



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 6 JANUARY
2015

Time: 7.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan
Peter Curling (Labour Lead)
Jas Dhot
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse

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, 23 December 2014

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
democratic@hillington.gov.uk

This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services

Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

Electronic devices

Please switch off any mobile devices before the meeting. Any recording of the meeting is not allowed, either using electronic, mobile or visual devices.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

Recording of meetings - This is not allowed, either using electronic, mobile or visual devices.

Mobile telephones - Please switch off any mobile telephones and BlackBerries before the meeting.

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

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.

followed by any Ward Councillors;

4. The Committee may ask questions of the

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

PART I - Members, Public and Press

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

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
5	61 Wentworth Drive, Eastcote 70234/APP/2014/2907	Eastcote & East Ruislip	4 x two storey 1-bed back to back dwellings with habitable roofspace, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house Recommendation: Approval	1 - 24

Other

- 6 S106 Quarterly Monitoring

25 - 36

PART II - Members Only

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

7 Enforcement Report 37 - 44

PART I - Plans for North Planning Committee 45 - 56

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 61 WENTWORTH DRIVE EASTCOTE

Development: 4 x two storey 1-bed back to back dwellings with habitable roofspace, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house

LBH Ref Nos: 70234/APP/2014/2907

Drawing Nos: Tree Report
Supporting Photo 1
Design and Access Statemen
Supporting Photo 2
Supporting Photo 3
Supporting Photo 4
Supporting Photo 5
Supporting Photo 6
Location Plan
PINN1401 Rev A
Sectional Elevation
Proposed Front Elevation Showing Railing:
14/3322/2 Rev C
14/3322/3 Rev.A
14/3322/4 Rev.A
14/3322/1 Rev.D

Date Plans Received: 14/08/2014 **Date(s) of Amendment(s):** 22/12/2014
Date Application Valid: 01/09/2014 14/08/2014

1. SUMMARY

The application proposes to demolish the existing bungalow and to erect four, two-storey houses with habitable accommodation in the roof space, one bedroom, together with a parking spaces as well as installation of a new vehicular crossover. Each house would have its own private amenity space.

It is considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space would provide an adequate level of amenity for future occupants. As such, the proposal is considered acceptable and is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, Tree Report, Supporting Photo 1, Design and Access Statement, Supporting Photo 2, Supporting Photo 3, Supporting Photo 4, Supporting Photo 5, Supporting Photo 6, Location Plan, PINN1401 Rev A, 14/3322/2 Rev C, 14/3322/3 Rev.A, 14/3322/4 Rev.A, 14/3322/1 Rev.D, Proposed Front Elevation Showing Railings and Sectional Elevation.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES5 General compliance with supporting documentation

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

Amenity space (Plan No.14/3322/1 Rev.D)
Parking (Plan No.14/3322/1 Rev.D)

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

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

6 HO6 Obscure Glazing

The first floor side windows in the roofspace shall be glazed with permanently obscured

glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts (including demonstration that 1 electrical charging point)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

8 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or

shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

9 RES23 Visibility Splays - Pedestrian

Notwithstanding the plans hereby approved, revised plans showing the access for the proposed car parking being provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m shall be submitted to and approved in writing by the Local Planning Authority before development commences.

Thereafter the development shall be completed in accordance with the approved visibility splays.

REASON

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

10 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

11 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to

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

12 RES16 Code for Sustainable Homes

The dwellings shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

13 NONSC Non Standard Condition

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to provide specific wildlife habitat and features that will support protected species and bird populations. The use of habitat walls, bat and bird boxes and small water features would be encouraged as part of the scheme. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

14 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

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

15 COM6 Levels

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

REASON

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

16 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)).

INFORMATIVES

1 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved

drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

3 I3 Building Regulations - Demolition and Building Works

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

4 I5 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 I15 Control of Environmental Nuisance from Construction Work

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

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

Sundays, Bank or Public Holidays.

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

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

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

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

7

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise.

8 147 **Damage to Verge**

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

9 123 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

10

You are advised that you will need to make an application to the Council's Highways Department, 4 North, Civic Centre, High Street, Uxbridge, UB8 1UW for the relocation of the street lighting column.

11

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

12

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £42,031.74 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

13

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

14 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.

15 I52 Compulsory Informative (1)

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

16 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the corner of Wentworth Drive and Fore Street and comprises a detached bungalow with a forward projection, set within a spacious plot. To the north lies No.59 Wentworth Drive, a two storey end of terrace property. To the rear of the site lies No.96 Fore Street, a residential property.

The street scene is residential in character and appearance comprising terraced houses of varied designs within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application site is also in an archaeological priority area.

3.2 Proposed Scheme

The application proposes to demolish the existing bungalow and erect four, two-storey houses with habitable accommodation in the roof space to provide one bedroom houses, together with a one parking spaces to the front, landscaping, installation of a wider vehicular crossover and bin and recycling store.

The proposed building would be approximately 12m wide, 12m deep and 8.6m high. The building would have a hipped roof with a small crown roof. The building would have front bays with gabled roofs set down from the main roof of the house. The building would have single storey extensions on either side with hipped roofs and a single storey rear extension. The roof would have velux windows to the front and dormer windows with flat roofs on the rear elevation.

The buildings would maintain a minimum 1m distance from the side boundaries. The buildings would be set back from the highway by a minimum 6m and approximately in line with the building line of the adjacent property. One parking space is provided per dwelling. The parking spaces would be located to the front of the property with a 6m distance between cars to be able to reverse and leave the site in forward gear. The existing crossover would be extended measuring 6m reduced to 4.88m at the back of the footway. The property would retain approximately 60.5sq.m to 69.9sq. metres of private amenity space. The floor area of the proposed houses would be approximately 83sq.m to 134sq.m.

The elevations of the building would comprise brick and the roof would be of tiles. Windows and doors would be of timber.

The submitted tree report makes adequate provision for the protection and long-term retention of the high value mature trees on-site.

Revised plans have been submitted reducing the height of the building and subsequently reducing the crown roof. The parking to the rear of the site including the proposed crossover on Fore Street has been omitted from the plans thereby increasing the size of the gardens. The crossover to the front of the site has been extended and the parking layout to the front has been amended. The proposal has also reduced in size from two bedroom houses to one bedroom houses with a small study in the loft.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

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.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces

	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbouring properties have been consulted on 3rd September 2014 and a site notice was

displayed on 9th September 2014.

The application has been requested by a Councillor to be determined at committee.

Six letters of representations have been received with the following summarised objections:

- (i) Out of character and appearance with the surrounding area.
- (ii) The area is already becoming extremely busy, particularly at drop off and pick up school times.
- (iii) Parking problems.
- (iv) The loss of these parking spaces together with the additional 8 cars from the new properties will cause a danger to the schoolchildren who cross the road on this busy and hazardous corner.
- (v) The proposed off street parking at the rear of the property combined with the recently added second driveway at the front of the property will remove 3 of the current parking spaces available for residents and also parents dropping off and collecting children from Coteford and Grangewood schools opposite.
- (vi) Overlook No.59 Wentworth Drive.
- (vii) Increase in noise pollution.
- (viii) Loss of sunlight.
- (ix) Overshadowing.
- (x) Loss of privacy.
- (xi) What would the property border/boundary look like running from the corner of Wentworth Drive into Fore street, as this is currently formed of attractive shrubbery, fruit trees and planting.
- (xii) Location of bin stores will generate smells and are unsightly.
- (xiii) For many years bats have been sighted on the property but it appears that no survey has been done to ascertain whether the bats are actually roosting on the property or using it for feeding. This may be difficult now as some trees have already been cut-down on the property and therefore habitat may have already been destroyed.
- (xiv) Demands on existing drainage facilities.

OFFICER COMMENTS ON OBJECTIONS:

Point (i) is discussed in section 7.07.

Points (ii) to (v): Revised plans were submitted reducing each property to a one-bed and subsequently reducing the parking to one parking space per dwelling. The proposed crossover accessed from Fore Street has been removed. All cars will be able to leave the site in forward gear to ensure there is no highway safety concerns.

Points (vi) to (x) are addressed in section 7.08.

Point (xi) is discussed in section 7.14.

Point (xii): The bins store would be set in from the boundary and covered by a 1.2m high trellis screen and planting.

Point (xiii) A bat survey has been submitted as part of the application and considered acceptable.

Point (xiv) Issues regarding drainage are considered by building control.

EASTCOTE VILLAGE CONSERVATION PANEL:

This proposal is over dominant on this corner site, will not afford a suitable standard of living accommodation for future occupants.

1. This block of back to back dwellings is not two storey but 2.5 as the second bedroom is in the roof space.

2. The rear elevation extends beyond the rear of number 59 and will overshadow the private amenity space and the rear of this dwelling.

3. Parking and road conditions:

3.1 Four vehicles will be parked on the front garden, which will give the appearance of a parking lot and will be detrimental to the streetscene.

3.2 The space allowed at the rear for a further four vehicles is not a practical design. The vehicles will be parking one behind the other, meaning for the most part at least two vehicles will be parked on the road. Should two vehicles be parked side by side, is there actually enough room to be able to open to vehicle doors?

3.3 Another vehicular exit onto this part of Fore Street is not acceptable. Photograph 1 submitted with the application shows how narrow Fore Street is, basically a country lane, with poor visibility around the nearby bend. There are two school entrances opposite the proposal, Grangewood and Coteford Junior schools, with Coteford Infant School just a short distance away. The three schools cause a large volume of traffic in this very narrow roadway.

3.4 Next to the application site is a terrace of four houses, with very large limited parking space, four extra dwellings in this vicinity will cause congestion and be a hazard so close to the junction with Fore Street.

4. The second storey of each dwelling has one bedroom, these bedrooms have only one small roof light or dormer. This is not a very satisfactory arrangement for either admittance of daylight or for a view.

5. This proposal has a very large roof the shape and style of which is not in keeping with the rest of the area.

ENGLISH HERITAGE:

No objection.

Internal Consultees

ACCESS OFFICER:

The existing derelict detached dwelling is to be demolished to make way for a pair of semi-detached houses that would then be internally subdivided to form four, two-bedroom houses with off street parking. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. The Design & Access Statement refers to the development having been designed to comply with Approved Document and the Lifetime Home Standards.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

2. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

3. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case, an additional Condition, as set out below, should be attached to any planning permission:

Condition: Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

Reason: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

SUSTAINABILITY COMMENTS:

I have no objections to the proposed development.

Bats

The ecology report has considered the presence of bats and found that the site is of negligible value for bats. Although no activity surveys were carried out, the initial inspections are sufficient to satisfy the Council that the likely presence of bat roosts or resting places is low. The information in relation to bats is therefore sufficient.

The site has some potential for foraging bats. However, the location of this development site needs to be considered in the context of the wider area. The extensive woodland to the west of the development site is prime bat habitat and is known to support significant quantities of bats. The value of this relatively small development site has to be put into the context of the hundreds of hectares of appropriate habitat to the west.

In summary, I am satisfied that the likely absence of bats has been established and that the loss of vegetation would have no bearing on the foraging activities of bats. The proposed development would therefore not be contrary to the requirements of the Habitat Regulations.

General Comments on Ecology

The ecological report and survey is commensurate with the scale and nature of the development. Whilst the site is acknowledged to be of limited value for protected species, its wider role as an ecosystem will be of value at a local level. The NPPF requires no net loss in ecological value from new development and strives for a net gain.

The following condition is therefore necessary:

CONDITION

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall set out the measures to provide specific wildlife habitat and features that will support protected species and bird populations. The use of habitat walls, bat and bird boxes and small water features would be encouraged as part of the scheme. The development must proceed in accordance with the approved scheme.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

TREES AND LANDSCAPE COMMENTS:

The site is occupied by a derelict bungalow situated within a generous at the junction of Fore Street and Wentworth Drive. There are various styles of housing in this area and the character is enhanced by mature gardens and the hedges and woodland associated with the land to the west of Fore Street. The established garden of number 61 contains a number of trees and shrubs which re-inforce the visual amenity of the area.

There are no TPO's or Conservation Area designations affecting the site.

Any new development should retain and enhance the verdant character of the area.

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

A Tree Survey, by John Cromar, has assessed 23No. Individual trees and hedges on the site and close to it. 'A' and 'B' graded have such quality and useful life expectancy that new development should seek to retain them.

In this case, the tree data table (Appendix 08) concludes that all of the trees are 'C' and 'U' grade trees, with the exception of H7, a clipped Laurel hedge, which is considered to be 'B2' (fair quality and condition with some landscape value).

This hedge defines the boundary on the corner of Wentworth Drive / Fore Street and has the potential to be retained where it will provide immediate screening.

According to the Tree Works Schedule (Appendix 09) most of the poor grade trees and shrubs will be removed, together with their roots, to accommodate the new development. A small part of the hedge, T7, will be removed to accommodate new car parking. The report explains how T1, ash (off-site) can and will be protected using 'no dig' construction.

Tree Retention and Protection Measures are indicated on dwg. ref.1-38-3559/P2 showing T1, most of H7, T19, H20 and T21 to be retained.

In Para 05.08 the survey recommends suitable replacement planting for the location. At Para 05.09 the survey confirms that supervision by the arboriculturist will take place with the site agent at key stages in the development. This is good practice.

The Design & Access Statement confirms that many of the affected trees are of poor quality and that the design allows for new soft landscaping, which includes tree planting, as indicated on Macleod drawing No., 14/3332/1.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

No objection, subject to the above observations and RES9 (parts 1,2,4,5, and 6) and RES10.

Informatives

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

The Wildlife and Countryside Act 1981: Note that it is an offence under the Wildlife and Countryside Act 1981 to disturb roosting bats or nesting birds or other species. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work.

EPU COMMENTS:

Contamination land and air quality:

There is no information on ground conditions for this site, and I am not aware of former contaminative uses (appears to have been farmers field or open space). As additional sensitive receptors are being introduced the following condition is advised where the standard contaminated land condition may be too onerous.

Condition to minimise risk of contamination from garden and landscaped area:

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Some parts of the borough being identified now as having 1-3% of properties being above the action level for radon, which is thought to apply to this area. The following informative may be worth including.

GAS/RADON INFORMATIVE ONLY (This is NOT a planning condition)

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise. REASON: The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas is advised as a precaution.

DESIGN OFFICER COMMENTS:

The character of the area is derived from a number of short terraces, semi-detached and detached two storey properties and a few bungalows, mostly located on corner plots. The majority seem to date from the 1930s, with the terraced properties, in particular, having quite a distinctive architectural identity. There also appear to be some slightly later properties along Fore Street, which are generally of a fairly ordinary design.

In this case, there would be no objection in principle to the demolition of the existing very modest bungalow and to its replacement with a two storey structure, however, it is important that this "fits" into the established townscape of the immediate area.

Generally the development is acceptable, but revisions to the roof form are recommended.

Officer Comment: The Conservation Officer did clarify that the size of the crown roof was a concern and the crown was subsequently reduced through revised plans.

HIGHWAYS COMMENTS:

The revised car parking layout with a single access is considered to be acceptable, subject to a minimum of 6m turning space between spaces.

I recall that there is a street lighting lamp column in front of the site, which together with any existing infrastructure needs be accurately shown on revised plans.

(OFFICER COMMENT: Revised plans have since been submitted showing the position of the lamp post. The scheme is for 1 bed houses only with a box room study. Overall, the units are of sufficiently small size that 4 parking spaces is considered acceptable.)

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a Conservation Area and the building is not Listed. There are no policies which prevent the demolition of the existing building, in principle.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant

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

The property lies within a Developed area and does not fall within a Conservation Area or Area of Special Local Character and is not a Listed Building. However, the site lies within an Archaeological Priority Area. This development would be too small-scale and is largely on an existing building footprint to be of concern. English Heritage conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The site is located within a Developed Area where there is no objection in principle to houses on the site subject to the proposal satisfying other policies in the plan and supplementary planning documents.

Local Plan Policies BE13 and BE15 resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The street scene is characterised by a number of short terraces, semi detached and detached two storey properties and a few bungalows, mostly located on corner plots. The majority seem to date from the 1930s, with the terraced properties, in particular, having quite a distinctive architectural identity. There also appear to be some slightly later properties along Fore Street, which are generally of a fairly ordinary design.

The proposed houses would be well designed, symmetrical in design with a small crown roof. It is proposed that the buildings would follow the existing front building line of the adjacent properties and it would provide parking on the frontage, and would still entail a small level of soft landscaping. As many of the existing houses have large areas of hard surfacing along the main street frontages, the four proposed parking spaces on Wentworth Drive would not have a negative impact on the overall appearance of the street.

The proposed building would also be set in from the side boundaries by a minimum of 1m. The siting of the property and its overall footprint is thus considered to be in character with the existing character of the road. The design of the roof has been revised addressing comments received from the urban design officer.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15m will be the minimum acceptable distance. The application would comply with this advice as there are rear gardens situated to the rear. The proposed dwelling would be the same depth to the front in relation to the existing property to which it would be applied and would not project beyond a 45 degree line of sight from the nearest first floor habitable room window of that dwelling and as such, is considered not to be over-dominant in relation to the same. Furthermore, due to the orientation of the site the proposal would not result in a loss of light or outlook to the adjacent property (No.59) to the north. The first floor side window proposed would serve landings and could be conditioned to be obscure glazed and fixed shut below 1.8m from FFL to prevent any overlooking to adjoining properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance within the SPD: Residential Extensions.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 1 bedroom, 2 person dwelling, to have a minimum size of 61 sq.m. The proposed new dwellings would be approximately 83sq.m to 134sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the houses and the character of the area.

The minimum level of amenity space required for a one bedroom house is 50sq.m of amenity space to meet the standard. The scheme provides some 60-69sq. metres each and would thus far exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal includes four parking spaces to the front accessed by a double crossover. The crossover measures 6m to 4.88m at the back of the footway. One parking space would be provided per one-bedroom dwelling whilst retaining a minimum of 6m turning space between spaces allowing cars to leave the driveway in forward gear. This arrangement is considered

to be acceptable and would satisfy the Council's car parking standards which requires a maximum of 1 space per dwelling.

Cycle parking could be provided within the curtilage of each house.

There is a lamp post in front of the site, which would need to be moved. It is considered that the scheme complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

7.12 Disabled access

See section 7.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

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

The Design & Access Statement confirms that many of the affected trees are of poor quality and that the design allows for new soft landscaping, which includes tree planting, as indicated on Macleod drawing No. 14/3332/1. If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. As such, the proposal would comply with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Although there is no requirement for proposals for residential houses with their own curtilages to show the provision to be made for refuse and recycling storage, the submitted plans do show hardstanding area for bins with 1.2m high trellis screen and planting. This provision is considered adequate.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 364sq metres of additional floorspace are as follows:

Hillingdon CIL = £30,210.00

Mayoral CIL = £11,821.74

Total = £42,031.74

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in Probity in Planning, 2009.

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have due regard to the above goals means that members should

consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

10. CONCLUSION

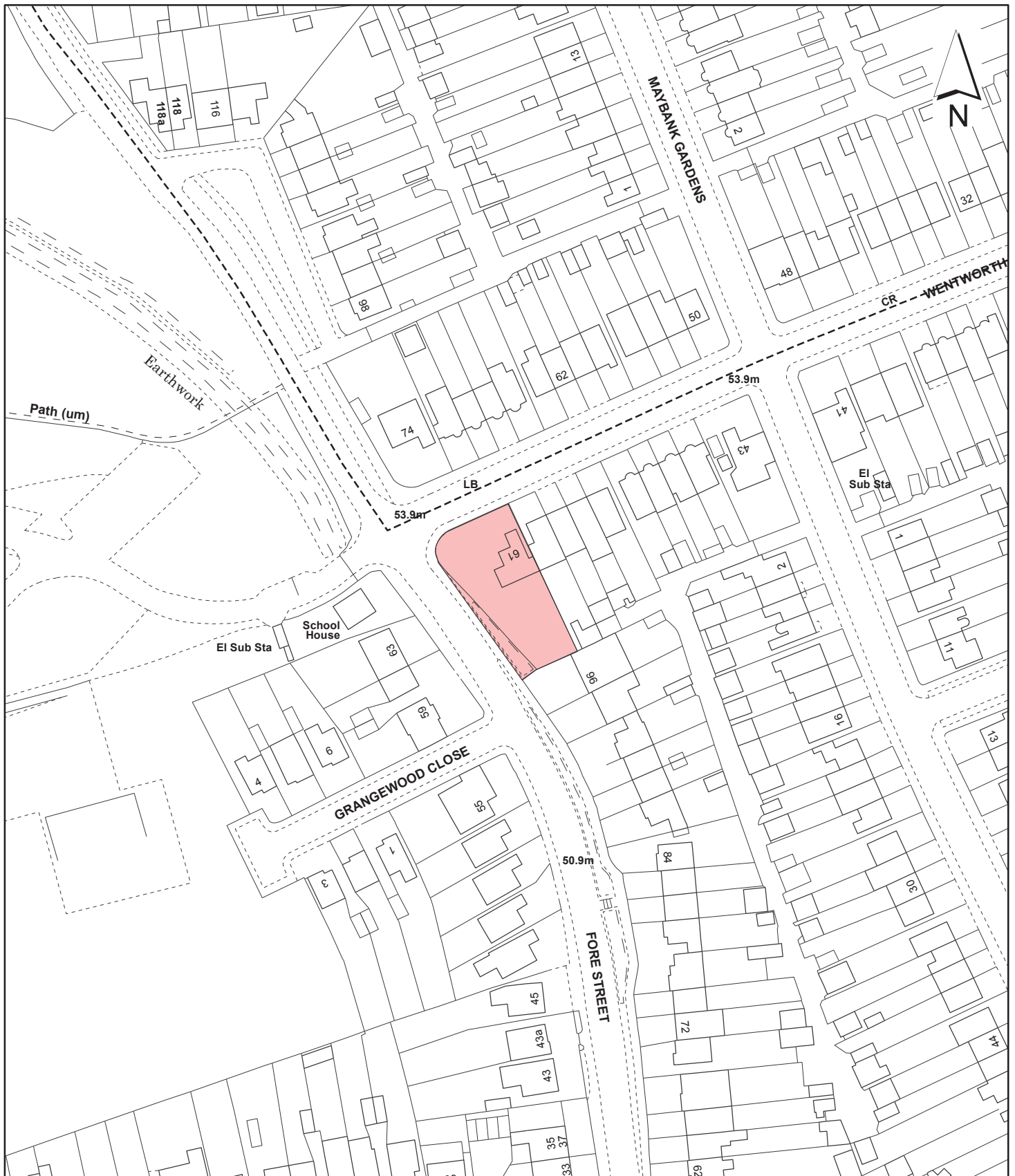
It is considered that the principle of four new houses on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
 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.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address

**61 Wentworth Drive
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

70234/APP/2014/2907

Scale

1:1,250

Planning Committee

North Page 23

Date

January 2015



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

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 2014 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 18th December 2014 and updates the information received by Cabinet in September 2014. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2014, 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 2014 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/09/14' 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 30/06/14" and "Total Income as at 30/09/14".

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 2014. 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 /

North Planning Committee - 6th January 2015 PART 1 - MEMBERS, PUBLIC & PRESS

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/ March 2014./ June 2014/
September 2014/.December 2014.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 2508145

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/278/46/135*32	Northwood	104, Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.07	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A*49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to restrict access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave Pedestrian crossing junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £8,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A*66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 36402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	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 Alysium Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt, South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197*62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried out to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G*76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,421.58	10,421.58	0.00	3,724.88	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. Further £7,993.58 claimed towards remedial works & fees March quarter.
SECTION 278 SUB - TOTAL			145,573.10	145,573.10	86,349.28	86,349.28	0.00	59,223.82	0.00	
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/25/56*24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/197/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007. Subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park) High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/143/323A	Caverdsh	150 Field End Road, (initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/148/327 *105	Northwood Hills	Northwood School, Potter Street Northwood. 12850/APP/2013/1810	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	2,632,285.50	2,632,285.50	0.00	1,123,033.61	708,917.62	Towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent by September 2016. Secondary contribution 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 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 allocated and £686,496 spent towards expansion at Field End Primary School (Cabinet Member Decision 24/01/2014). Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/121/221	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 costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received 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 and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £185,696 allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	298,439.38	298,439.38	0.00	214,303.31	214,304.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/239B	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. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
EYL/164/270	Eastcoote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/167/275	Eastcoote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48652/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 36029/APP/2010/2743	13,510.00	13,510.00	6,814.30	6,814.30	0.00	6,695.70	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. £13,510 allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014). £6,814.30 spent towards the scheme March quarter.
EYL/184/296	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. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	51,098.24	51,098.24	51,098.24	51,098.24	0.00	0.00	0.00	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. £51,098.24 spent towards expansion at Ruislip Gardens Primary School 2013/14 closing Cabinet Member Approval 23/07/2014).
EYL/187/301	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	130,618.06	130,618.06	130,618.06	130,618.06	0.00	0.00	0.00	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). £130,618.06 spent towards expansion at Hillingdon Primary School 2013/14 closing (Cabinet Member Approval 27/07/2014).
EYL/191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	39,018.58	39,018.58	39,018.58	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to accommodate extra children (see agreement for further details). No time limits. £39,018.58 spent towards expansion at Hillingdon Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014).
EYL/193/307	West Ruislip	3 South Drive, Ruislip 1305/APP/2012/211	6,000.00	6,000.00	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.
EYL/194/308	Manor	69-77 Park Way, Ruislip 888/APP/2010/340	14,231.00	14,231.00	0.00	0.00	0.00	14,231.00	14,231.00	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.
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41596/APP/2013/310	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	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.
EYL/198/312	Ickenham	25 Highfield Drive, Ickenham 2275/APP/2013/633	7,886.00	7,886.00	0.00	0.00	0.00	7,886.00	7,886.00	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.
EYL/199/316	Northwood	41 Frithwood Ave, Northwood 1891/APP/2013/1655	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	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.
EYL/200/317	Northwood	24 Eastbury Rd, Northwood 19305/APP/2011/584 & 19305/APP/2012/3107	20,158.00	20,158.00	0.00	0.00	0.00	20,158.00	20,158.00	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.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
EYL/202/319A	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	151,749.00	151,749.00	0.00	0.00	0.00	151,749.00	151,749.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019).
EYL/207/324	Ickenham	Land Adjacent to 135 Swakeleys Road, Ickenham 380/APP/2013/1450	8,628.00	8,628.00	0.00	0.00	0.00	8,628.00	8,628.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
EYL/208/323C	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	40,281.00	40,281.00	0.00	0.00	0.00	40,281.00	40,281.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
EYL/211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	0.00	0.00	0.00	0.00	33,436.00	33,436.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend.
EYL/212/331A	Cavendish	216 Field End Road, Eastcote, 6331/APP/2010/2411	23,535.00	0.00	0.00	0.00	0.00	23,535.00	23,535.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,370,008.65	5,313,037.65	3,158,274.06	3,158,274.06	0.00	2,211,734.59	1,718,285.59	
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										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	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).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	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).
PPR/62/231C	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 P7/118/231C.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
PPR/76/282C	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).
PPR/77/282D	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).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr 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.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	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)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	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).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote, 6331/APP/2010/2411	5,000.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote, 6331/APP/2010/2411	10,000.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
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 by 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	275,608.35	264,134.80	11,473.55	1,523.19	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Scheme completed 2013. Remaining balance allocated towards the upgrade of the Music studio at Ruislip Youth Centre (Cabinet Member Decision 09/07/2014).
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
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 2016.
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	0.00	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds allocated towards the restoration of Eastcote House Gardens for community use (Cabinet Member Decision 14/11/2014).
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	14,300.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). 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. No time limit for spend.
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 received towards the provision of or 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 or improvement to library facilities and/or library books within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	3745 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	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 2016).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/47/323D	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards the costs of provision or improvements to community facilities within the Authority's Area. No time limits. Allocated towards the restoration of Eastcote House Gardens to provide a community facility (Cabinet Member Decision 14/11/2014).
CSL/48/323E	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	1,500.73	1,500.73	0.00	0.00	0.00	1,500.73	1,500.73	Contribution received towards the provision of or improvements to library facilities and/or books within the Authority's Area. No time limits.
CSL/51/331D	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	458.62	0.00	0.00	0.00	0.00	458.62	458.62	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	709,545.91	709,087.29	275,608.35	284,134.80	11,473.55	433,937.56	86,321.32	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	971,171.77	955,713.15	275,608.35	284,134.80	11,473.55	695,563.42	307,817.83	
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES								

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	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. Accounting adjustment made, scheme to be included in 2014/15.
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	0.00	Contribution received towards the provision or improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014. Funds allocated towards provision of a multi use games area at Warrender Park and out door gym at Kings College Playing fields (Cabinet Member Decision 01/08/2014). Scheme on site September 2014. Awaiting invoices.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	27,237.50	27,237.50	0.00	1,757.26	0.00	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. Play equipment completed March 2014. Awaiting installation of benches.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	7,000.00	7,000.00	7,000.00	0.00	0.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit. Funds allocated towards improvements to playground on Harefield Green (Cabinet Member Decision 24/01/2014).
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	15,191.56	15,191.56	0.00	131,688.19	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.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016. Earmarked towards improvements at Churchfield Gardens.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	6,678.17	6,678.17	0.00	3,321.83	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.
E/70/243C	South Ruislip	Fmr. Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	28,967.00	28,967.00	0.00	0.00	0.00	Contribution received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years or receipt (June 2018). Funds spent towards Chrysalis scheme to upgrade footpath at Coronation walk (2013/14 closing), Cabinet Member approval received 17/10/2014.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	10,000.00	10,000.00	0.00	20,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve.
E/76/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 68895/APP/2011/3049	10,000.00	10,000.00	6,740.00	6,740.00	0.00	3,260.00	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 Pinn Meadows (Cabinet Member Decision 31/10/13).
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	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.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	584,945.06	584,945.06	133,939.20	133,939.20	7,000.00	451,005.86	70,000.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,699.93	21,699.93	8,584.43	8,584.43	0.00	13,115.10	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. £8,584 allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014).
H/11/195B *57	Ruislip	Highgrove House, Easote 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/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, Easote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2804	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 CSU/5/184A.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/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. 669895/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	Caversham	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	12,958.84	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. Funds to be spent within 5 years of receipt (July 2018).
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2014)
			AS AT 30/09/14	AS AT 30/06/14	AS AT 30/09/14	AS AT 30/06/14	To 30/09/14	AS AT 30/09/14	AS AT 30/09/14	
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	86,000.00	0.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	14,126.88	0.00	0.00	0.00	14,126.88	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
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	0.00	0.00	0.00	0.00	4,320.40	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.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	566,709.37	562,388.97	8,584.43	8,584.43	0.00	558,124.94	307,357.83	
		SECTION 106 SUB - TOTAL	7,670,117.00	7,573,366.98	3,604,525.19	3,593,051.64	18,473.55	4,065,591.81	2,453,461.25	
		GRAND TOTAL ALL SCHEMES	7,815,690.10	7,718,940.08	3,690,874.47	3,679,400.92	18,473.55	4,124,815.63	2,453,461.25	
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 £256,062.62)										
*24: PT25 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed										
*32: PT278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*48: PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H/9/184C £13,115.10 funds have been received to provide Primary Health Care facilities in the borough.										
*57: H/11/195B £3,156.00 funds have been received to provide health care services in the borough.										
*62: PT278/77/197 £23,000.00 held as security for the due and proper execution of the works.										
*72: H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.										
*74: H/22/237D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.										
*81: H/20/263D £7,363.00 funds have been received to provide Health Care services in the borough.										
*83: H/20/263D £3,935.86 funds have been received to provide Health Care services in the borough.										
*92: H/3/232F £15,031.25 funds have been received to provide Health Care services in the borough.										
*93: H/3/299D £9,001.79 funds received to provide health care facilities in the borough.										
*95: H/3/301E £12,958.84 funds received to provide health care facilities in the borough.										
*103: H/44/319D £24,312.54 funds received to provide health care facilities in the borough.										
*104: H/46/323G £14,126.88 funds received to provide health care facilities in the borough.										
*105: PT148/327 £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)										
*107: H/48/331E £4,320.40 funds received to provide health care facilities in the borough.										
£256,062.62										

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

Document is Restricted

This page is intentionally left blank

Plans for North Applications Planning Committee

6th January 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 61 WENTWORTH DRIVE EASTCOTE

Development: 4 x two storey 1-bed back to back dwellings with habitable roofspace, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house

LBH Ref Nos: 70234/APP/2014/2907

Date Plans Received: 14/08/2014

Date(s) of Amendment(s): 14/08/2014

Date Application Valid: 01/09/2014



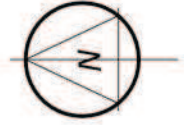
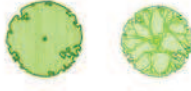
Ordnance Survey © Crown Copyright 2014. All rights reserved. Licence number 100022432. Plotted Scale - 1:1250



This map was created with Promap

- Rev. A - Southern boundary adjusted. 22/10/14
- Rev. B - Roof plan & crossover adjusted. 4/11/14
- Rev. C - Parking adjusted. 20/11/14
- Rev. D - Lamp post noted. 20/11/14

KEY



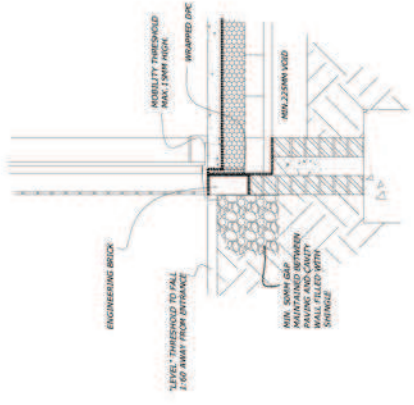
Site Plan



W J Macleod ARCHITECT
 75 High Street Northwood Middlesex HA18 1JW
 phone 0181 8734020

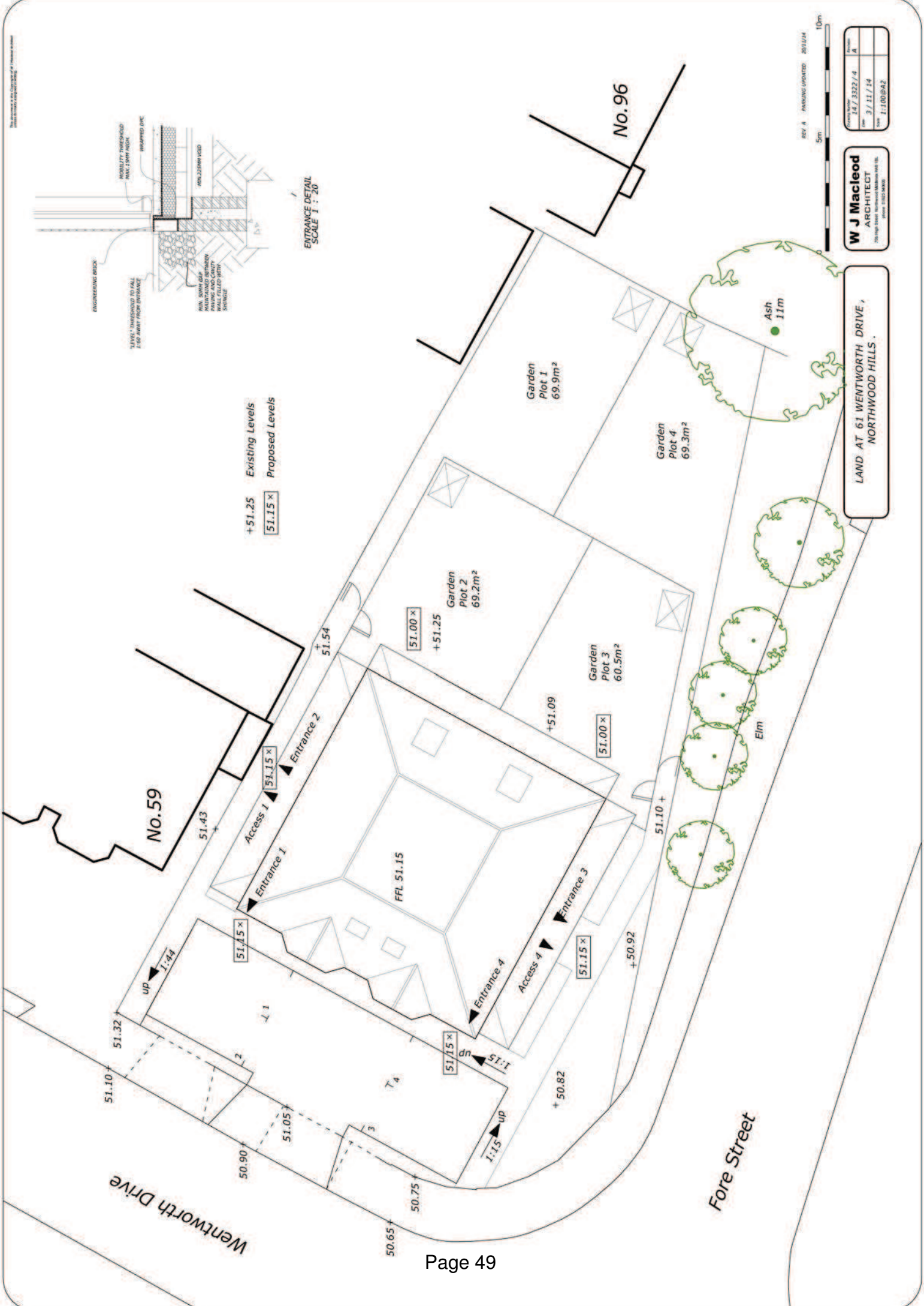
Project No.	14 / 3322 / 1
Date	19 / 3 / 14
Scale	1:200 @ A2
Drawn By	JW/M

LAND AT 61 WENTWORTH DRIVE,
 NORTHWOOD HILLS.



Existing Levels
+51.25

Proposed Levels
51.15 x



REV A DRAWING UPDATED 20/11/24

5m 10m

Project Name	14/3322/4
Client	3/11/14
Scale	1:100@A2

W J Macleod
ARCHITECT
705 High Street, Northwood, Middlesex HA8 9LH
Phone: 0181 8722 8888

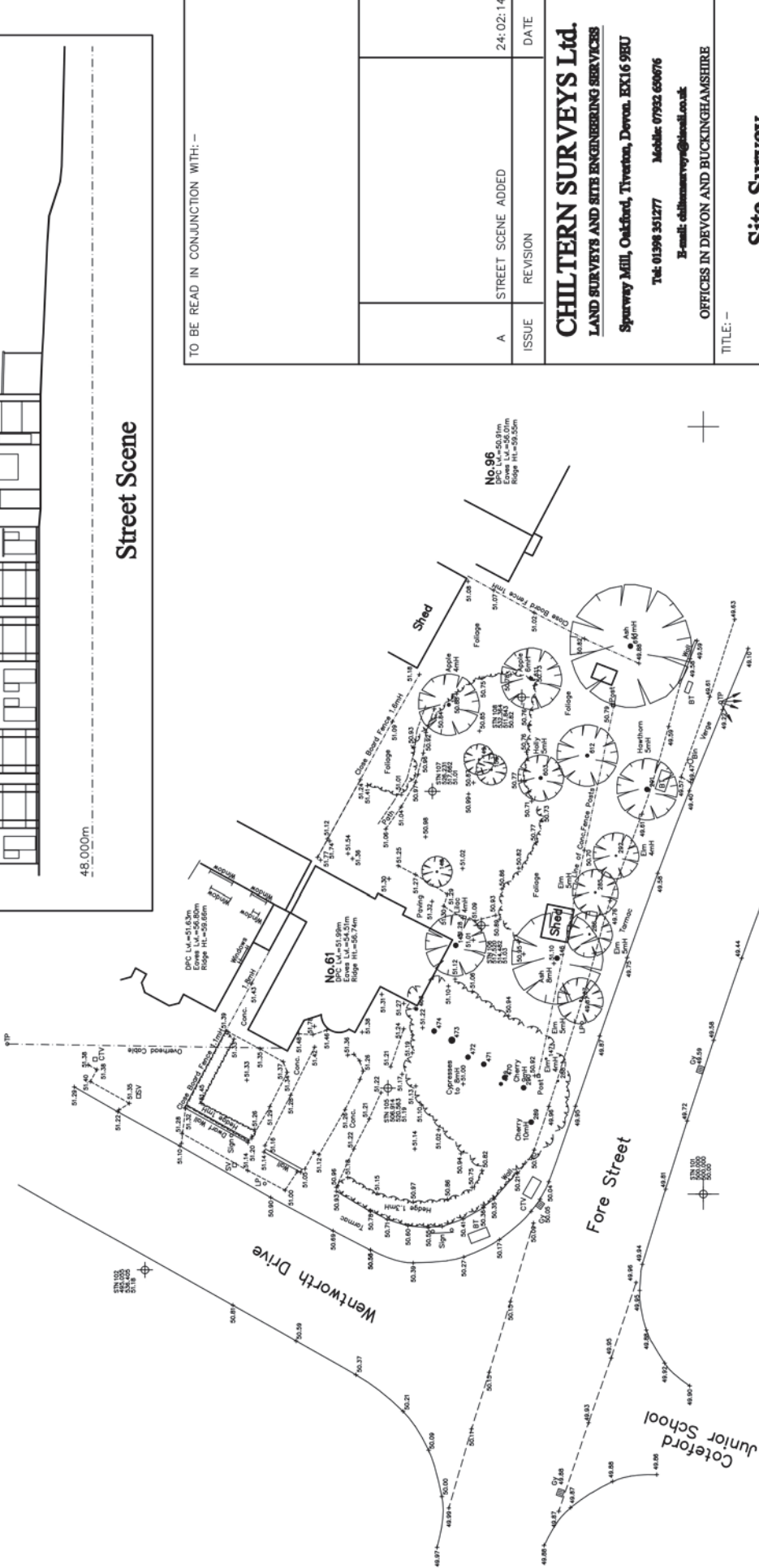
LAND AT 61 WENTWORTH DRIVE,
NORTHWOOD HILLS.



550mN



Street Scene



550mE

500mE

TO BE READ IN CONJUNCTION WITH: —

ISSUE	REVISION	DATE
A	STREET SCENE ADDED	24:02:14

CHILTERN SURVEYS Ltd.
LAND SURVEYS AND SITS ENGINEERING SERVICES
 Spruway Mill, Oakford, Tiverton, Devon. EX16 9RU
 Tel: 01398 351277 Mobile: 07952 606076
 E-mail: chilternsurveys@btinternet.com
 OFFICES IN DEVON AND BUCKINGHAMSHIRE

TITLE: —
Site Survey
 PROJECT: —
 61 Wentworth Drive
 Pinner
 Middlesex.

SCALE: —	1:200
DRAWN: —	J.W.
DWG. No.	PINN11401 Rev.A
DATE: —	12:02:14

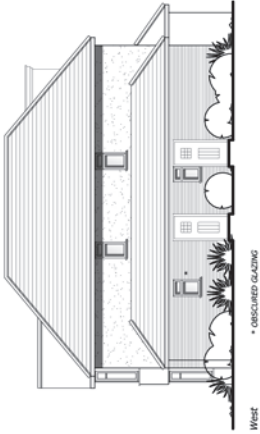
GENERAL NOTES: —
 ALL LEVELS RELATE TO TBM SITUATED ON STATION 101.
 ASSUMED VALUE=50.000m.
 GRID IS LOCAL AND ARBITRARY

Station Information				
STN.	EASTING	NORTHING	LEVEL	DESC.
101	500.000	500.000	50.00	HELI. MAIL
102	492.055	536.405	51.18	HELI. MAIL
103	500.000	490.511	49.04	HELI. MAIL
104	500.914	500.563	51.19	MAIL
105	517.520	514.482	51.03	MAIL
106	517.520	514.482	51.03	MAIL
107	517.520	514.482	51.03	MAIL
108	517.520	514.482	51.03	MAIL

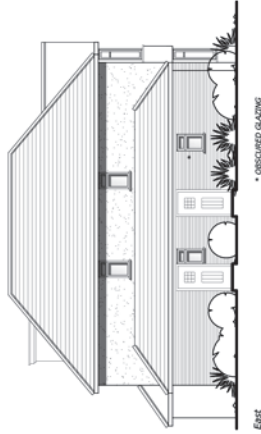
Rev. A - Ground floor adjusted & lifetime homes notes added. 11/8/14

Rev. B - Splayed bays shown, overall height reduced by 200mm & pitch reduced by 5°. 3/11/14

Rev. C - Floor plan adjusted. 3/11/14



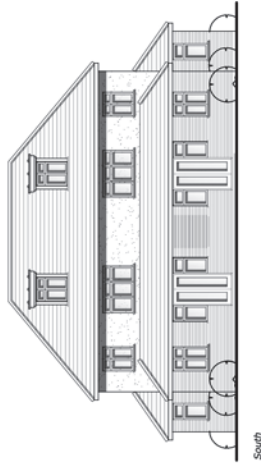
West



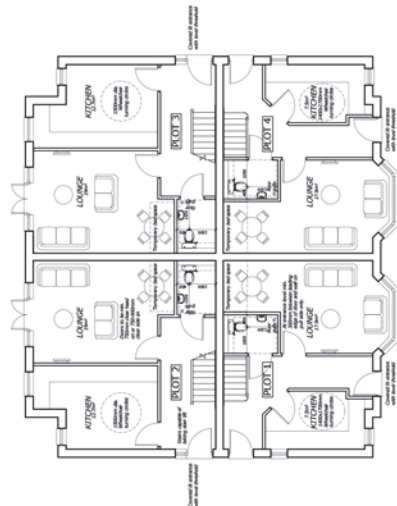
East



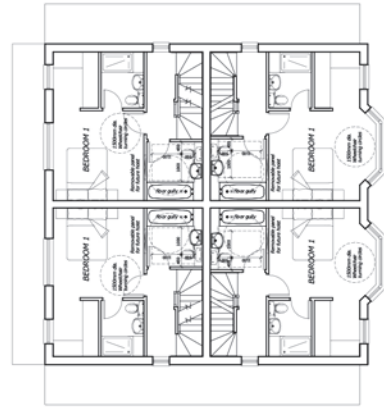
North



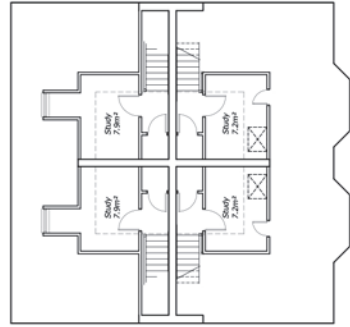
South



GROUND



FIRST



SECOND

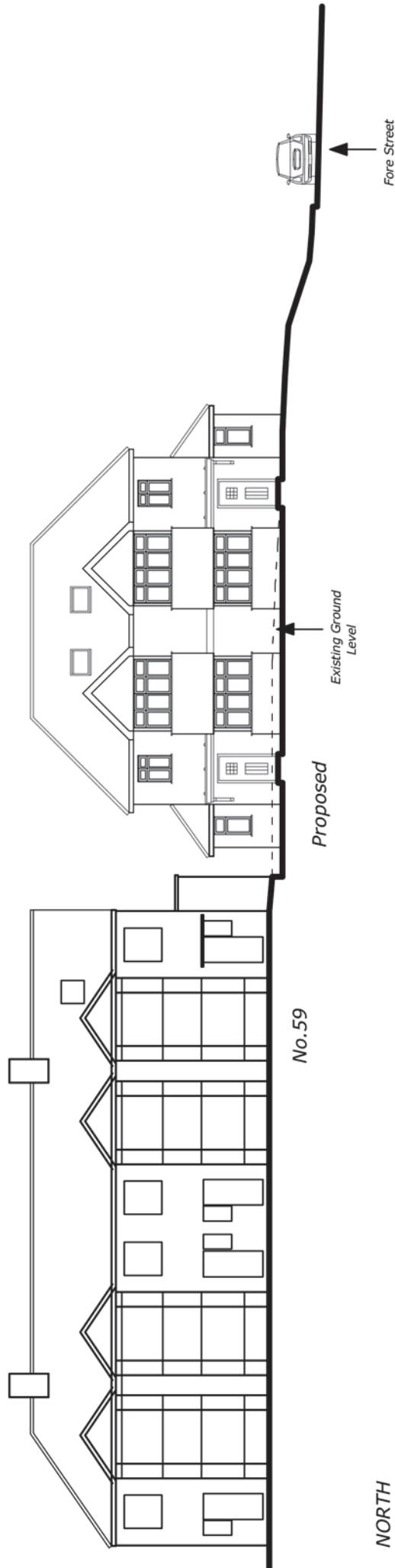
Floor Plans and Elevations



LAND AT 61 WENTWORTH DRIVE,
 NORTHWOOD HILLS.

W J Macleod
 ARCHITECT
 100 High Street, Northwood, Western Australia 6106
 phone: 9132 64000

Drawing Number	14 / 3322 / 2
Date	19 / 3 / 14
Scale	1:100@A1
Version	C



No. 59

Proposed

Existing Ground Level

NORTH

Fore Street

STREET SCENE / SITE SECTION



W J Macleod
ARCHITECT
770 High Street, Northwood Hills, VIC 3113
phone 01552 860000

Project No.	14 / 3322 / 3	Revision	A
Date	31 / 3 / 14	Drawn by	
Scale	1:200 @ A4	Check by	

LAND AT 61 WENTWORTH DRIVE,
NORTHWOOD HILLS.



**JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED**

THE OLD SCHOOL,
TITTLE, KINGTON,
HRS 3RN
at Jericho, Oxford
& Harpenden, Herts.
TEL 01582 808020
FAX 01544 231006
MOB 07860 453072

admin@treescan.co.uk
www.treescan.co.uk

**TREE RETENTION
and
TREE PROTECTION
MEASURES
(Demolition Phase)**

for fuller details of
protection measures
see report reference
1-38-3559

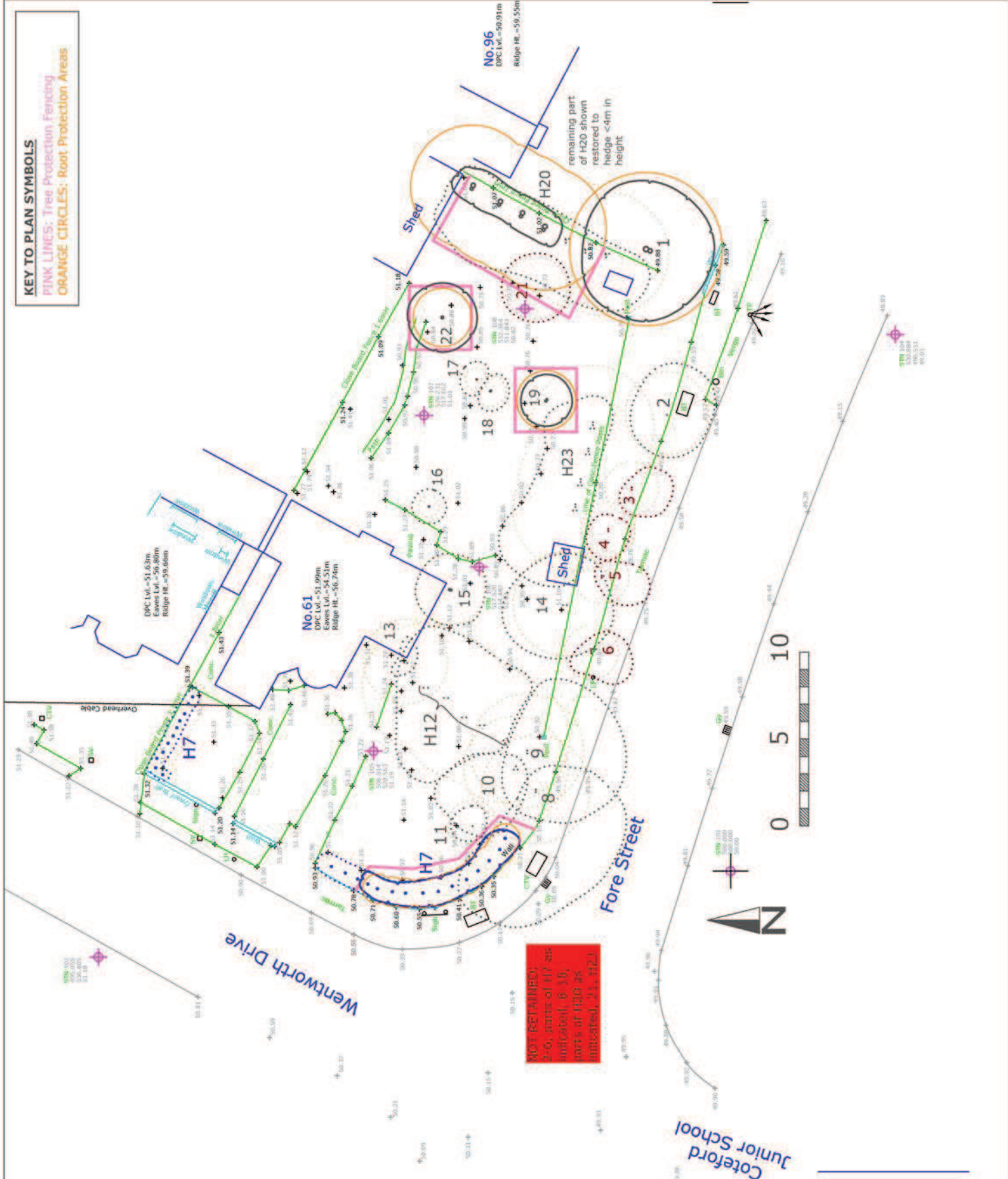
61, Wentworth Drive,
Pinner, HA5 2PX

based on Chiltern Surveys
Ltd. drg. PINN1401 Rev. A
supplied

ref: 1-38-3559/P2
1:200 @ A3 scale
Jul 2014

KEY TO PLAN SYMBOLS

PINK LINES: Tree Protection Fencing
ORANGE CIRCLES: Root Protection Areas





**JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED**

THE OLD SCHOOL,
TITTLEY, KINGTON,
HRS 3RN
at Jericho, Oxford
& Harpenden, Herts.
TEL 01582 808020
FAX 01544 231006
MOB 07860 453072
admin@treescan.co.uk
www.treescan.co.uk

**TREE RETENTION
and
TREE PROTECTION
MEASURES
(Construction Phase)**

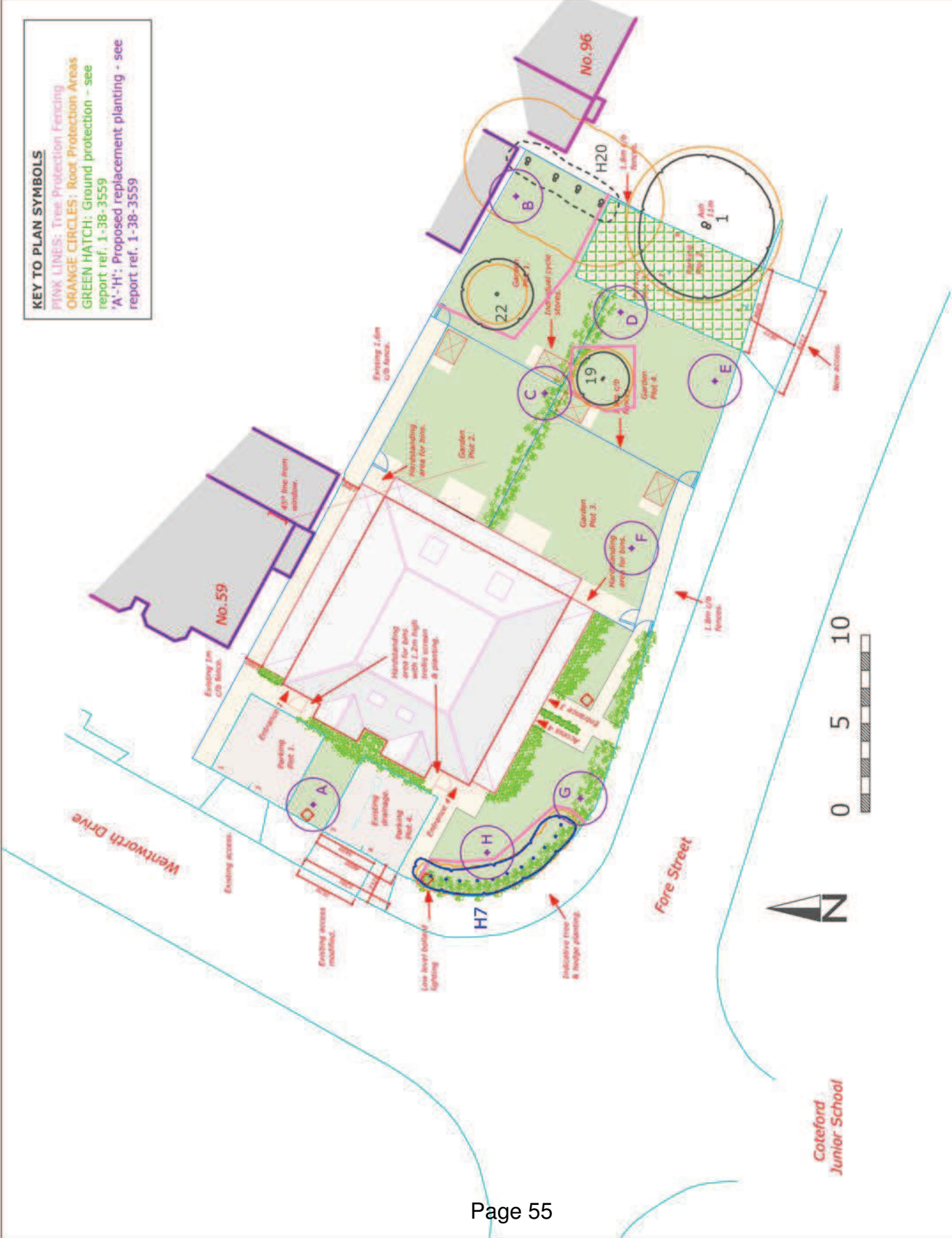
for fuller details of
protection measures
see report reference
1-38-3559

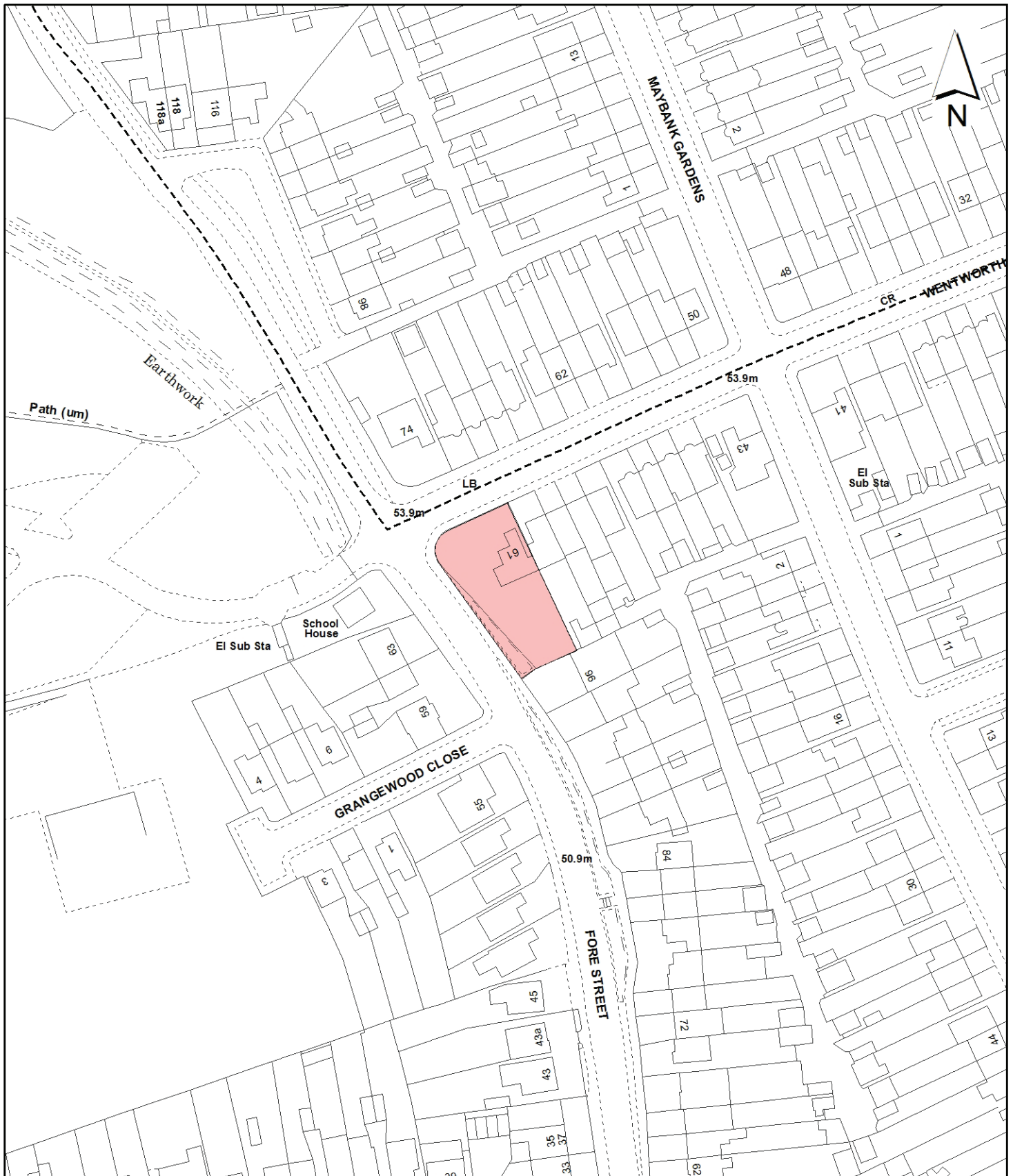
61, Wentworth Drive,
Pinner, HA5 2PX
based on W. J. Macleod drg.
14/3322/1 supplied

ref: 1-38-3559/P3
1:200 @ A3 scale
Jul 2014


KEY TO PLAN SYMBOLS

PINK LINES: Tree Protection Fencing
ORANGE CIRCLES: Root Protection Areas
GREEN HATCH: Ground protection - see
report ref. 1-38-3559
'A'-'H': Proposed replacement planting - see
report ref. 1-38-3559





Notes

 Site boundary

For identification purposes only.
 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.

© Crown copyright and database rights 2014 Ordnance Survey 100019283

Site Address

**61 Wentworth Drive
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

70234/APP/2014/2907

Scale

1:1,250

Planning Committee

North Page 56

Date

January 2015



HILLINGDON
 LONDON