:** 25-05-2006 Dismissed

59076/APP/2010/2931 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
Replacement of existing 12.5 metre high monopole mobile phone mast with a 15 metre high
monopole mobile phone mast, replacement equipment cabinet and ancillary works
(Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted
Development) Order 1995) (as amended.)

Decision: 08-02-2011 Refused

59076/APP/2011/1406 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high
monopole mobile phone mast, replacement equipment cabinet and ancillary works
(Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted
Development) Order 1995) (as amended.)

Decision: 14-07-2011 PRQ

59076/APP/2013/817 Land O/S Sorting Office, Junction Of East Way And Park Way Ruislip
Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new
12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary
works.

Decision: 08-05-2013 Refused

Comment on Relevant Planning History

The planning history can be summarised as follows:

* 59076/APP/2003/2909 - Installation of 12.5m high street furniture column with 3 antennas and two equipment cabinets (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 2001) - Prior approval not required 02/02/04.

* 59076/APP/2005/2429 - Replacement of existing 12.5m high telecommunications mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Withdrawn 19/09/05.

* 59076/APP/2005/2584 - Replacement of existing 12.5m high telecommunication mast with new 12.5m high monopole mobile phone mast and additional equipment cabinet (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - Refused 16/11/05 due to concerns over its visual impact. This proposal was subsequently dismissed at appeal (ref: APP/R5510/A/06/2008179/NWF) on 25/05/06. The Appeal Inspector concluded that the proposal would have an unacceptable visual impact on the surrounding area and that an insufficient site search had been carried out by the appellant.

* 59076/APP/2010/2931 - Replacement of existing 12.5 metre high monopole mobile phone mast with a 15 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 08/02/2011 due to concerns over its visual impact and an insufficient site search by the applicant.

* 59076/APP/2011/1406 - Replacement of existing 12.5 metre high monopole mobile phone mast with a 12.5 metre high monopole mobile phone mast, replacement equipment cabinet and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 26-07-2011 due to concerns over its visual impact and an insufficient site search by the applicant.

* 59076/APP/2013/817 - Replacement of existing 12.5m high monopole and 2 no. radio equipment cabinets with a new 12.5m high monopole supporting 3 no. antennas with 3 no. equipment cabinets and ancillary works under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended) - Refused 09-05-13 due to concerns over its visual impact.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- 7th January 2014

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 66 local owners/occupiers and Ruislip Residents Association. A site notice was also posted. One response was received objecting on the following grounds:

- i) against the mast for health reasons;
- ii) mast is unsightly.

Internal Consultees

Highways:

There is no Highway objection in relation to the above proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The application site already comprises a 12.5m high monopole which would be removed and a new 12.5m high monopole would be installed. There is no objection in principle to the replacement monopole.

Previous refusals, including an application dismissed at appeal, related to the visual impact on the surrounding area. The most recent planning application (ref: 59076/APP/2013/817) was refused in March 2013 as it was considered that the proposal would result in an increasingly cluttered appearance to the street scene, due to the size and location of the proposed cabinets, and so would result in visual harm to the street scene and the surrounding area.

This proposal seeks to address the previous concerns over the visual impact caused by increased street clutter by providing one less cabinet than previously proposed and reducing the overall scale of the cabinets. The previous application also included the relocation of the nearby postbox in order to allow the installation of one of the proposed cabinets. The current application has removed this cabinet from the proposal in order to reduce potential clutter.

Whilst the current proposal would provide one less cabinet than the previous application, it is considered that the two new cabinets would still appear intrusive due to their size and scale, thereby resulting in additional street clutter which would cause visual harm to the surrounding area.

It is therefore considered that the proposed scheme does not comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP 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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The existing mast is already highly visible when viewed by motorists and pedestrians along Park Way and East Way, and from surrounding properties. The mast appears as a prominent and incongruous structure within the street scene. At 12.5m high the mast is already considerably taller than the adjacent 8.6m high Royal Mail Sorting Office. The replacement mast would also be 12.5 high and in the same location as the existing. The top of the mast would be slightly wider at the top as the three antennae would be located within a 'thickening' shroud. The pole and antennae would therefore appear as a single entity, and it is considered that, on its own, the replacement pole and antennae would not have a detrimental impact on the street scene.

The application site already comprises two equipment cabinets, and considerable amount of other street furniture, including a post box and street sign and so already appears cluttered. One of the existing cabinets would be removed and replaced with a larger cabinet and an additional cabinet would also be provided. It is considered that the provision of a larger cabinet to replace the existing and the installation of an additional equipment cabinet would increase the cluttered appearance of the street scene, thereby resulting in an unacceptable visual impact on the street scene and surrounding area. The proposed scheme therefore does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed additional and replacement equipment cabinets would increase the cluttered appearance of the area and would result in visual harm to the amenity of the surrounding residential area.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety. The existing telecommunications monopole would be removed and replaced with a new telecommunications monopole in the same location. An existing equipment cabinet next to the monopole would be retained and two new equipment cabinets would be installed on the opposite side of the monopole. The cabinets would be located next to a 0.6m high wall and would be set back between 4.8m and 5.10m from the kerb line.

It is considered that the proposed development would be set back far enough from the kerb line to allow pedestrians and wheelchairs to pass side by side without having to move out onto the road. The proposal would not impact on either pedestrian or highway safety, thereby complying with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Council's Highways Engineer raises no objection to the proposal.

7.11 Urban design, access and security

See Section 7.

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 proposed replacement mast and associated equipment would be located on a public pavement. Therefore, there are no landscaping issues.

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

Not applicable to this application.

7.19 Comments on Public Consultations

One response was received during the public consultation and the issues raised are considered elsewhere in the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The applicant seeks prior approval for an upgrade to an existing telecommunication site under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended). The site is located on the pavement alongside the junction with East Way and Park Way and currently provides 2G and 3G coverage to the surrounding area. The upgrade would allow for the provision of 4G coverage to the area.

The proposed scheme involves:

- the removal of the existing 12.5m high monopole and one radio equipment cabinet
- a replacement 12.5m high monopole supporting three antennas within a 'thickening' shroud
- the installation of two equipment cabinets and ancillary works.

An existing equipment cabinet would be retained.

The two new equipment cabinets would comprise of one Eagle cabinet (dimensions of 0.75m x 0.509m x 1.520m high) coloured grey, located next to the monopole, and one Lancaster cabinet (dimensions of 1.896m x 0.798m x 1.645m high) coloured green, to replace the existing cabinet south-east of the monopole. The immediate area already has a cluttered appearance due to the existing street furniture and it is considered that the proposed cabinets would add to the cluttered appearance of the site, thereby causing visual harm to the immediate area and have an unacceptable impact on the street scene.

The proposed development does not comply with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is recommended that prior approval is required in this instance, and that permission is refused.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Sorting Office

EAST WAY

5 to 64

69

Elm Park Club



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land o/s Sorting Office, Junction of East Way & Park Way</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref: 59076/app/2013/3635</p>	<p>Scale 1:300</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee North Application</p>	<p>Date January 2014</p>	

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NORTH PLANNING
COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS
SERVICES

22nd January 2014

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 30 September 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 19th December 2013 and updates the information received by Cabinet in September 2013. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 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 October 2013 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/13' 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 30/06/13” and “Total Income as at 31/09/13”.

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 30 September 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/ September 2013/ December 2013.

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CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/13	TOTAL INCOME AS AT 30/06/13	TOTAL EXPENDITURE AS AT 30/09/13	TOTAL EXPENDITURE AS AT 30/06/13	2013 / 2014 EXPENDITURE To 30/09/13	BALANCE OF FUNDS AS AT 30/09/13	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/13	COMMENTS (as at mid November 2013)
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
P1278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
P1278/63/175A *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.
P1278/864/173	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. Walling restriction in Lime Grove under taken, Elm Ave/Lime Grove junction improvement pending. Elm Ave P pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
P1278/872/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	18,000.00	8,500.00	0.00	Fees received for design checks, Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
P1278/973	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.
P1278/877/197 *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.
P1278/878/238G *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 (£4,752).
P1278/866/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	0.00	2,428.00	2,428.00	2,428.00	11,718.46	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £2,428 fees claimed.
SECTION 278 SUB - TOTAL			145,573.10	131,426.64	76,355.70	75,927.70	20,428.00	67,217.40	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
P1278/55 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/7/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/09/13	TOTAL INCOME AS AT 30/06/13	TOTAL EXPENDITURE AS AT 30/09/13	TOTAL EXPENDITURE AS AT 30/06/13	TOTAL EXPENDITURE To 30/09/13	BALANCE OF FUNDS AS AT 30/09/13	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/09/13	COMMENTS (as at mid November 2013)
PT176/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov/08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT112/205A	Eastscote	RAF Eastscote, 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). Scheme complete September 2013. Awaiting invoices.
PT117/231B	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).
PT120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	Funds received towards the undertaking of a Transport Assessment (TA) to assess the cumulative traffic impact of flatbed 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.
PT127/238H	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	31,169.15	0.00	116,115.15	30,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	292,857.40	278,710.94	107,096.85	109,524.85	20,428.00	183,332.55	30,000.00	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL110/205C	Eastscote	RAF Eastscote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	1,945,788.54	1,449,290.58	496,497.96	1,809,530.57	708,917.62	Two instalments towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£150,523.95), and secondary (£658,996.39). Funds to be spent by September 2016. Secondary contribution (£658,996) spent towards expansion at Ruislip High school (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Final instalment received. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 Primary contribution spent 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). Further £20,551 received towards the same purpose. £1,100,612 earmarked towards expansion at Field End Infant & Junior Schools, subject to formal approval.
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 nursery and primary school places in the vicinity of the site. No time limits.
EYL137/237B	Eastscote	Bishop Ramsey School (lower site), Eastscote 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.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/06/13	AS AT 30/09/13	AS AT 30/06/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
EYL138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	62,801.47	62,801.47	0.00	449,941.22	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). 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). Further £185,696 earmarked towards expansion at Ruislip Gardens Primary School, subject to formal allocation.
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	0.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Earmarked towards expansion at Field End Infant & Primary School, subject to formal allocation.
EYL160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	12,704.43	12,704.43	0.00	0.00	0.00	12,704.43	0.00	Funds received towards the costs of additional and/or improved educational facilities within the London Borough of Hillingdon. No time limits. Earmarked towards expansion at Bourne Primary School, subject to formal approval.
EYL164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/833	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to educational 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 educational facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
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	0.00	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. Earmarked towards expansion at Harlyn Primary School, subject to formal allocation.
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	0.00	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. Earmarked towards expansion at Bourne Primary School, subject to formal allocation.
EYL171/281	Herefield	Fmr White Horse, Church Hill, Herefield. 38029/APP/2010/2743	13,510.00	13,510.00	0.00	0.00	0.00	13,510.00	0.00	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. Earmarked towards additional accommodation at Herefield Primary School, subject to formal allocation.
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	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Earmarked towards expansion at Bourne Primary School, subject to formal allocation.
EYL181/282B	West Ruislip	Lyon Court, Pembroke Rd, Ruislip. 66895/APP/2011/3049	14,412.79	14,412.79	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). Earmarked towards expansion at Ruislip Gardens Primary School, subject to formal allocation.
EYL182/294	Northwood	Orenda, 68 Thimere Gardens, Northwood. 59962/APP/2011/2101	48,710.00	48,710.00	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. Earmarked towards expansion at Harlyn Primary School, subject to formal allocation.
EYL183/295	South Ruislip	9 & 9a Great Central Avenue, Ruislip. 4795/APP/2012/1777	12,911.00	12,911.00	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. Earmarked towards expansion at Bourne Primary School, subject to formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/09/13	AS AT 30/09/13	AS AT 30/09/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
EYL184/296	Harefield	Fmr Swan PH, Swan Rd, Breakspear Road North, Harefield, 18239/APP/2012/296	7,718.00	7,718.00	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). No time limits. Earmarked towards additional accommodation at Harefield Primary School, subject to formal allocation.
EYL186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip, 66033/APP/2009/1060	51,098.24	51,098.24	0.00	0.00	0.00	51,098.24	51,098.24	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits for spend.
EYL187/301	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/4766	130,618.06	0.00	0.00	0.00	0.00	130,618.06	130,618.06	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 5 years of receipt (July 2018).
EYL191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	0.00	0.00	0.00	0.00	39,018.58	39,018.58	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.
EYL193/307	West Ruislip	3 South Drive, Ruislip 1305/APP/2012/211	6,000.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,148,090.87	4,972,454.23	2,008,590.01	1,512,092.05	496,497.96	3,139,500.86	1,600,728.47	
		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								
PPR62/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt. (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	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).
PPR62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham, 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	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 PT/118/231C.
PPR65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A), 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	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).
PPR76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip, 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	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).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/09/13	AS AT 30/09/13	AS AT 30/09/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
PPR77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	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).
PPR79/299E	Cavendish	161 Elliot Ave (1m Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	0.00	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	0.00	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	246,625.86	204,763.28	0.00	0.00	0.00	246,625.86	206,496.51	
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/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 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 10/9/2011). 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 (Clenham Park), High Road, Clekenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip, 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/06/13	AS AT 30/09/13	AS AT 30/06/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/22/241B	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8416/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 (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	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).
CSL/36/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/37/299C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	0.00	0.00	0.00	11,028.95	11,028.95	Contribution received towards the provision of improvement of community facilities within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	0.00	0.00	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	675,005.93	673,630.32	264,134.80	264,134.80	0.00	410,871.13	91,611.48	
		COMMUNITY, COMMERCE AND REGENERATION - TOTAL	921,631.79	876,393.60	264,134.80	264,134.80	0.00	657,496.99	298,107.99	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 2717/APP/2007/1440	21,195.00	21,195.00	3,048.04	3,048.04	0.00	18,146.96	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010). £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	35,112.37	0.00	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/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 of improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	28,994.76	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruislip Lido. Cabinet Member Decision (31/10/13). No time limits on spend.
E/61/217B	Harefield	34, High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	7,000.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/06/13	AS AT 30/06/13	AS AT 30/06/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
E62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 35402/APP/2007/1072	146,879.75	146,879.75	15,919.56	0.00	15,919.56	130,960.19	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). Spend towards maintenance costs 2012/13.
E63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	27,271.17	2,559.76	27,271.17	2,728.83	0.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015). Funds allocated towards improvements to the Hillingdon Trail (Cabinet Member Decision 28/2/2013). Scheme completed Sept 2013. Awaiting invoices
E64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	60,125.97	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution.
E65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	5,178.88	4,878.88	300.00	4,821.12	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	8,478.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016)
E70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E71/250	South Ruislip	Land adjacent to Dovey Barns Farm, West End Road & West End Road, Northolt. 2292/APP/2006/2475	25,000.00	25,000.00	5,000.00	0.00	5,000.00	20,000.00	10,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including staffing, tree & river maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing at the reserve.
E78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pin Meadow (Cabinet Member Decision 31/10/13).
E86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	0.00	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
		FINANCE PROPERTY & BUSINESS SERVICES SUB -	644,744.03	614,134.13	91,530.02	45,599.05	48,490.73	553,214.01	262,363.68	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer. Earmarked towards improvements at King Edwards Medical Centre, Ruislip, subject to formal approval.
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014). Earmarked towards improvements at King Edwards Medical Centre, Ruislip, subject to formal approval.

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 September 2013 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/06/13	AS AT 30/09/13	AS AT 30/06/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	185,968.23	185,968.23	0.00	0.00	0.00	185,968.23	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. Funds to be spent by September 2014. Earmarked towards extension at Southcote Clinic, Ruislip, subject to formal approval.
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). Earmarked towards extension to GP Practice in Wallacey Crescent, Ickenham, subject to formal approval.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£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 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67060/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. 669695/APP/2011/3049	15,031.25	15,031.25	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 completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669695/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	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/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	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. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	0.00	0.00	0.00	0.00	12,958.84	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. No time limits for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	607,280.52	594,321.68	0.00	0.00	0.00	607,280.52	0.00	
		SECTION 106 SUB - TOTAL	7,469,031.51	7,206,587.94	2,395,423.98	1,852,995.05	544,968.69	5,073,607.53	2,191,206.14	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2013)
			AS AT 30/09/13	AS AT 30/06/13	AS AT 30/09/13	AS AT 30/06/13	To 30/09/13	AS AT 30/09/13	AS AT 30/09/13	
		GRAND TOTAL ALL SCHEMES	7,614,604.61	7,339,014.58	2,473,779.68	1,928,922.75	565,416.69	5,140,824.93	2,191,206.14	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £591,261.03)										
*24: PT/25 £37,425.09 reasonable time limit for expenditure without owners agreement has lapsed.										
*32: PT/27/846 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*49: PT/78/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H/8/184C £21,675.10 funds have been received to provide Primary Health Care facilities in the borough.										
*57: H/1/195B £3,156.00 funds have been received to provide health care services in the borough.										
*58: H/2/197B £11,440.00 funds have been received to provide Primary Health Care facilities in the borough.										
*62: PT/27/877/197 £23,000.00 held as security for the due and proper execution of the works.										
*65: H/5/205F £184,653.23 funds have been received to provide Primary Health Care facilities in the borough.										
*71: H/1/9/231G £193,305.00 funds have been received to provide Primary Health Care facilities in the borough.										
*72: H/2/20238F £31,441.99 funds have been received to provide Health Care services in the borough.										
*73 H/2/1/237D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.										
*74 H/2/239E £7,363.00 funds have been received to provide Health Care services in the borough.										
*76: PT/78/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*81: H/2/8/263D £3,353.86 funds have been received to provide Health Care services in the borough.										
*92: H/3/5/282F £15,031.25 funds received to provide health care facilities in the borough.										
*94: H/3/6/299D £9,001.79 funds received to provide health care facilities in the borough.										
*95: H/3/7/301E £12,958.84 funds received to provide health care facilities in the borough.										
£591,261.03										

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Plans for North Planning Committee

22 January 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

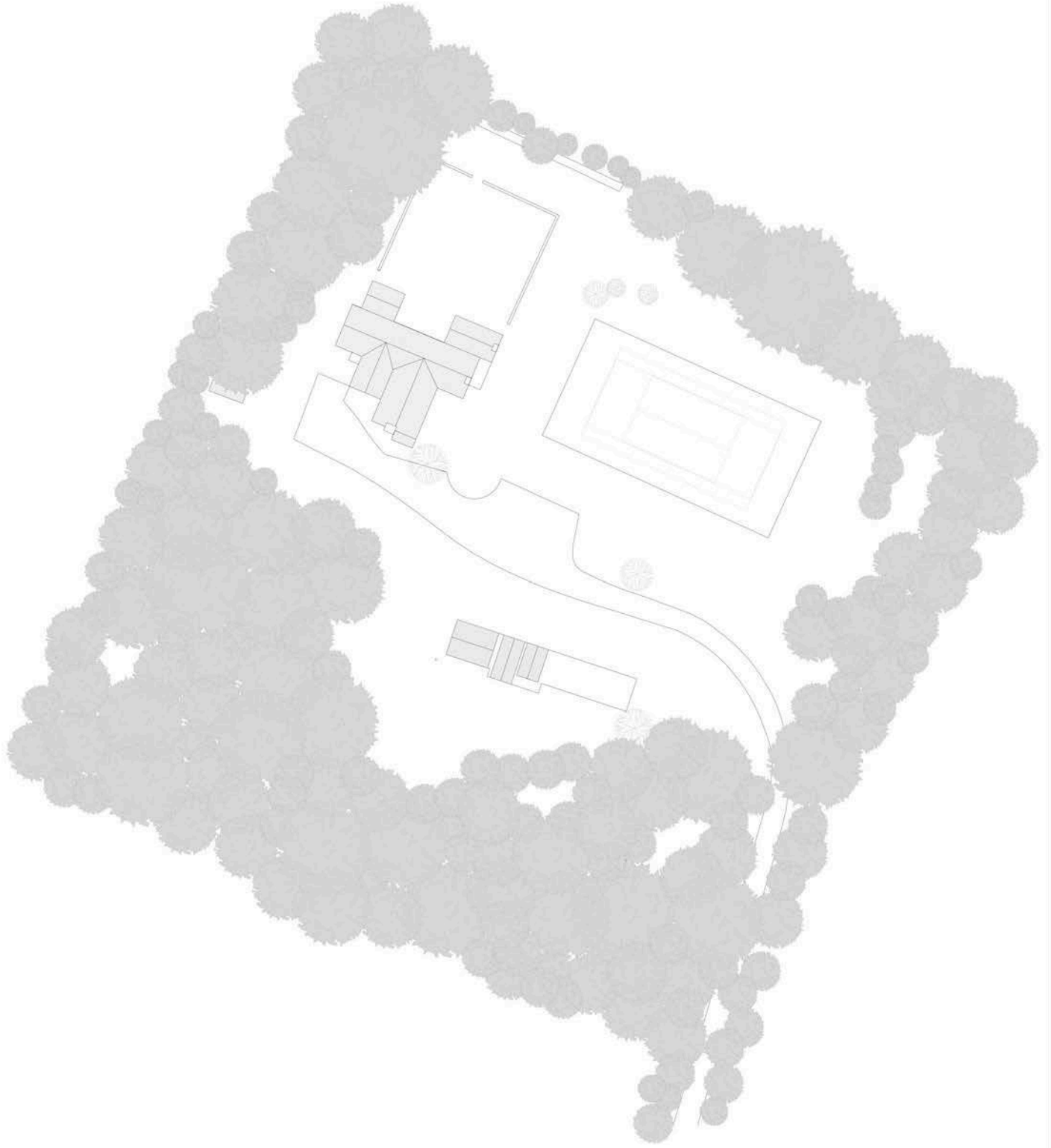
Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

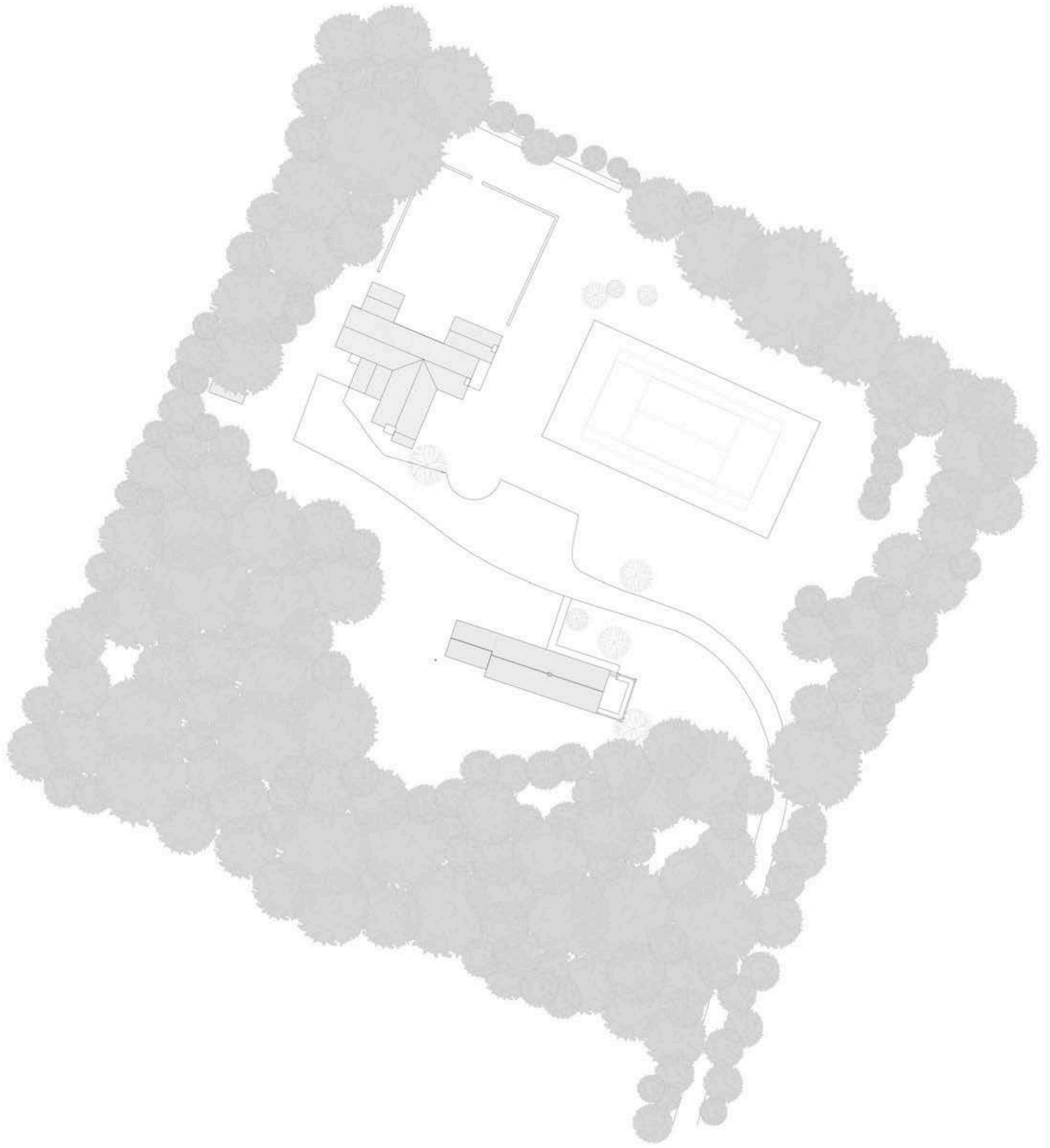
LBH Ref Nos: 32002/APP/2013/2732

Date Plans Received: 19/09/2013

Date(s) of Amendment(s):

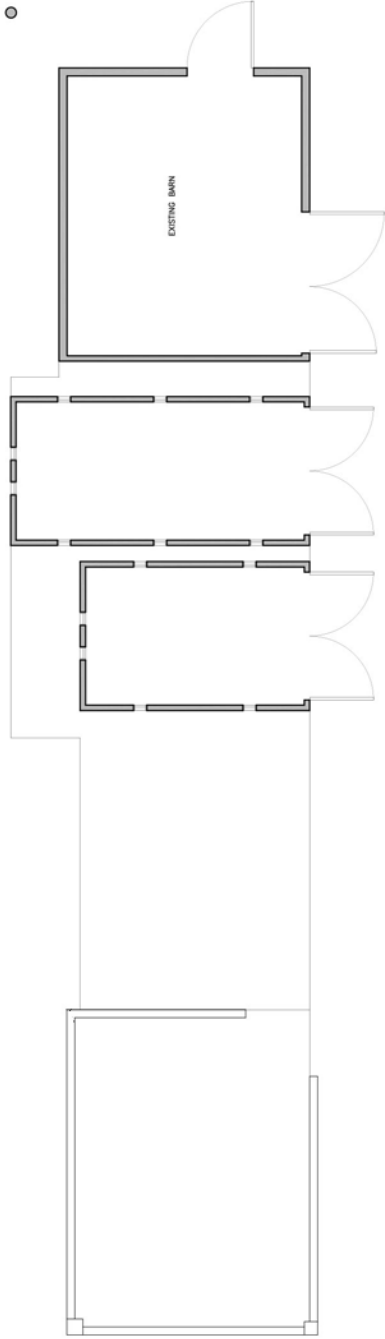
Date Application Valid: 20/09/2013



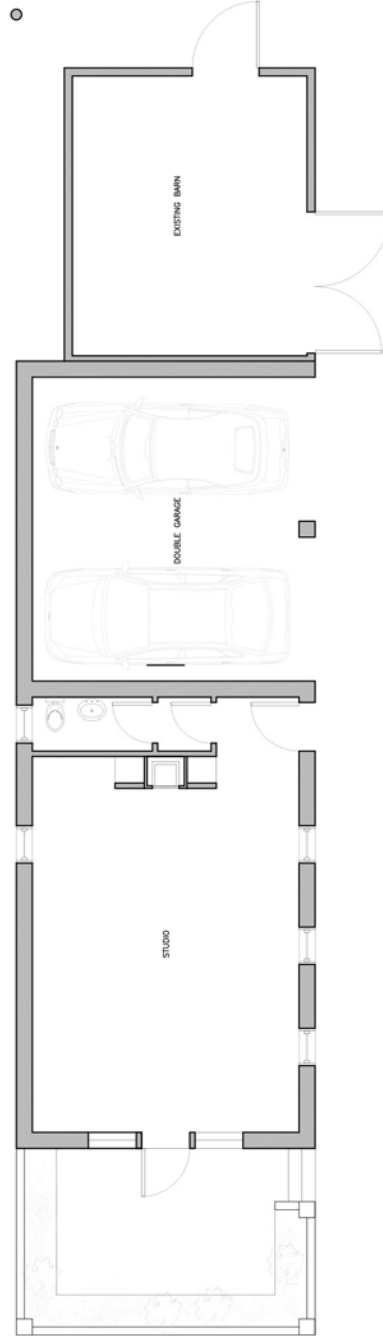


PROPOSED SITE PLAN



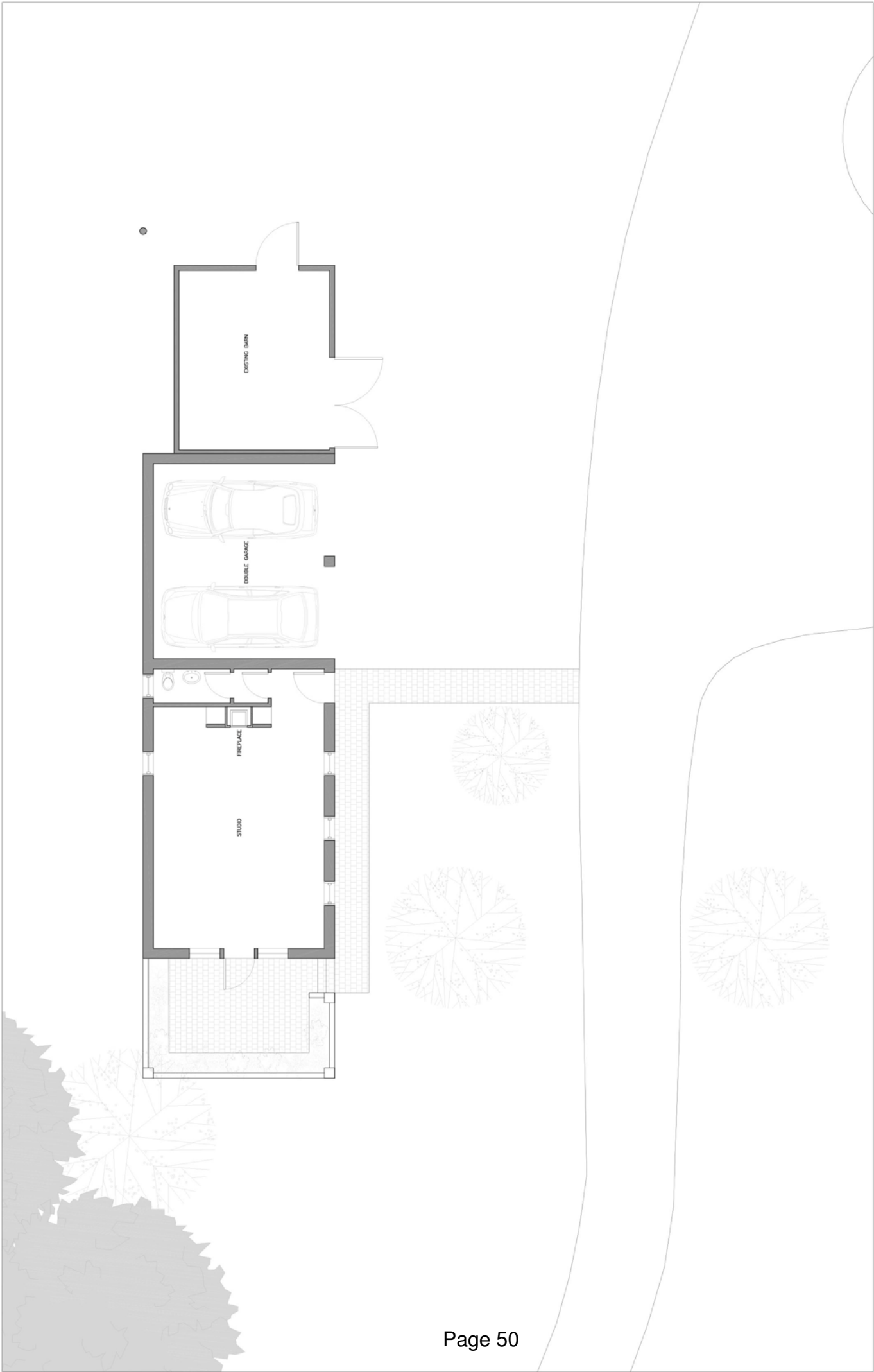


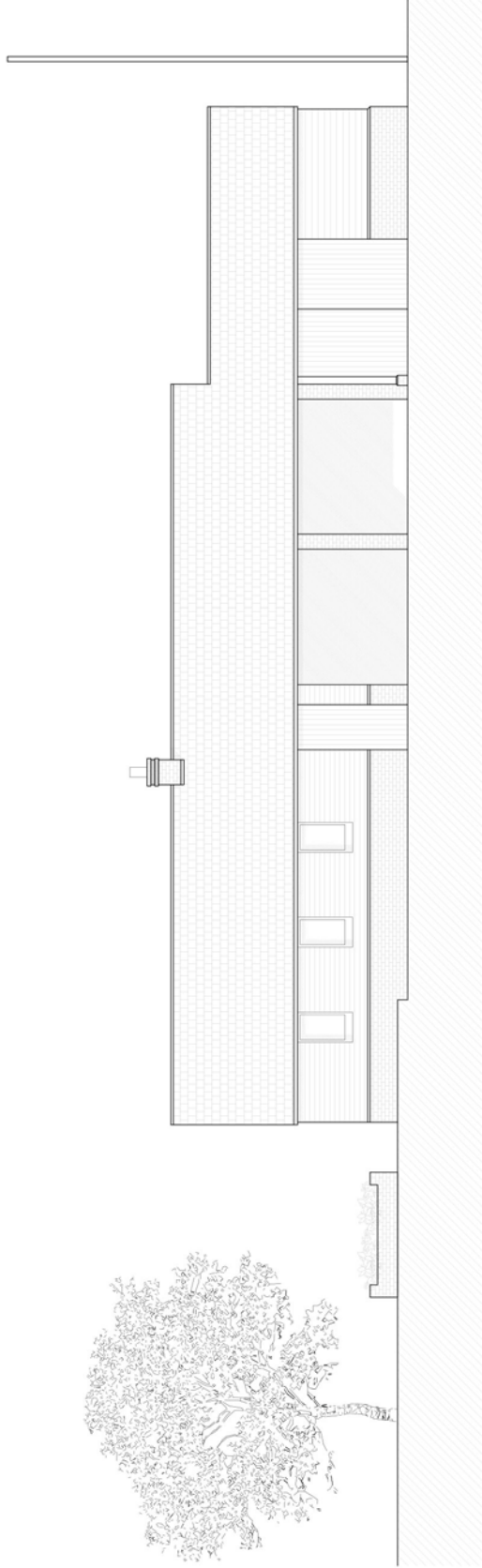
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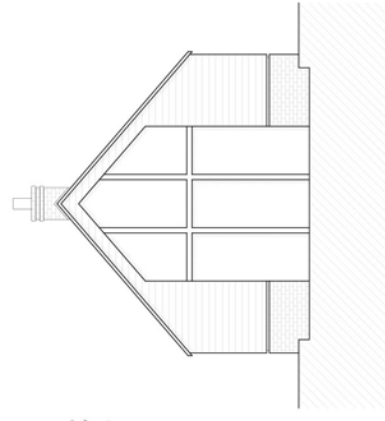
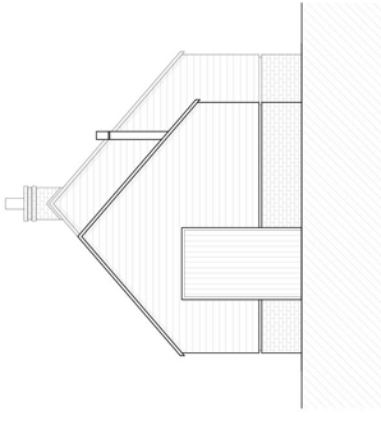
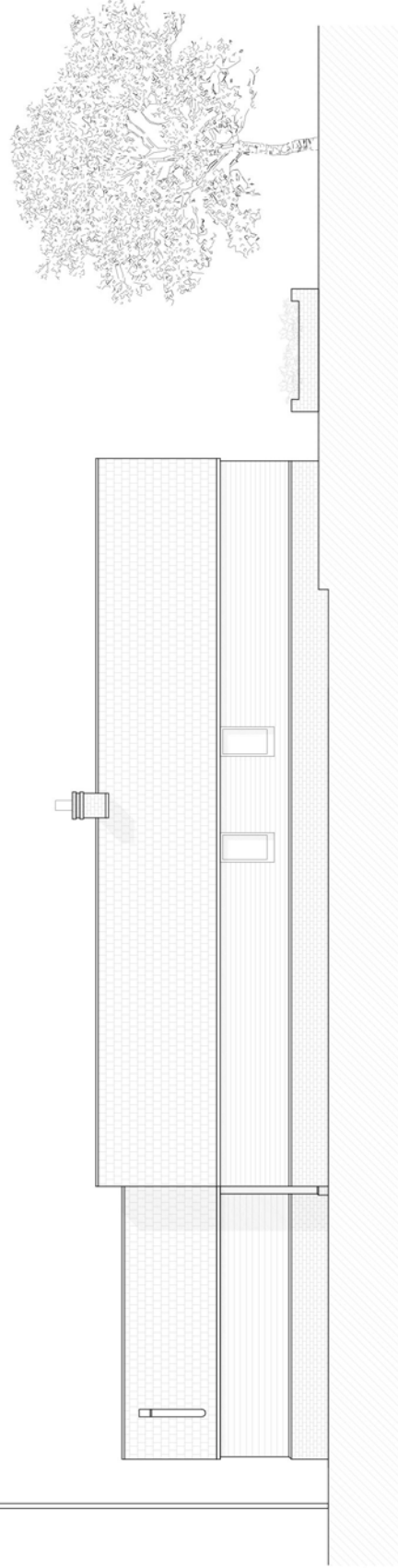
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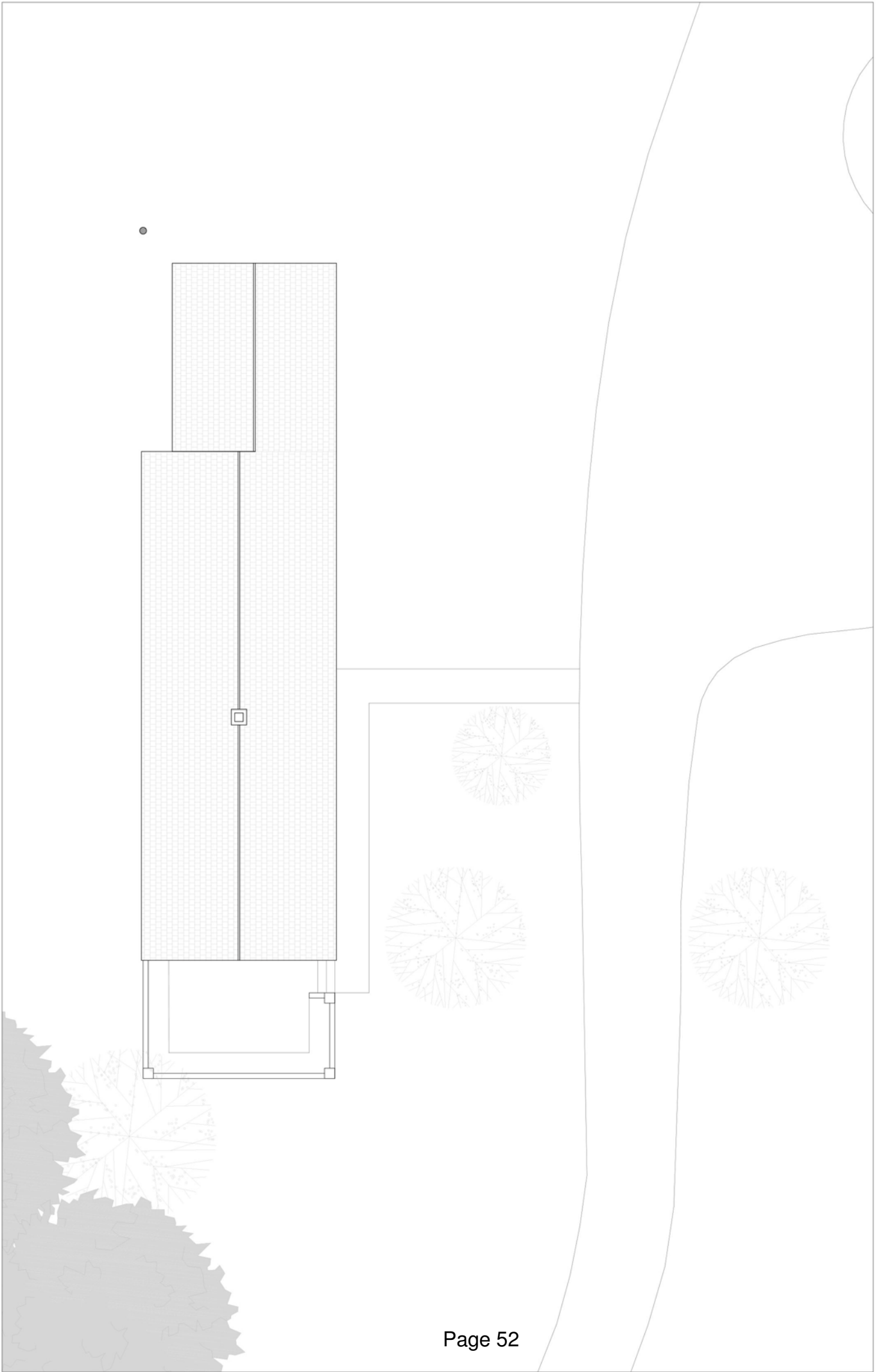






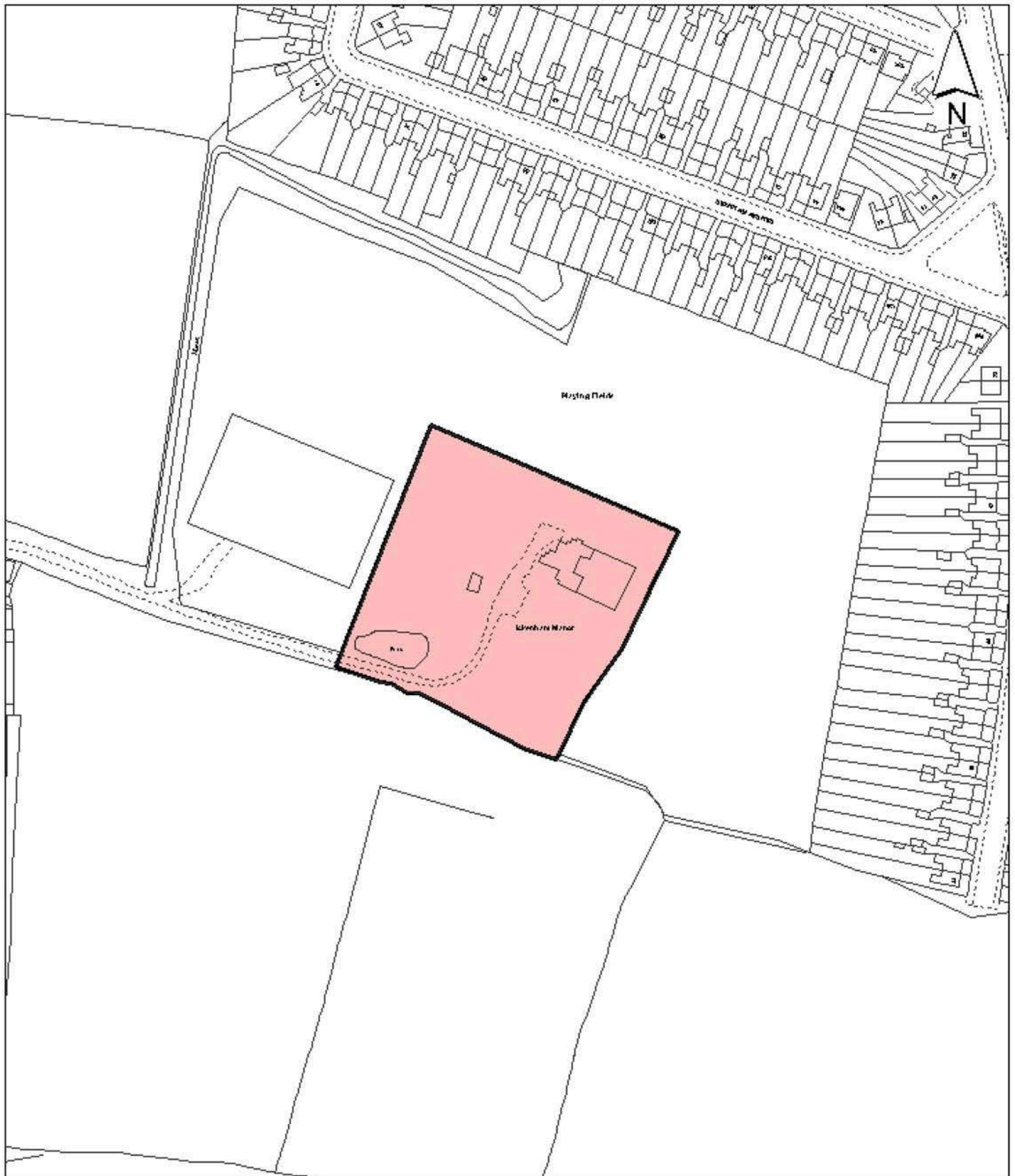
Page 51






PROPOSED ROOF PLAN





Notes

 Site boundary

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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32002/APP/2013/2732

Scale

1:2,000

Planning Committee

North Page 53

Date

January 2014



HILLINGDON
100019283

Report of the Head of Planning, Sport and Green Spaces

Address ICKENHAM MANOR HOUSE LONG LANE ICKENHAM

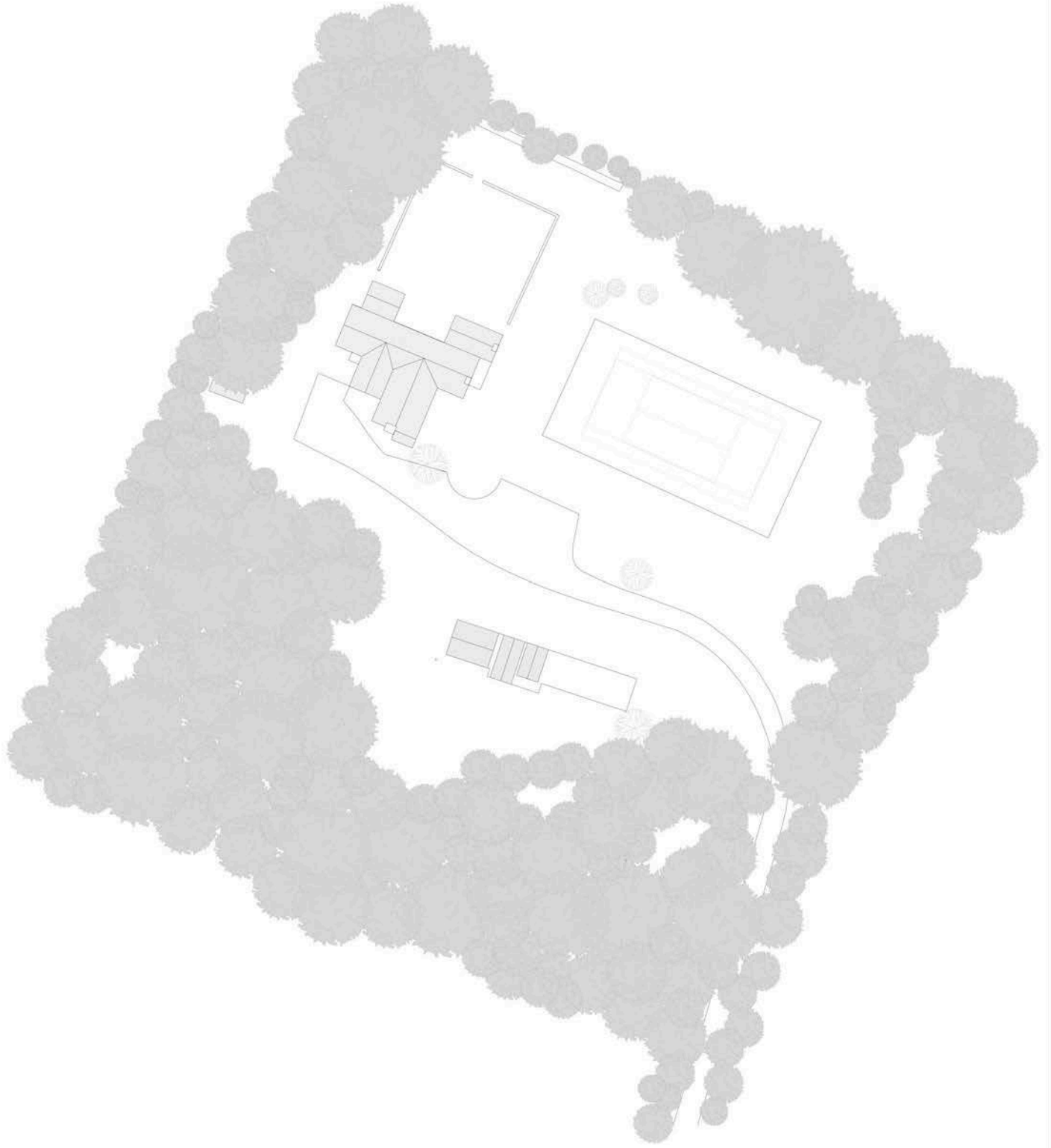
Development: Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn

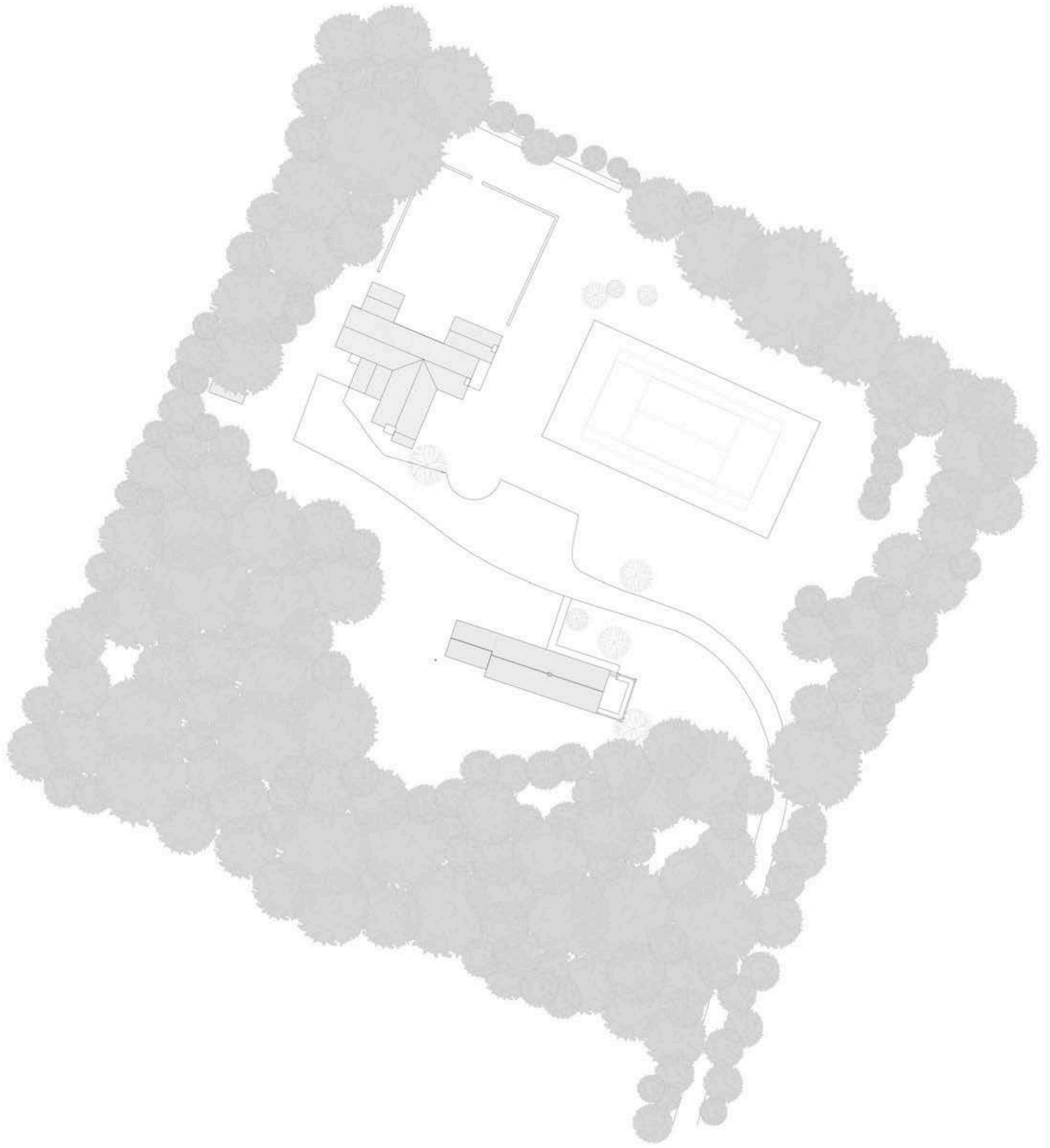
LBH Ref Nos: 32002/APP/2013/2733

Date Plans Received: 19/09/2013

Date(s) of Amendment(s):

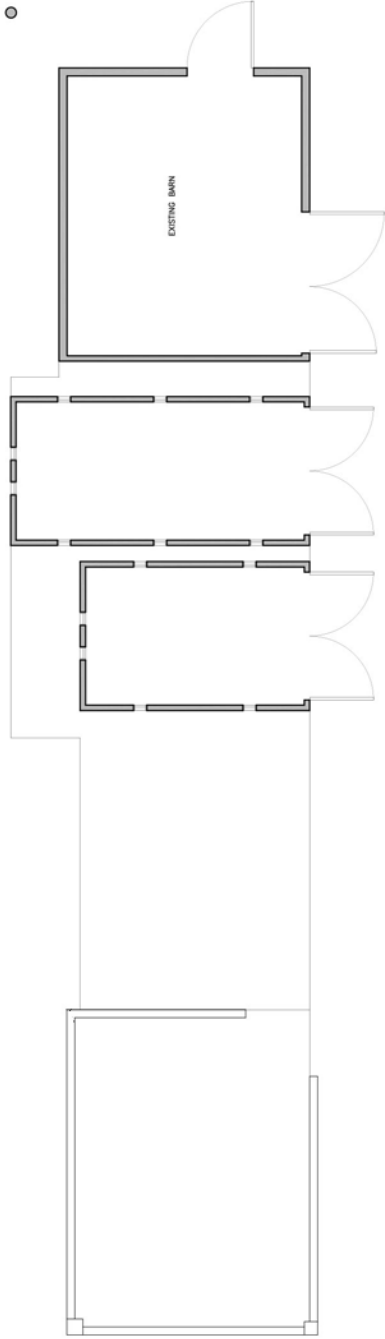
Date Application Valid: 20/09/2013



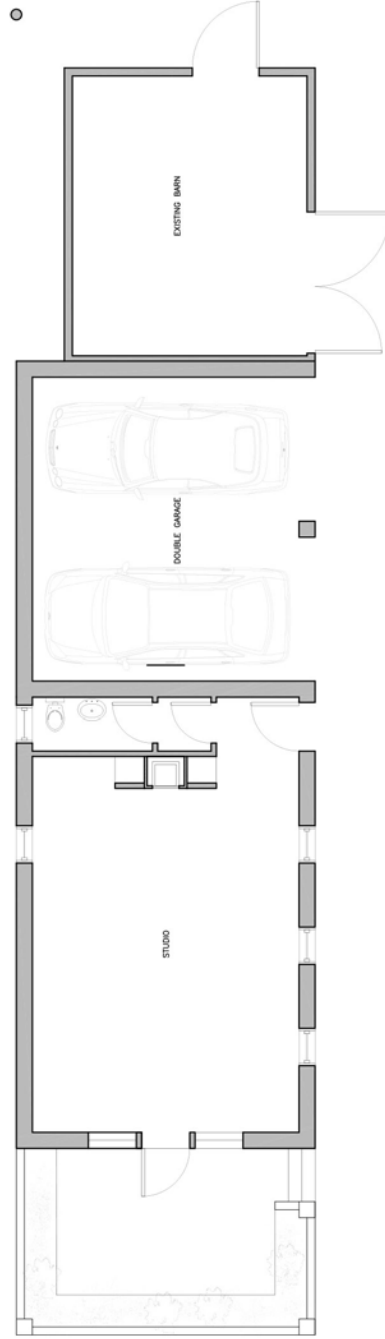


PROPOSED SITE PLAN



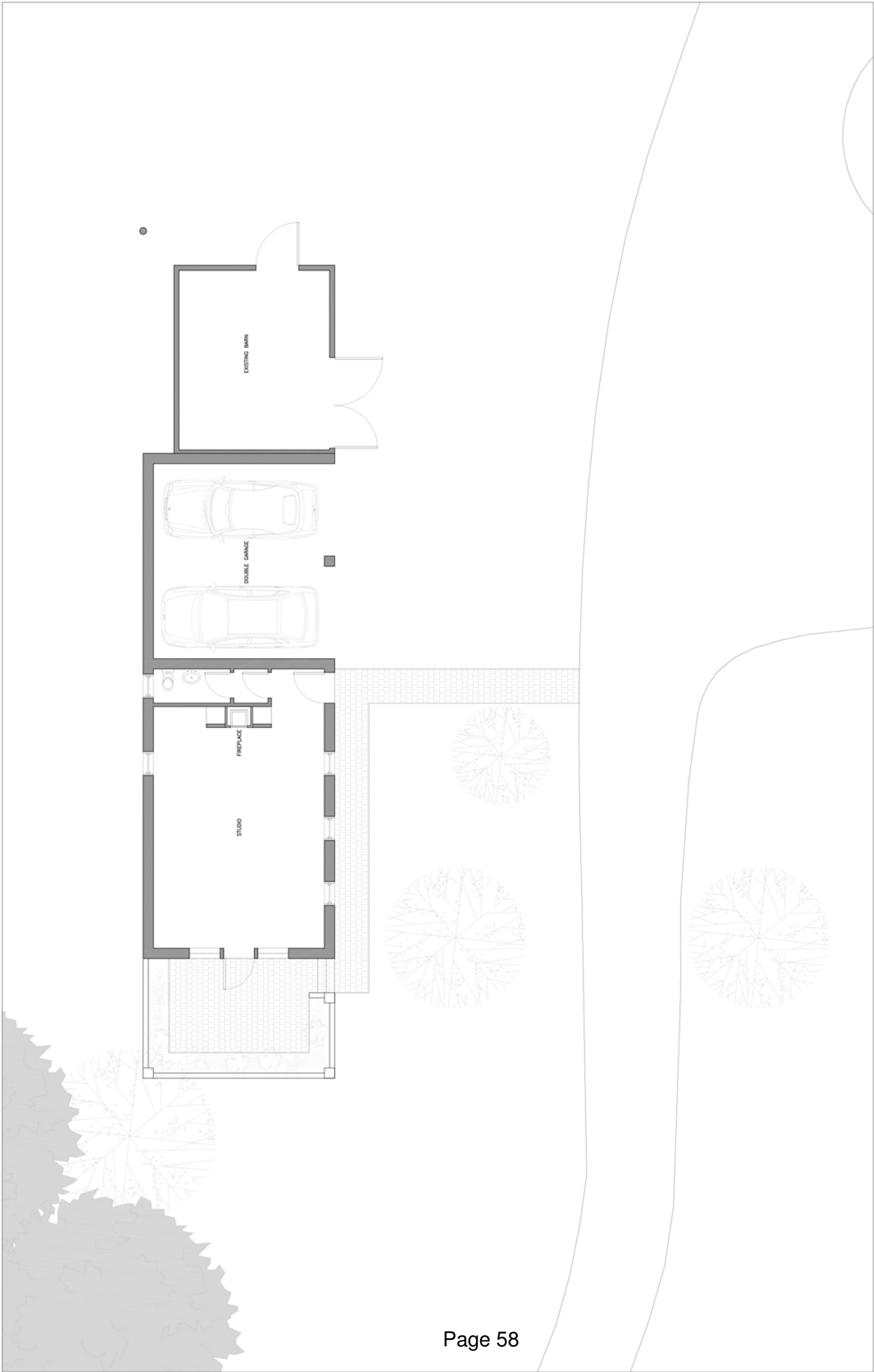


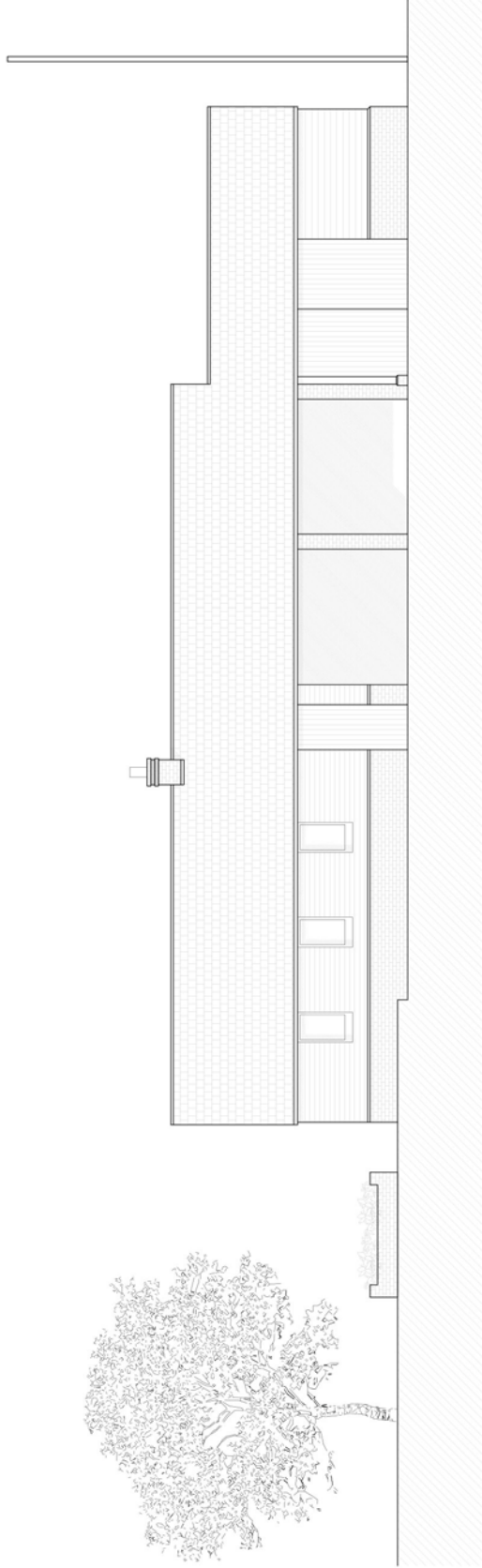
EXISTING PLAN



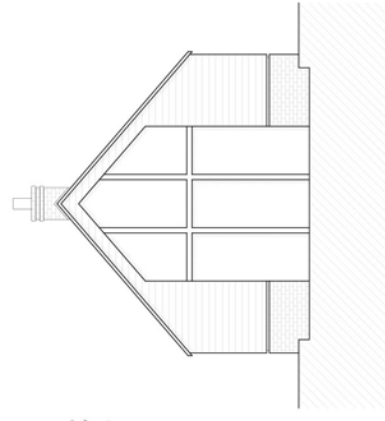
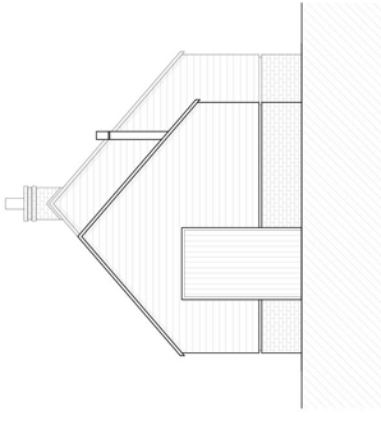
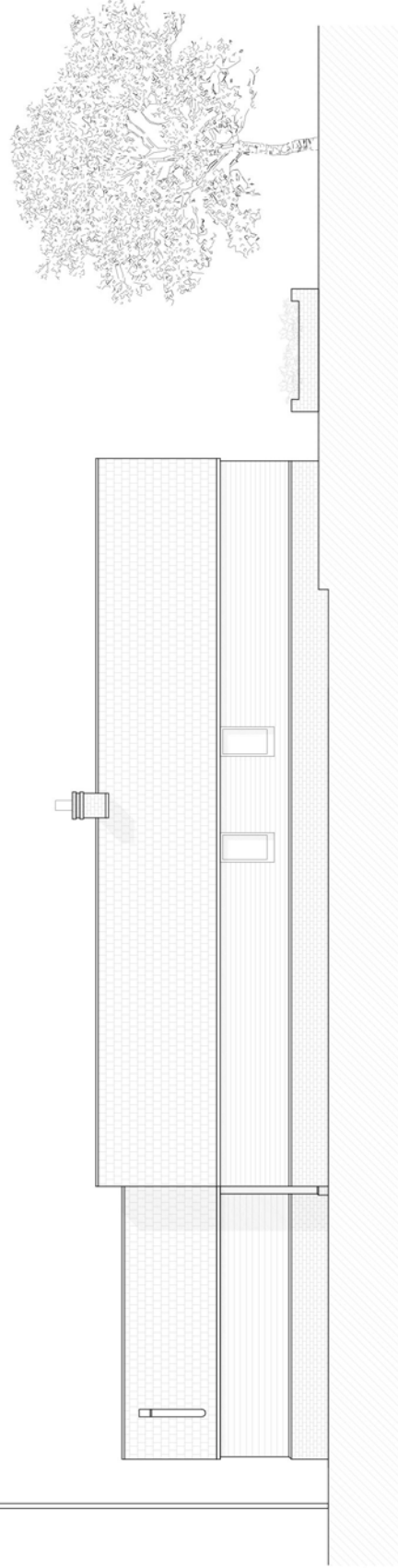
PROPOSED PLAN

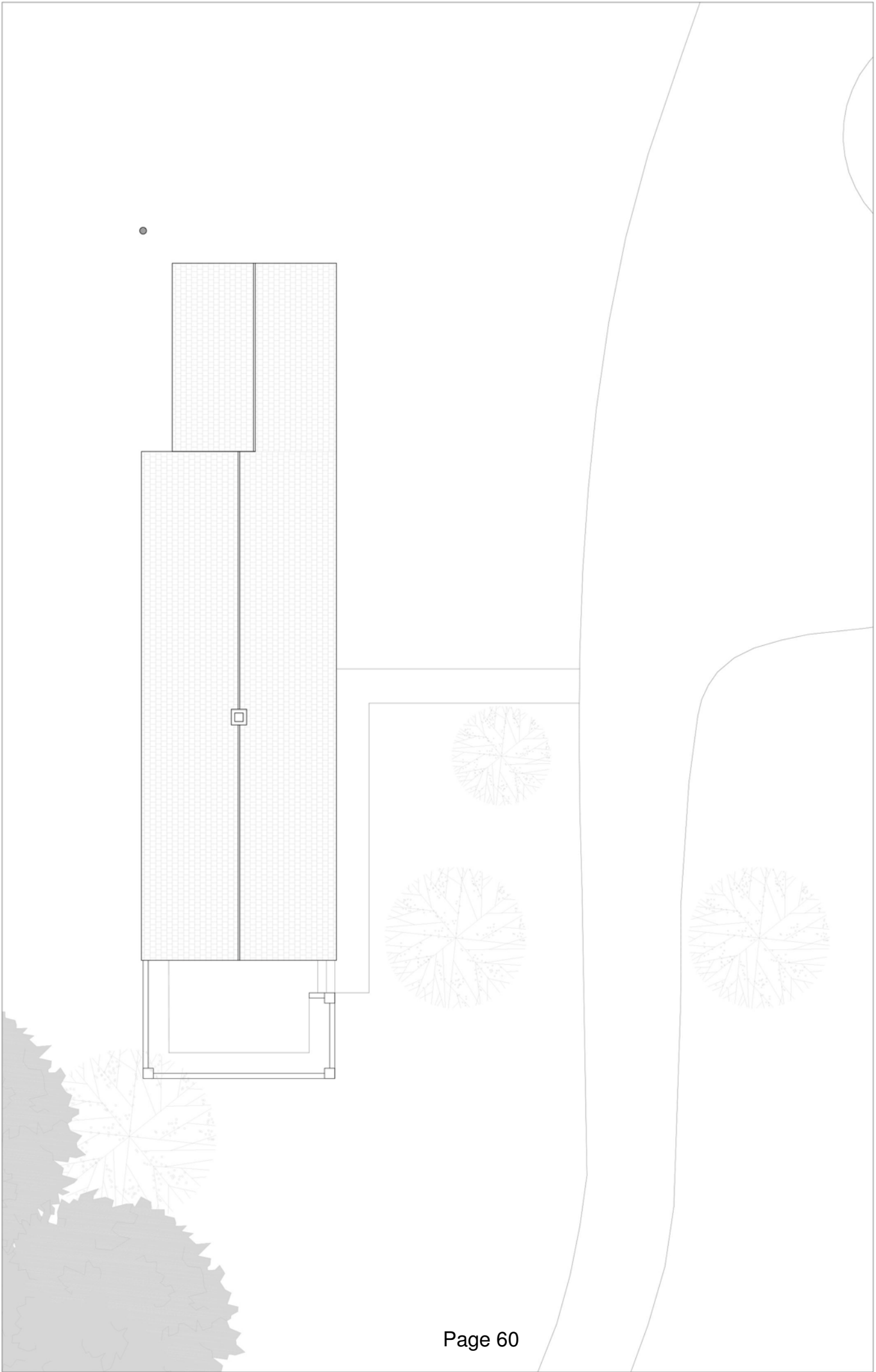






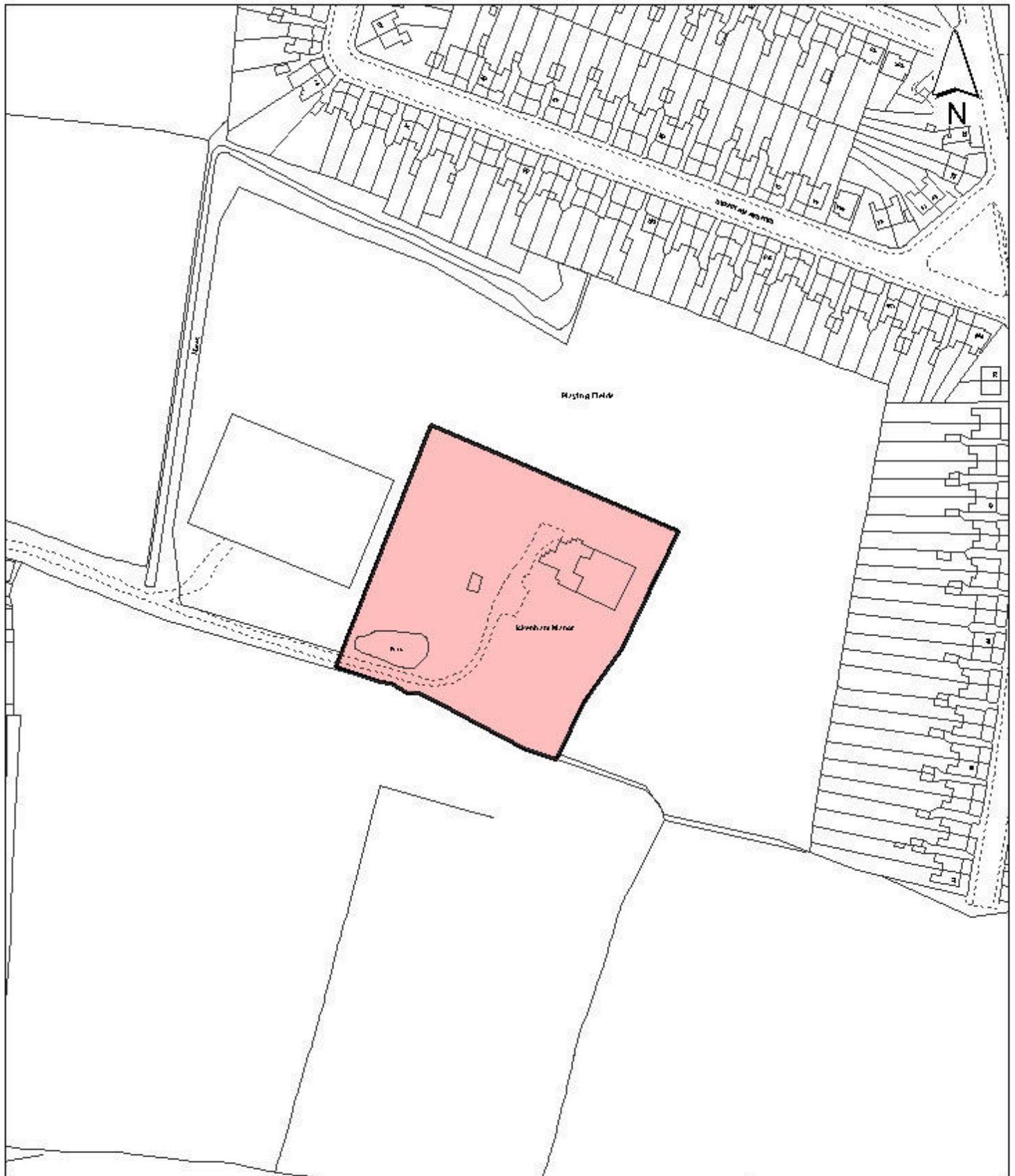
Page 59






PROPOSED ROOF PLAN





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Site Address

**Ickenham Manor House
Ickenham**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32002/APP/2013/2733

Scale

1:2,000

Planning Committee

North Page 61

Date

January 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND O/S SORTING OFFICE, JUNCTION OF EAST WAY AND PARK WAY
RUISLIP

Development: Replacement of existing 12.5m high monopole and one radio equipment cabinet with a new 12.5m high monopole with 2 equipment cabinets and ancillary works (Consultation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended)

LBH Ref Nos: 59076/APP/2013/3635

Date Plans Received: 06/12/2013 **Date(s) of Amendment(s):**

Date Application Valid: 06/12/2013

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R. E: 510122 N: 187348

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
 EXIT THE M25 AT JUNCTION 16 AND PROCEED EAST ON THE M40 ONTO THE A40. EXIT THE A40 NORTH ON THE A4180 AND CONTINUE TO RUISLIP TUBE STATION. GO RIGHT INTO PEMROKE ROAD AND CONTINUE INTO PARK WAY. THE SITE IS ON THE LEFT HAND SIDE OUTSIDE THE ROYAL MAIL SORTING OFFICE

LOW BORO CP HILLINGDON
 RECEIVED
 16 DEC 2013
 PLANNING & TRANSPORTATION GROUP

REV	DESCRIPTION	BY	CH	DATE
1	Issued for Approval	PC	PC	26.01.13

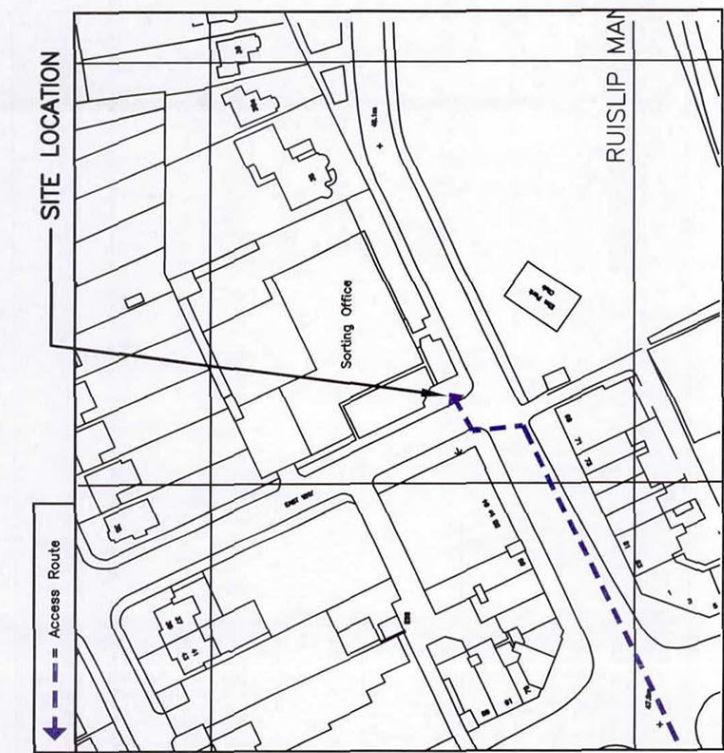
CARKE TELICA

Power Head Office: 100, South Boundary Road, Worsley Industrial Park, Worsley, Greater Manchester, M13 9JH
 Tel: 0161 5444444
 Fax: 0161 5471250

Design Office: 100, South Boundary Road, Worsley Industrial Park, Worsley, Greater Manchester, M13 9JH
 Tel: 0161 782 4300
 Fax: 0161 782 4801
 Web: www.carke-telica.com

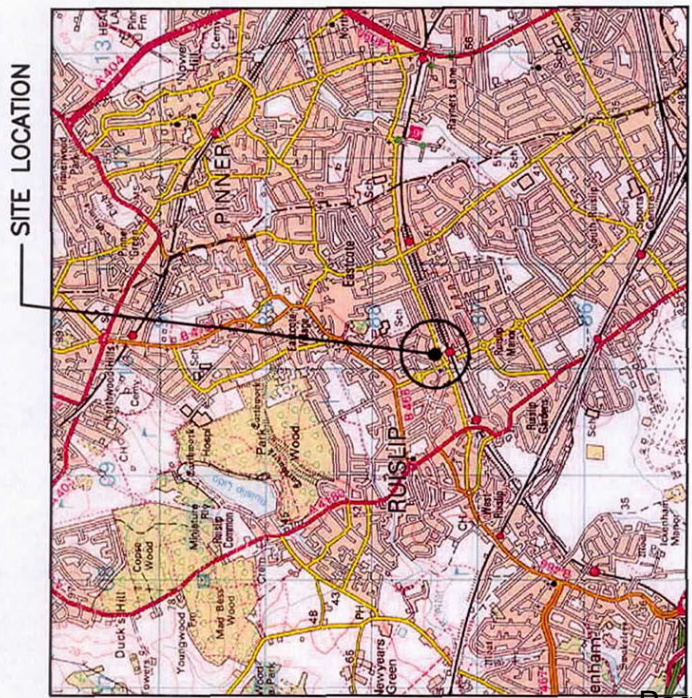
O₂
 CTIL

Cell Name	Opt.
RUISLIP MANOR NORTH	-
Cell ID No	
CTIL	TEF
136396	VF
33696B	78945
Site Address / Contact Details	
ADJ. TO ROYAL MAIL SORTING OFFICE RUISLIP MANOR MIDDLESEX HA4 8QJ	
Drawing Title: SITE LOCATION MAPS	
Purpose of Issue: PLANNING	
Drawing Number: 100	
Surveyed By: P.T. COOK	Original Sheet Size: A3
Drawn: PC	Date: 26.01.13
Checked: SFR	Date: 26.01.13
Issue: B	



DETAILED SITE LOCATION

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SITE LOCATION

(Scale 1:50000)
 Ordnance Survey map extract based upon Landranger map series with the permission of the controller of Her Majesty's Stationary Office
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SITE PHOTOGRAPH

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510122 N: 187348

CONCESSION REQUIRED NO

NOTES:

REV	DESCRIPTION	BY	CH	DATE
A	Issued for Approval	PC	PC	26.01.13

Head Office:
 Power House, South Boundary Road,
 Invermay Industrial Park,
 Invermay, Otago, New Zealand
 Tel: 0181 544444
 Fax: 0181 547120

Design Office:
 Pentagon House, Street 10, Level 1,
 Christchurch, New Zealand
 Tel: 0161 785 4500
 Fax: 0161 785 4001
 Web: www.carke-telecom.com




CTIL

Cell Name	Opt.
RUISLIP MANOR NORTH	-
Cell ID No	
CTIL	VF
136396	78945

Site Address / Contact Details
 ADJ. TO ROYAL MAIL SORTING OFFICE
 RUISLIP MANOR
 MIDDLESEX
 HA4 8QJ

Drawing Title: EXISTING SITE PLAN
 Purpose of Issue: PLANNING
 Drawing Number: 200

Surveyed By:	Original Sheet Size:	Issue:
P.T. COOK	A3	
Drawn:	Date:	Date:
PC	26.01.13	26.01.13
	SRF	B



EXISTING SITE PLAN
 (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510122 N: 187348

CONCESSION REQUIRED NO

NOTES:
 THIS DRAWING DEPICTS BOTH THE EXISTING EQUIPMENT THAT IS TO BE REMOVED AND THE PROPOSED EQUIPMENT (OFTEN UNDERNEATH THE PROPOSED). PLEASE NOTE THE EQUIPMENT THAT HAS BEEN ANNOTATED "PROPOSED REMOVAL" WILL NOT BE PRESENT WHEN THE PROPOSED EQUIPMENT IS INSTALLED

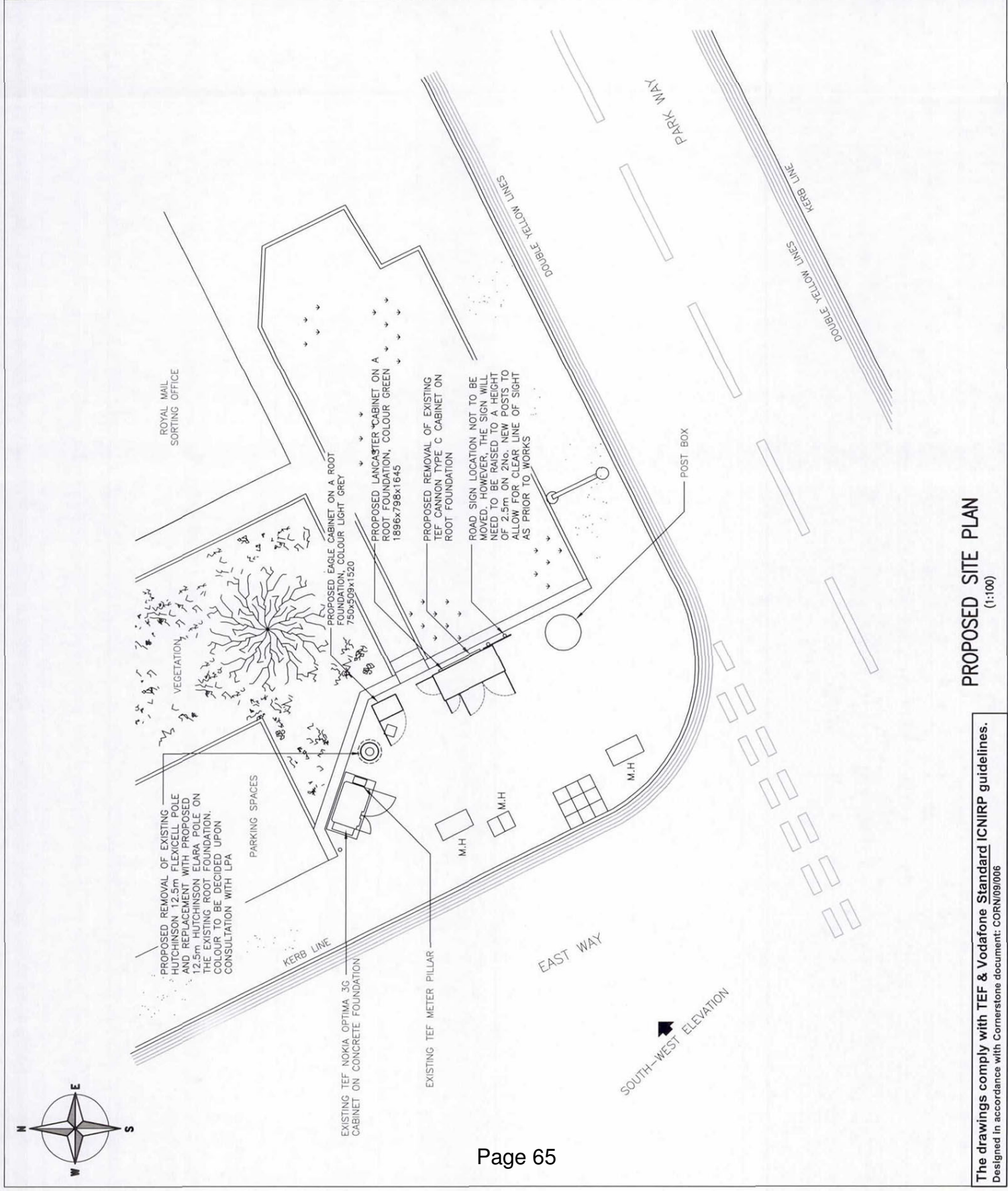
REV	MODIFICATION	BY	CH	DATE
B	South for Earth, L Lancaster removed	PC	PC	26.01.13
A	Revised for Approval	PC	PC	26.01.13

CLARKE TELECOM

Head Office:
 Power House, South Boundary Road,
 Kewdale, Western Australia,
 Perth, WA 6108
 Tel: 0181 544444
 Fax: 0181 5471250

Design Office:
 Perth, Western Australia
 Tel: 0181 782 4000
 Fax: 0181 782 4001
 Web: www.clarke-telecom.com

Cell Name	RUISLIP MANOR NORTH	Opt.	-
Cell ID No	136396	TEF	VF
Cell ID No	33696B	VF	78945
Site Address / Contact Details ADJ. TO ROYAL MAIL SORTING OFFICE RUISLIP MANOR MIDDLESEX H44 8QJ			
Drawing Title: PROPOSED SITE PLAN			
Purpose of Issue: PLANNING			
Drawing Number: 201			
Surveyed By: P.T. COOK	Original Sheet Size: A3	Issue:	B
Drawn: PC	Date: 26.01.13	Checked: SFR	Date: 26.01.13



PROPOSED SITE PLAN
(1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510122 N: 187348

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CH	DATE
				1.1.13

Head Office: Point
 South Boundary Road,
 Lonsdale, Ipswich, QLD 4750
 Tel: 0181 544444
 Fax: 0181 547120

Design Office:
 Douglas House, Stock Lane,
 Chelmsford, Essex, UK SS1 1JG
 Tel: 0181 782 4000
 Fax: 0181 782 4001
 Web: www.clarke-telecom.com



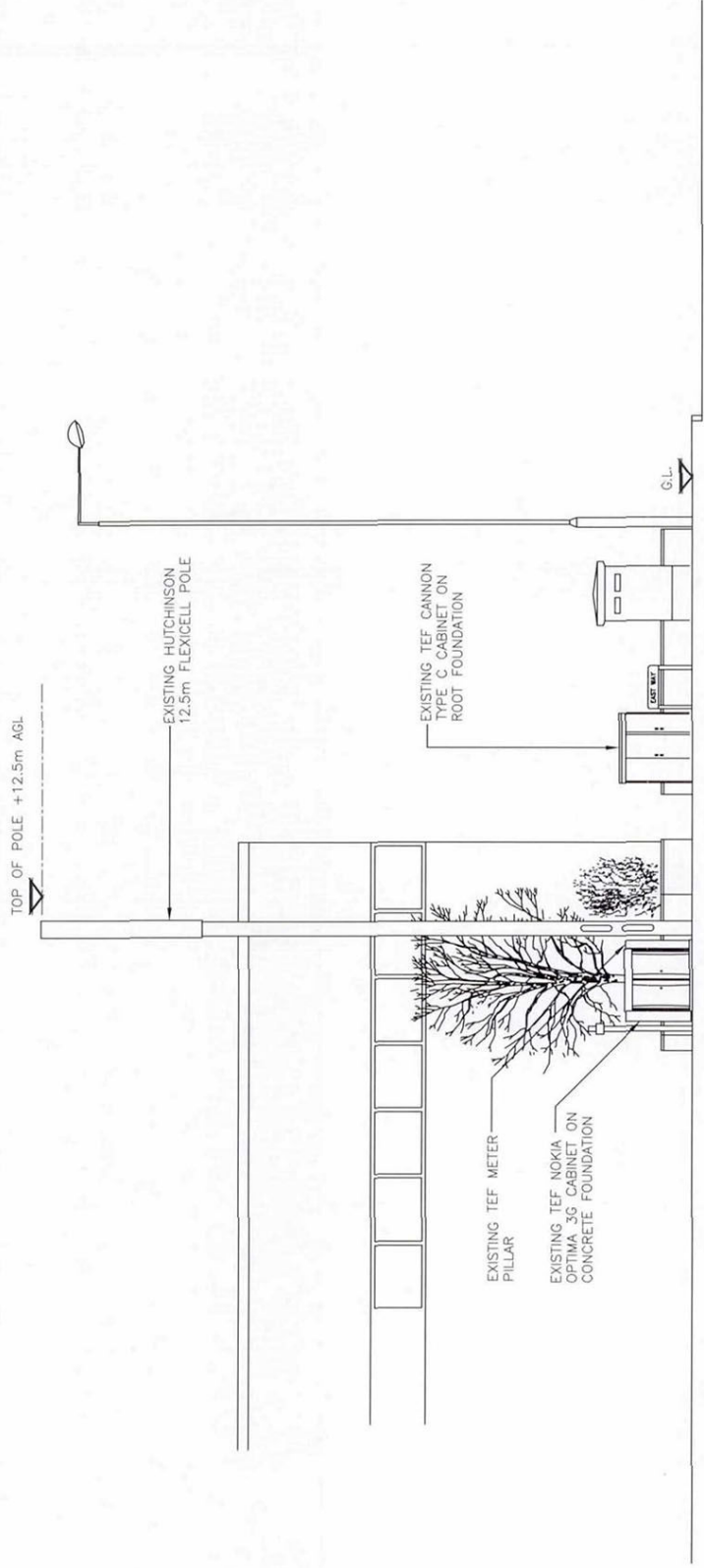
Cell Name
RUISLIP MANOR NORTH

Cell ID No
 TEF: 136396
 VF: 78945

Opt.
 -

Site Address / Contact Details
 ADJ. TO ROYAL MAIL SORTING OFFICE
 RUISLIP MANOR
 MIDDLESEX
 HA4 8QJ

Drawing Title:		Purpose of Issue:	
Drawing Number:		Original Sheet Size:	
30D		A3	
Surveyed By:	Date:	Checked:	Date:
Drawn:			
Issue:		Issue:	
		B	



EXISTING SOUTH—WEST ELEVATION
 (1:100)

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

N.G.R E: 510122 N: 187348

CONCESSION REQUIRED NO

NOTES:
 PROPOSED ELEVATION DEPICTS THE SITE FOLLOWING THE PROPOSED WORKS. ALL EXISTING EQUIPMENT TO BE REMOVED IS NOT SHOWN ON THIS DRAWING.

ACQUISITION SURVEYOR TO LAISE WITH THE LPA ON PAINT COLOUR OF THE PROPOSED STREET POLE. ONCE THIS IS DECIDED THE DESIGNER IS TO BE INFORMED. PROPOSED CABINETS CAN ALSO BE PAINTED AN ALTERNATIVE COLOUR (STANDARD COLOUR NOTED ON DRAWINGS) IF THE LPA REQUEST

REV	MODIFICATION	BY	CH	DATE
B	Submit for Erection, Lancaster removed	PC	PTC	08.08.13
A	Issue for Approval	PC	PTC	26.01.13

Head Office:
 Power House, Smeaton Park,
 South Boundary Road,
 Kingsley, Liverpool, L31 7SR
 Tel: 0151 5444444
 Fax: 0151 5471250

Design Office:
 Parkside House, 100,
 Chesapeake, Oldham, OL9 9EY
 Tel: 0161 768 4000
 Fax: 0161 768 4001
 Web: www.clarke-telcon.com



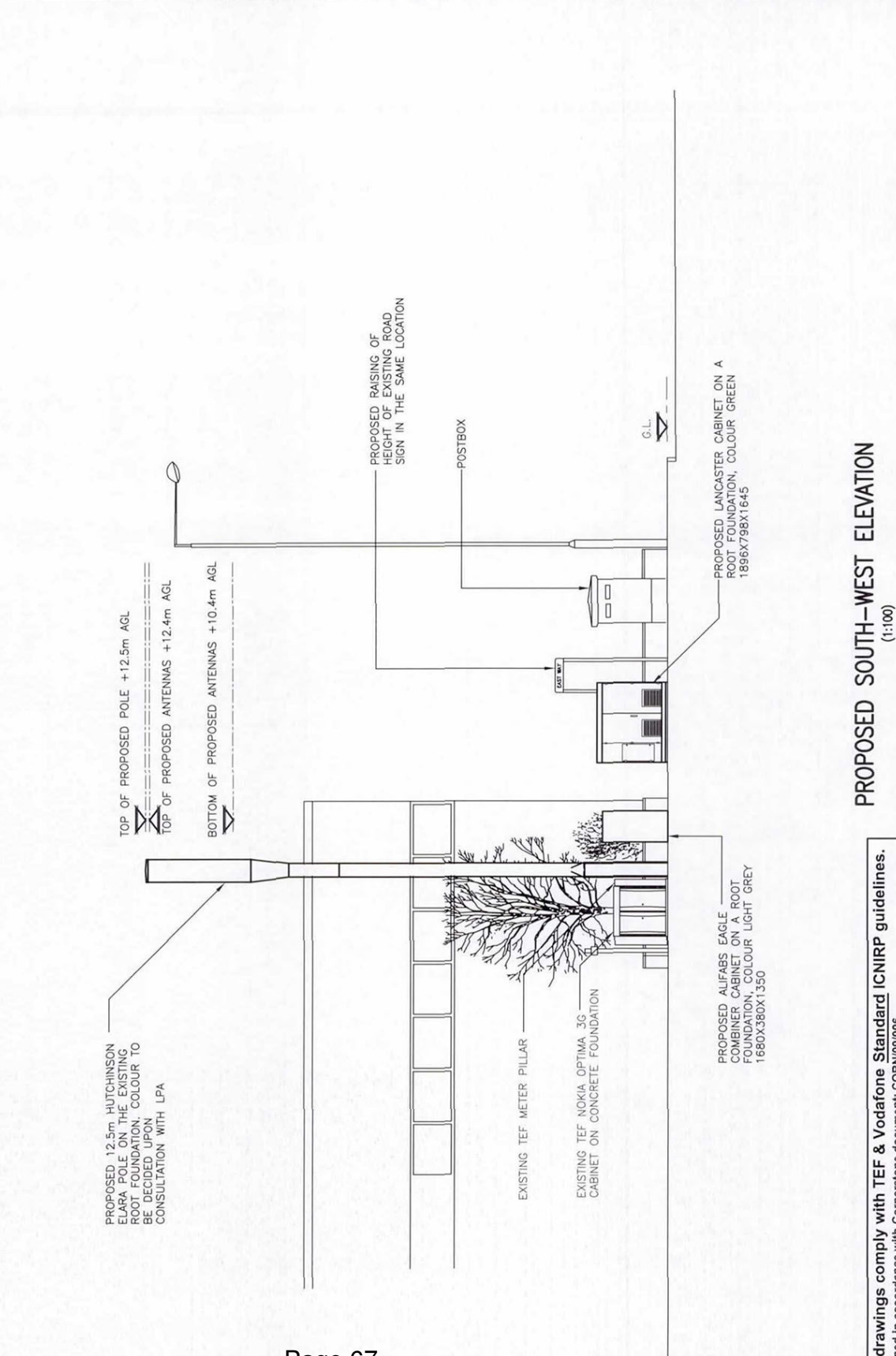
O₂
 CTIL

Cell Name	RUISLIP MANOR NORTH	Opt.	-
Cell ID No	33696B	TEF	VF
CTIL	136396		78945

Site Address / Contact Details
 ADJ. TO ROYAL MAIL SORTING OFFICE
 RUISLIP MANOR
 MIDDLESEX
 HA4 8QJ

Purpose of Issue: PROPOSED SITE ELEVATION
 Drawing Number: 301

Surveyed By:	P.T. COOK	Original Sheet Size:	A3
Drawn:	PC	Date:	26.01.13
		Checked:	SPR
		Date:	26.01.13
		Issue:	B



PROPOSED SOUTH-WEST ELEVATION
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006



Sorting Office

EAST WAY

5 to 64

69

Elm Park Club

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	<p>Planning Application Ref:</p> <p>59076/app/2013/3635</p>	<p>Scale</p> <p>1:300</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Application</p>	<p>Date</p> <p>January 2014</p>	