



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 14 APRIL 2015

**Time:** 7.00 PM - OR AT THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE, WHICHEVER  
IS THE LATER

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

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

### To Councillors on the Committee

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

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***Putting our residents first***

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
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## 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.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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**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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 5 March 2015 1 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### 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.

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land forming part of 7 Woodlands Avenue, Ruislip - 69927/APP/2014/4283	Cavendish	Two storey, 3-bed, detached dwelling with associated parking and amenity space  <b>Recommendation: Refusal</b>	5 - 22  <b>78 - 85</b>
7	1 Eastbury Road, Northwood - 1095/APP/2015/404	Northwood	Variation of condition 5 (Opening Hours) of planning permission ref: 1095/APP/2014/3713 dated 30/01/2015 to allow extended opening hours (Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works)  <b>Recommendation: Approval</b>	23 - 34  <b>86 - 88</b>



## **Other**

- 8 S106 Quarterly Monitoring Report **35 - 68**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2014 where the Council has received and holds funds.

## **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.

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- 9 Enforcement Report **69 - 76**

## **PART I - Plans for North Planning Committee**

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## Minutes

### NORTH PLANNING COMMITTEE

5 March 2015

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



HILLINGDON  
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	<p><b>Committee Members Present:</b> Councillors John Morgan (Vice-Chairman), Jem Duducu, Raymond Graham, Carol Melvin, John Morse, John Oswell, Janet Duncan (Reserve) (In place of Peter Curling), Ian Edwards (Reserve) (In place of Eddie Lavery) and David Yarrow (Reserve) (In place of Duncan Flynn)</p> <p><b>LBH Officers Present:</b> Matthew Duigan, Planning Service Manager Adrien Waite Major Applications Manager Johanna Hart, Planning Officer Syed Shah, Highways Officer Nicole Cameron, Legal Services Ainsley Gilbert, Democratic Services Officer Charles Francis, Democratic Services Officer</p>
143.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillors Peter Curling, Eddie Lavery, and Duncan Flynn. Councillors Janet Duncan, Ian Edwards, and David Yarrow were substituting. Councillor Jem Duducu sent apologies for lateness.</p>
144.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
145.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None.</p>
146.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>
147.	<p><b>BISHOP RAMSEY C OF E SCHOOL, HUME WAY, RUISLIP 19731/APP/2015/47</b> (<i>Agenda Item 6</i>)</p> <p>This application had been withdrawn by the applicant, and so was not discussed.</p>

148.	<p><b>REAR OF 103 FIELD END ROAD, EASTCOTE 70463/APP/2014/4205</b> (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and outlined the details of the application, which sought to erect a three storey, 2-bed detached dwelling with associated parking and amenity space to the rear of a parade of shops. Officers explained that the building would be out of keeping with, and detrimental to, the surrounding area. The proposal would have insufficient separation from neighbouring properties, and would have insufficient amenity space. Outlook from a bedroom would also be inadequate.</p> <p>Jackie Redrup, Eastcote Residents Association and representative of the petitioner, explained that residents were very concerned about the proposal. She felt that the officer's report was very thorough, and supported the recommendation that the application be refused.</p> <p>No representative of the applicant was present at the meeting.</p> <p>Members felt that the application was contrary to many policies, and that it was totally inappropriate for the site. They noted also that existing residents at 103a would also suffer from the lack of separation distance from the proposed building.</p> <p><b>RESOLVED:</b>  <b>That the application be refused for the reasons and with the informatives set out in the officers' report, as amended below.</b></p> <p><b>Amended Refusal Reason 2: 'The proposed development by reason of its lack of separation distance from nearby residential properties would be detrimental to the residential amenity of the neighbouring occupiers by reason of overdomination and loss of outlook. The proposal is therefore contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.'</b></p> <p><b>Additional informative - You are advised that had this application not been refused for other reasons it would have been considered appropriate and necessary to impose conditions relating to the windows and terrace screen to ensure that these were of an appropriate design to protect the privacy of the nearest residential occupiers.</b></p>
149.	<p><b>151 WOODLANDS AVENUE, RUISLIP 41208/APP/2014/4035</b> (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report, and referred members to the addendum sheet that had been circulated. The application was for the conversion of a two storey house into three self contained flats with associated parking and amenity space. The proposal involved a two storey side extension and first floor rear extension, the conversion of roofspace to habitable use, including a rear dormer, a front rooflight and the conversion of the roof from hip to gable end. The proposal also included the installation of two vehicular crossovers.</p> <p>Officers explained that refusal was recommended as the proposed alterations failed to harmonise with the existing building, and the wider area. Neighbours would suffer unacceptably from the loss of light, whilst future occupiers would suffer from inadequate living conditions. The proposed parking area failed to include sufficient soft landscaping.</p>

	<p><b>RESOLVED:</b></p> <p><b>That the application be refused for the reasons set out in the officers' report.</b></p>
150.	<p><b>LAND OPPOSITE NORTHWOOD HILLS UNITED REFORM CHURCH, JOEL STREET, NORTHWOOD 61384/APP/2015/196</b> (<i>Agenda Item 9</i>)</p> <p>Councillor Jem Duducu joined the meeting at this point.</p> <p>Officers summarised the report, explaining that the proposal was for the removal of an existing 17.5 metre telecoms pole and installation of a new 17.5 metre pole with longer shrouded section in a position 12 metres north of the current pole location.</p> <p><b>RESOLVED:</b></p> <p><b>That the application be approved, subject to the conditions set out in the officers' report.</b></p>
151.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 10</i>)</p> <p><b>RESOLVED:</b></p> <p><b>That the enforcement action set out in the report be authorised.</b></p>
152.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 21 JANUARY 2015 AND 10 FEBRUARY 2015</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 21 January 2015 and 10 February 2015 were agreed to be accurate.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.35 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ainsley Gilbert on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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# Agenda Item 6

## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND FORMING PART OF 7 WOODLANDS AVENUE RUISLIP

**Development:** Two storey, 3-bed, detached dwelling with associated parking and amenity space

**LBH Ref Nos:** 69927/APP/2014/4283

**Drawing Nos:** 7 A 004 Rev 2  
7 Planning Side Rev 1  
07 A 001 Rev 3  
OS MAP Rev 2  
Site  
7 Planning Side  
Design & Access Statement

**Date Plans Received:** 04/12/2014                      **Date(s) of Amendment(s):** 04/12/0014

**Date Application Valid:** 22/01/2015

### 1. SUMMARY

The application is a resubmission seeking planning permission for a two storey, 3 bed detached dwelling. No.7 is located at the junction of Woodlands Avenue with Newnham Avenue. The proposed house would front onto Newnham Avenue although its rear elevation would be sited abutting the boundary fence with No.5 Woodlands Avenue.

Whilst the site is located within the developed area as defined in the Hillingdon Local Plan: Part Two - UDP Saved Policies, the construction of one dwelling on this site would effectively represent "garden grabbing" with a significant area of the existing garden to No. 7 Woodlands Avenue, which currently provides an undeveloped open/green space behind the rear of the adjoining dwellings in Woodlands Avenue and Newnham Avenue, being redeveloped.

In addition, the proposed house would appear cramped and out of keeping with the established pattern of development. Therefore, it is considered that the proposed dwelling would be harmful to the character of the area.

Due to the siting and design of the proposed house it would cause significant loss of light, loss of outlook, sense of dominance and unacceptable overlooking of the neighbouring occupiers. Therefore, the proposal would have an acceptable impact on the residential amenity of the neighbouring occupiers

Insufficient evidence has been provided in relation to parking, access, drainage and private garden area. On the basis of the information available the proposed development would likely be harmful to the interests of highway safety and fail to provide an appropriate residential living environment.

Finally, whilst the house provides adequate living space for a 3 bedroom house the proposal does not include an adequate size downstairs wc and would not meet lifetime homes requirements.

There are no issues of concerns in relation to trees and landscaping and if the scheme



was otherwise acceptable a suitable condition could be imposed to control these matters.

However, in light of the above issues of concern the proposed development would be contrary to policies in the Hillingdon Local Plan Part One and Part Two, London Plan 2011 and the NPPF. Therefore, the proposed development is recommended for refusal.

## **2. RECOMMENDATION**

### **REFUSAL for the following reasons:**

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

The proposed development by virtue of the inappropriate development of garden land would erode the character, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2015) and the National Planning Policy Framework

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

The proposed development, by virtue of its size, scale, bulk and position, would be detrimental to the amenities of adjoining occupiers at 5 and 7 Woodlands Avenue by reason of overdominance, overlooking and loss of outlook. The proposal is therefore contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

The proposed development, by reason of its location, size, scale, bulk and design, would result in a cramped, visually intrusive, unduly prominent and undesirable form of development, that would be out of keeping with the character and appearance of the street scene and the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (March 2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Insufficient off street car parking has been provided. As such the proposed development would lead to demand for on street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

Insufficient evidence has been provided to show that the proposed development will provide private amenity space of sufficient size and quality commensurate to the size of the proposed and existing dwellings, to the detriment of the amenity of current and future occupiers. The proposal is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

The proposed development by reason of its position and the provision of a kitchen window abutting the boundary fence would result in inadequate levels of natural light and lack of

outlook from this room, to the detriment of the amenity of future occupiers. The proposal is therefore contrary to Policy BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**7 NON2 Non Standard reason for refusal**

The proposed development fails to meet the requirements of lifetime homes and is therefore contrary to Policy 3.8 of the London Plan (March 2015) and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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 (March 2015) and national guidance.

- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

**3 I59 Councils Local Plan : Part 1 - Strategic Policies**

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

### **3. CONSIDERATIONS**

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

The application property comprises a two storey semi detached property on the north west side of Woodlands Avenue. The house is located at the junction of Woodlands Avenue with Newnham Avenue.

The application property has a garage and a single storey side extension and a reasonable sized rear garden. To the front, the property has a hardstanding area used for vehicle parking.

The wider area comprises similar sized properties on slightly smaller plots, the corner plots being larger. The corner plot has the long rear garden of the property on Woodlands Avenue running towards the side elevations of properties on Newnham Avenue, this is similar to the other junctions with Woodlands Avenue and is a part of the character of the area.

The site is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

#### **3.2 Proposed Scheme**

The proposed scheme comprises a two storey, 3-bed, detached dwelling with associated amenity space and parking. The proposed dwelling measures 8.9m deep, 7.1m wide and 9m high to ridge level and would provide a maximum of 120sq. m of shared garden space for the proposed dwelling and existing dwelling. The proposed dwelling will front onto Newnham Avenue and provide one off-street parking space to the front of the property.

The application differs from the previous application by removing the basement, providing one parking space, and a downstairs w.c.

#### **3.3 Relevant Planning History**

69927/APP/2014/1402 Land Forming Part Of 7 Woodlands Avenue Ruislip

Two storey, 3-bed, detached dwelling with habitable basement with associated amenity space

**Decision:** 17-07-2014 Refused

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

69927/APP/2014/1402 - Two storey, 3-bed, detached dwelling with habitable basement with associated amenity space. Refused for the following reasons:

1. The proposed development by virtue of the inappropriate development of garden land would erode the character, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (July 2011) and the National Planning Policy Framework
2. The proposed development, by virtue of its size, scale, bulk and position, would be detrimental to the amenities of adjoining occupiers at 5 and 7 Woodlands Avenue by reason of overdominance, overlooking and loss of outlook. The proposal is therefore contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposed development, by reason of its location, size, scale, bulk and design, would result in a cramped, visually intrusive, unduly prominent and undesirable form of development, that would be out of keeping with the character and appearance of the street scene and the area in general, contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
4. Insufficient evidence has been provided to show that the proposed development can provide the required level of off street car parking. As such the proposed development would lead to demand for on street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
5. Insufficient evidence has been provided to show that the proposed development will provide private amenity space of sufficient size and quality commensurate to the size of the proposed and existing dwellings, to the detriment of the amenity of current and future occupiers. The proposal is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
6. The proposed development by reason of its position and the provision of a kitchen window abutting the boundary fence resulting in inadequate levels of natural light and lack of outlook from this room to the detriment of the amenity of future occupiers. The proposal is therefore contrary to Policy BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
7. The proposed development does not provide a downstairs WC/cloakroom. As such the proposed development fails to meet the requirements of lifetime homes and is contrary to Policy 3.8 of the London Plan (July 2011) and the adopted and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.
8. The proposed development includes a habitable basement however the application has not been accompanied by any evidence to adequately show that the proposed scheme will not give rise to flooding or drainage issues. As such it is considered that due to insufficient evidence it is possible that the proposed development would lead to drainage and flooding issues and is therefore contrary to Policy OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

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

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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

BE20 Daylight and sunlight considerations.

BE21 Siting, bulk and proximity of new buildings/extensions.

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.

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

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes

NPPF7 NPPF - Requiring good design

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

17 letters were sent to local residents and the Residents Association on 26 January 2015 and the site notice was posted on 1st February 2015. The application is called into committee by a Councillor.

8 letters of objection and one petition, with 38 signatures, have been received objecting on the following grounds:

1. Loss of residential amenity
2. Possible flooding
4. Loss of fir tree
5. Lack of parking
6. Increase congestion and on street parking
7. Detached house out of keeping
8. Highway danger
9. Quiet area
10. Set a precedent.
11. Garden grabbing.
12. Failed to demonstrate the land was in B1 use.

**EASTCOTE RESIDENTS ASSOCIATION:**

We ask that this application be refused.

Application 69927/APP/2014/1402 for a 3 bedroom detached dwelling in the rear garden of this property has already been refused - it was recommended for refusal by the case officer, and this was upheld by the North Planning Committee.

We submit that the reasons for refusal equally apply to this current application. In sum these are:-

- This application again constitutes 'garden grab, and therefore, if for no other reason, is unacceptable.
- In addition, the proposed building would take away the open aspect that currently exists and is enjoyed by adjacent residents.
- The size and bulk of the property would alter the street scene substantially and detrimentally. It would take away light from neighbours.

The detailed reasons given in the original decision notice continue to apply to the current application and amply the points above. For example the position of the kitchen window remains the same, abutting the boundary fence and resulting in a lack of natural light and outlook. The amenity and car parking spaces remain the same, so once again do not appear to meet required levels in either case.

A downstairs WC/Cloakroom is now provided in the current plan. However, it is too small to meet the requirements of lifetime homes, as there is not sufficient space to allow for the turning circle of a wheelchair.

The Applicant suggests that in the 1960's the land was used by Eastern Electricity - apart from hatching on a drawing showing what they suggest to be the area involved, no actual evidence of this B1 use has been provided. Given that the houses and their associated gardens in this area have anyway been in existence for decades, we cannot see what bearing this has on the current application.

We presume you will ignore the family reasons given for requiring the new house, as these are not planning issues and thus cannot play any part in the determination of the application.

Whilst also not a planning issue, we note that the Applicant states that neighbours have been consulted and are supportive. Neighbours have let me know that they have not been approached by the owners of No 7 or anyone representing them. I understand that neighbours are intending to file a petition and submit individual letters of objection.

**EASTCOTE VILLAGE CONSERVATION PANEL:**

The first application 69927/APP/2014/1402 for a detached three bedroom dwelling to be built in the



rear garden of 7 Woodlands Avenue, was refused at the North Planning Committee  
This current application has not addressed those reasons for refusal, BE 13, BE 19, BE 21, BE 24, AM14.

1. The applicant is now claiming that in 1969 the land was B1 use by Eastern Electricity. However there is no documentary evidence shown with the application to prove this. Apart from A shaded area on a drawing without any verification. This land has been a garden for almost 50 years, so, the label 'Garden Grab' still applies.
2. With the removal of the basement, the overall floor area of the house has been reduced to 91 sqm. This is below the guideline of 96 sqm for a three bedroom 5 person dwelling.
3. The parking provision is still inadequate, there being only one off road parking space provided.
4. Within the street scene the size and design of the house has not changed. Therefore the Officer's comments for the 1st application still apply. 'A cramped and out of keeping development within the established pattern of development.
5. The kitchen door one assumes with a window, just looks out onto a wall, as the previous application.
6. The window bedroom 2 will still overlook the neighbouring properties.
7. Although a downstairs toilet has now been incorporated, it does not appear to be large enough to contain a wheelchair turning circle. The claim that 10% of the dwelling is to Lifetime Home standards is not acceptable.

It must also be noted that the submitted D&AS states that neighbours have been consulted and are supportive of the application. This is not correct, neighbours have not been consulted by the applicant and are definitely not in favour of this application. Their letters of objection and petition against will make this clear.

The applicant gives personal reasons for wanting this dwelling in the garden of number 7 Woodlands Avenue, these are not planning reasons and should be ignored.  
We ask that this application be refused.

Officer Comment: The issues raised are addressed in the main body of the report.

### **Internal Consultees**

EPU:

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and



(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

#### TREES AND LANDSCAPE COMMENTS:

##### LANDSCAPE CHARACTER / CONTEXT:

Site description:

- The site is occupied by the rear garden of 7 Woodlands Avenue, a two-storey semi-detached house at the junction of Newnham Avenue.
- The side boundary of the rear garden extends along Newnham Avenue. The end of the garden has vehicle access and a dropped kerb.
- There are no trees or landscape features of particular merit within the garden.
- However, there are two street trees nearby, one, a mature 'Cappadocicum maple' to the north-west of the dropped kerb and the other, a young (recently planted) cherry to the south-east.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.

##### PROPOSAL:

The proposal is to build a two-storey, 3-bed, detached dwelling with associated parking and amenity space.

##### LANDSCAPE CONSIDERATIONS:

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

- No trees or other landscape features of merit will be affected by the proposal.
- The new dwelling is to be situated at the far end of the garden, utilising the existing vehicular access and dropped kerb. The off-site (street) trees should be unaffected by the proposal.
- 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.

##### RECOMMENDATIONS:

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

##### HIGHWAY COMMENTS:

It is recommended that provision for 2 car park spaces be provided for the proposed detached dwelling.

##### ACCESS OBSERVATIONS

The proposal is to erect a two storey 3 bedroom detached house within the land of 7 Woodlands Avenue. The Design & Access Statement refers to the proposal having been designed to meet all Council policy, but no reference has been made to the Lifetime Home Standards.

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. Compliance with all 16 Lifetime Home standards (as relevant) should be shown

on plan.

The following access observations are provided:

1. Level access should be achieved. 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. The scheme does not include provision of a downstairs WC compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. 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.
4. 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.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

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

#### ADDITIONAL CONDITION

Level access shall be provided to and into the 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.

## **7. MAIN PLANNING ISSUES**

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

Paragraph 53 of the National Planning Policy Framework advises that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (March 2015) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure.

In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021. The form of such housing should provide a mix of dwelling types in different locations with those at higher densities providing for smaller households focused on areas with good public transport accessibility.

London Plan Policy 3.5 (Quality and design of housing developments) states that "housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified".

The London Plan comments (in Paragraph 3.34) that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base..."

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that "new development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase the risk of flooding through the loss of permeable area".

The construction of one dwelling on this site would effectively represent "garden grabbing" with a significant area of the existing garden to No. 7 Woodlands Avenue taken and which currently provides an undeveloped open/green space behind the rear of the adjoining dwellings in Woodlands Avenue and Newnham Avenue. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality and is thus contrary to the objectives of the NPPF, London Plan Policy 3.5 and Hillingdon Local Plan Policy BE1.

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

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

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

Not Applicable to this application.

#### **7.04 Airport safeguarding**

Not Applicable to this application.

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

Not Applicable to this application.

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

The application site comprises the side and rear garden area between the semi-detached properties on Woodlands Avenue and Newnham Avenue and occupies a prominent and attractive corner plot. The properties in the area comprise simply designed two storey properties in render beneath a tile roof, all with modest front gardens and parking areas.

The area comprises a mixture of designs although in the main hipped roof semi-detached properties dominate. The proposed detached house would be two storeys high and would have a gable end roof design. 7 Woodlands Avenue and the properties that surround it are semi-detached house with hipped roofs. The houses opposite the application site are semi-detached and comprise hipped roofs. Although these micro design level issues such

as the window designs and materials etc have been addressed, the overall shape and size of the proposed development provides the impression that it has been squeezed onto the site and its comparatively narrow plan form and significantly shorter depth would result in a much smaller scale that would contrast the larger form of surrounding buildings. This would create an anomaly in the street scene and a cramped appearance, given the close proximity of the building to the site boundaries and resulting small gardens compared with the neighbours. Therefore, the development would conflict with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) which requires the layout and appearance of new development to harmonise with the street scene and compliment or improve the character of the area, Policies 3.5 and 7.4 of the London Plan (March 2015) which have similar objectives underlined by a requirement for high quality design as well as design guidance contained within the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Layouts.

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

The proposed two storey house would be built to the north west of the host dwelling adjacent to No. 52 Newnham Avenue. The proposed dwelling does not extend beyond the rear of No. 52 and is adjacent to the side extension of that property. As such it is not considered harmful to the amenity of the occupiers of this property. The proposed house would be sited only 10m from the existing rear elevation of No. 7 Woodlands and 12m from No. 5. There would be no windows at first floor level in the proposed side elevation but glazed doors and windows at ground level serving the dining room, this could be screened by suitable boundary treatment.

The Hillingdon Design & Access Statement (HDAS): Residential Layouts requires a minimum separation distance of 15m between buildings where there are no facing habitable room windows. The proposal does not comply with this requirement, resulting in an overdominant development which would have a detrimental impact on the amenities of existing residential properties. Given the short distance to the two existing properties No. 5 and No. 7 from the proposed dwelling, it is considered that the proposed development would lead to a loss of outlook and overbearing impact on the two existing houses.

Furthermore, as the the proposed house would be built on the boundary of the garden of No. 5 with a bedroom window at first floor this will also lead to an unsatisfactory level of overlooking of the neighbouring property.

Therefore, the proposed two storey property would cause significant loss of outlook, sense of dominance and unacceptable overlooking of neighbouring occupiers.

Therefore, the proposal would have an acceptable impact on the residential amenity of the neighbouring occupier and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

##### **Amenity Space**

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 60 sq metres of amenity space for a three bedroom house. The proposed development does not show the proposed garden

area for the existing house and the proposed house. However, the total area available for both house would be 120sq. m but it is still considered that insufficient evidence has been provided to show an adequate private garden can be achieved for both properties. In addition the proposed garden for the new property would be to the side of the house and could lead to issues of privacy and usability. The proposed scheme thus is not considered to provide a satisfactory amount of amenity space for a three bedroom house and would not be acceptable.

#### Internal Floor Space

Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (March 2015).

For 2 storey houses these are set out below:

3 bed 4 person house = 87 sq m

3 bed 5 person house = 96 sq m

The proposed house would have a floor area of approximately 96 sq metres (including approximately 65 sq.m in the basement) which meets the standards of the London Plan.

#### Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

Whilst the majority of rooms provide an adequate outlook it is noted that the kitchen window is abuts the boundary fence and provides no outlook from this room. In this regard, it is considered that the proposed house layout would not afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme would not comply with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS: Residential Extensions.

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

The proposal shows one parking space for the proposed dwelling and a minimum two parking spaces for the existing house. As such insufficient parking for 2 vehicles has been provided for the proposed dwelling. Therefore, the proposed development could give rise to the need for on street parking which would not be in the interest of highway safety and is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

See Section 7.07.

#### **7.12 Disabled access**

London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

It is noted that the proposed development does not have a downstairs WC/cloakroom. As such the proposed development fails to meet the requirements of lifetime homes and is contrary to the London Plan Policy 3.8 and guidance in HDAS Accessible Hillingdon.

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

Not Applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The proposal does not involve the loss of trees. No details of landscaping or boundary treatment have been provided however, if other wise acceptable this could be controlled by a planning condition. As such the proposal would comply with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

**7.15 Sustainable waste management**

Not Applicable to this application.

**7.16 Renewable energy / Sustainability**

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

**7.17 Flooding or Drainage Issues**

As with the previous application, the proposed development has not been accompanied by any evidence in relation to Flooding or Drainage as required by National, regional and local policy. In the absence of a groundwater site investigation, it is not possible to judge the drainage and flooding issues associated with the new dwelling. However, contrary to the previously refused scheme, the current application does not seek the provision of a habitable basement. In the circumstances, and had the application been considered acceptable in every other respect, a condition requiring the submission of the Flooding and Drainage details would have been recommended.

**7.18 Noise or Air Quality Issues**

Not Applicable to this application.

**7.19 Comments on Public Consultations**

The matters raised have been covered in the main body of the report.

**7.20 Planning Obligations**

Community Infrastructure Levy:

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 153 sq metres of additional floorspace are as follows:

Hillingdon CIL = £9,690.00

Mayoral CIL = £3,794.13

Total = £13,484.13

**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**

Not Applicable to this application.

**10. CONCLUSION**

It is considered that the proposed development would lead to a cramped form of development that also amounts to a form of "garden grabbing" and is therefore harmful to the character and appearance of the area. Due to the siting and design of the proposed house the proposal will constitute an unneighbourly form of development due to potential overlooking and loss of outlook to the occupiers of the neighbouring properties. The proposed house would also provide an unsatisfactory living environment for future occupier due to the lack of outlook from windows abutting the boundary fence and its failure to meet lifetime homes requirements.

Furthermore the proposal does not provide sufficient parking and is considered harmful to interests of highway Safety. Similarly no evidence is provided to show an adequate garden area can be provide for the proposed and existing house. Similarly there is no evidence to confirm the proposed development will not lead to flooding issues. In addition, the proposed house would not respect the character of the wider area and be harmful to the amenity of adjoining occupiers. Therefore, for these reasons the scheme is considered unacceptable.

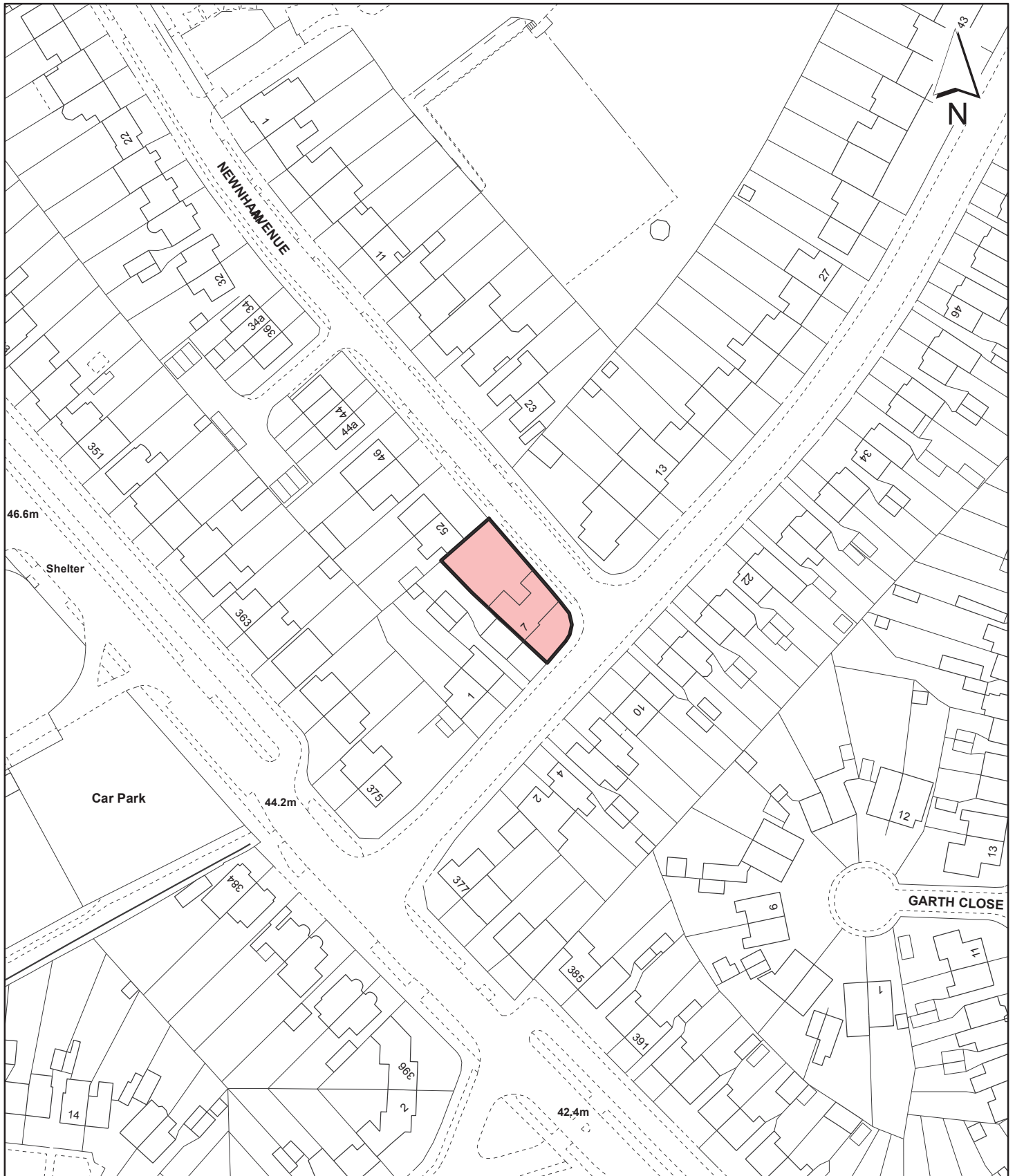
Accordingly the application is recommended for refusal.

**11. Reference Documents**

National Planning Policy Framework.  
London Plan (March 2015).  
Hillingdon Local Plan Part 1 2012.  
Hillingdon Local Plan Part 2 Saved Policies (November 2012).  
HDAS: Residential Layouts

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Land forming part of  
 7 Woodlands Avenue  
 Ruislip**

Planning Application Ref:

**69927/APP/2014/4283**

Planning Committee

**North Page 21**

Scale

**1:1,250**

Date

**April 2015**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 1 EASTBURY ROAD NORTHWOOD

**Development:** Variation of condition 5 (Opening Hours) of planning permission ref: 1095/APP/2014/3713 dated 30/01/2015 to allow extended opening hours (Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works)

**LBH Ref Nos:** 1095/APP/2015/404

**Drawing Nos:**

**Date Plans Received:** 03/02/2015

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

**Date Application Valid:** 04/02/2015

### 1. **SUMMARY**

Planning permission for the change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving the installation of extraction/ventilation ducts to the rear elevations was approved under application 1095/APP/2014/3713 including condition 5, which states 'The premises shall not be used except between 07:00 to 11:00 hours on any day'.

This application seeks an amendment to that condition to: 'The premises shall not be open to the public except between 7am to midnight on any day'. This extends the opening hours and also allows the premises to be used for general operational purposes, such as cashing up and cleaning, when not open to the public. The building is located close to the station at the end of a row of commercial premises. Above the unit are offices and the nearest residential is across the junction at Rowland Place. This is a high street location and not particularly sensitive. Therefore on balance it is considered that the proposed amendment is acceptable.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1 COM3 **Time Limit**

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

#### REASON

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

#### 2 COM4 **Accordance with Approved Plans**

Notwithstanding the details shown for the extraction unit the development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans

2617.02.06 Received 10/11/2014

2617.01.06

2617.03.03

2617.04.03 Received 10/11/2014

and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (March 2015).

**3 NONSC Non Standard Condition**

The proposed development hereby approved shall not be commenced until further details of the extract ventilation system and odour control equipment including details of colour, materials, any noise levels, vibration levels, and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The approved extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. The external ducting shall be removed as soon as possible when no longer required.

**REASON:** To protect the amenities of the surrounding occupiers and to ensure that the proposal complies with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 NONSC Non Standard Condition**

No development shall take place until a scheme for the storage and collection of refuse and waste has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- i) Plans and elevations to show the location of refuse storage area to the rear of the building;
- ii) Details of the collection of refuse and waste from the site.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (March 2015)

**5 COM22 Operating Hours**

The premises shall not be open to the public except between:-  
[0700 and midnight] on any day.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (March 2015)

**6 NONSC Non Standard Condition**

There shall be no loading or unloading of vehicles, including the collection of waste from the premises, outside the hours of 0700 and 1800 hours, Monday to Friday, and between the hours of 0700 and 1300 hours on Saturdays and at no time on Sundays, Public or Bank Holidays.

**REASON**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

## INFORMATIVES

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

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

### 2 152 Compulsory Informative (1)

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

### 3 153 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 (March 2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

### 4

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

should think ahead to take steps to address barriers that impede disabled people.

## 5

You are advised that a license would be required for the siting of tables and chairs on the public highway. Further details of the application process and requirements can be found at <http://www.hillingdon.gov.uk/article/19040/Tables-and-chairs-licence>

## 6

You are advised that a late night refreshment license would be required to supply hot food or drink between the hours of 11pm and 5am. A license would also be required should the premises wish to sell alcohol. Further details of the application process and requirements can be found at <http://www.hillingdon.gov.uk/article/21471/Apply-for-a-Premises-licence>

## 7

You are advised that this is a decision on a planning application which has been reached under the provisions of the Town and Country Planning Act 1990 (as amended).

This decision does not prejudices the decision of the Local Authority on any future licensing applications which may be made under the Licensing Act 2003 (as amended), which would have to be considered separately having regard to the relevant provisions of that legislation.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on a prominent corner plot on the northern side of the traffic light controlled junction of Eastbury Road and Green Lane. To the west are the railway lines and to the south Northwood Station. To the north is a car park separating the building from the doctor's surgery to the rear. To east are two rows of shops offering a mix of facilities, with offices and residential above.

The site was formerly a blockbuster video hire shop with offices above.

The application site lies within Northwood Town Centre and the Green Lane Secondary Shopping Area. It is also within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

#### 3.2 Proposed Scheme

The proposal is for the variation of condition No.5 (Opening Hours) of planning permission ref: 1095/APP/2014/3713 dated 30/01/2015 to allow extended opening hours (Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works)

Condition 5, as approved reads:

"The premises shall not be used except between 07:00 to 11:00 hours on any day."

This application seeks to amend this to the following:

"The premises shall not be open to the public except between:-  
[0700 and midnight] on any day."



This application therefore seeks a change of the closing time from 11pm to midnight on all days.

It should be noted that this planning application originally sought permission to allow closing on Fridays and Saturdays at 1am. Following concerns raised, this has been changed by the applicants to allow closing at midnight on all days.

### **3.3 Relevant Planning History**

1095/APP/2014/3713      1 Eastbury Road Northwood

Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works

**Decision:** 26-01-2015    Approved

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

1095/APP/2014/3713 - Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works (approved).

It should be noted that the reason for imposing condition 5 was policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). As such, consideration of matters relating to this application should be limited to one of whether the proposed change would result in unacceptable noise impacts.

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

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

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

Part 1 Policies:

PT1.BE1      (2012) Built Environment

Part 2 Policies:

AM7            Consideration of traffic generated by proposed developments.

AM14          New development and car parking standards.

BE13          New development must harmonise with the existing street scene.

BE15          Alterations and extensions to existing buildings

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

BE26          Town centres - design, layout and landscaping of new buildings

BE38          Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

OE1            Protection of the character and amenities of surrounding properties and the local area

OE3            Buildings or uses likely to cause noise annoyance - mitigation measures

S6              Change of use of shops - safeguarding the amenities of shopping areas

S12	Service uses in Secondary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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

The following neighbours were consulted for a period of 21 days expiring on the 2 March 2015 as follows: -

- Northwood Kiosk
- 1A Eastbury Road
- 1 Rowland Place
- 3 Eastbury Road
- 56A Green Lane
- 54A Green Lane
- 13 Rowland Place
- 65C Green Lane
- 19 Grove Road
- 2 Carew Lodge

No responses have been received from the above properties, which are the closest to the site.

12 additional responses have been received from residents of the Northwood Area identifying the following issues:

- i) Objection to the Licensing application for the Black Soda restaurant in Station Approach as Northwood would become a destination for late/early hours drinking leading to problems with public disorder and noise nuisance in the town centre and beyond
- ii) Objection to the Burger Restaurant opening later leading to Northwood becoming a destination for late/early hours drinking leading to problems with public disorder and noise nuisance in the town centre and beyond
- iii) This area is mainly populated by retired people and families with school age children. These are hardly the types to frequent an Entertainment Bar all day and well into the night.
- iv) There are numerous eating places in Northwood and several fast food type viz: kebab shop a few doors away and two Chinese takeaways. There is no need for any restaurants or bars of the kind proposed especially if they are going to remain open until the early hours attracting undesirable elements from elsewhere
- v) The proposed outdoor seating at this busy junction will pose a major safety risk to pedestrians and patrons
- vi) A burger bar with late night opening will not enhance the area. This type of bar would attract clientele that would detract from the village atmosphere and create trouble

2 petitions of objection have also been received raising concerns in respect of noise, nuisance and public disorder.

London Underground Infrastructure Protection - No objection

Northwood Residents Association - NRA has made several requests to the Council for information on permitted opening hours of similar businesses in the Green Lane area but regrettably such information has not been forthcoming. We therefore comments on the basis of such information as is known to us. We object on the grounds that the daily closing times requested are far too late and would give rise to possible noise/disturbance at night which could affect the amenity of the area.

(Officer Comment: Officers have checked with the Council's Licensing Team who have advised that the requested information has been provided. No further comments have been received since this time)

Thames Water Utilities - No objection.

### **Internal Consultees**

Environmental Protection - This premises is located close to the station at the end of a row of commercial premises. Above the unit are offices and the nearest residential is across the junction at Rowland Place. This is a high street location and not particularly sensitive. We therefore have no objection to the application.

Flood Water Management - no response

Access Officer - No accessibility issues

Conservation and Urban Design - No comments

Highways - No response

## **7. MAIN PLANNING ISSUES**

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

The principle of the development as a restaurant (A3) use was assessed under application 1095/APP/2014/3713 and found acceptable and in accordance with Policy S6 and Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The wording of condition 5 is such that the main consideration is limited to noise and that a refusal on any other grounds could not be sustained. However, as set out in the National Planning Practice Guidance Noise section makes clear in paragraph 2 that noise issues can override other planning concerns , but neither the Noise Policy Statement for England nor the National Planning Policy Framework (which reflects the Noise Policy Statement) expects noise to be considered in isolation, separately from the economic, social and other environmental dimensions of proposed development.

The economic benefit and the benefits to the vitality and viability of bring the long vacant unit into use therefore needs to be taken into consideration as part of the proposal. The need to provide operating hours which facilitate the long term viability within the current retail market is also a relevant consideration.

Officers have looked at the opening hours in the local areas for food outlets. There are no unlicensed venues which sell fast food beyond midnight, and none which open until 1am as originally sought by the applicants.

The Regal Kebab and Fish and Chip shop (63 Green Lane) opens until midnight, seven days a week. This is the nearest comparable venue to the application site. Based on the concerns of anti-social behaviour raised by local residents and the hours of opening of the

Regal Kebab and Fish and Chip shop, Officers sought to secure the same closing time at the application site as the 63 Green Lane premises. The applicants have agreed to close at midnight on all days and the scheme has been revised accordingly. A condition setting out these specific opening hours is proposed to be added to any future consent issued.

In this case the benefits of the proposal in these respects weigh in favour of granting the proposal, particularly given the findings set out within the noise section of this report.

**7.02 Density of the proposed development**

Not applicable

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

Not applicable

**7.04 Airport safeguarding**

Not applicable

**7.05 Impact on the green belt**

Not applicable

**7.06 Environmental Impact**

Not applicable

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

Not applicable

**7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new development or uses which have the potential to cause noise annoyance will only be permitted if measures can be undertaken to alleviate the potential disturbance where a development is acceptable in principle.

The Environmental Protection Unit raised no objection to the original application and although limitation to hours of operation were considered, as there are no immediate residential neighbours such restrictions were not considered necessary. They have further advised that the premises are located close to the station at the end of a row of commercial premises. Above the unit are offices and the nearest residential premises are across the junction at Rowland Place. This is a high street location which is not considered as sensitive to noise and is the location where one would normally expect to find retail uses and economic activity. They therefore have no objection to the application.

It is further noted that a license would be required for the proposals in two respects:

- 1) for the placing of tables and chairs as they are on the highway and the hours at which table and chairs can be present on the public highway; and
- 2) for Late night refreshment . This being the provision of hot food or drink to the public, for consumption on or off the premises, between 11pm and 5am or the supply of hot food or hot drink to any persons between those hours on or from premises to which the public has access.

The Licensing Objectives are:

- the prevention of crime and disorder,
- public safety,
- prevention of public nuisance (which can include noise), and
- the protection of children from harm.

The National Planning Practice Guidance noise section at para 6 indicates that:  
'When proposed developments could include activities that would be covered by the licensing regime, local planning authorities should consider whether the potential for adverse noise impacts will be addressed through licensing controls (including licence conditions). Local planning authorities should not however presume that licence conditions will provide for noise management in all instances and should liaise with the licensing authority.'

Planning consent and Licensing are not mutually exclusive. However, the current application is such that the sole matter arising from the proposal (noise impacts at night) does fall within the realms of prevention of public nuisance and is one of the specific issues which Late Night Refreshment licenses are intended to deal with.

The Council's Environmental Protection Unit does not raise any issues which would require additional conditions or control above those provided for by the Licensing Act. Further, the Licensing Act provides much greater flexibility in dealing within these issue, insofar as there is flexibility to not only determine if a license should be granted, but to amend licenses and conditions to address issues which may arise.

Therefore on balance it is considered that the proposed amendment is acceptable.

**7.09 Living conditions for future occupiers**

Not applicable

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

Not applicable

**7.11 Urban design, access and security**

Not applicable

**7.12 Disabled access**

Not applicable

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

Not applicable

**7.14 Trees, Landscaping and Ecology**

Not applicable

**7.15 Sustainable waste management**

Not applicable

**7.16 Renewable energy / Sustainability**

Not applicable

**7.17 Flooding or Drainage Issues**

Not applicable

**7.18 Noise or Air Quality Issues**

Not applicable

**7.19 Comments on Public Consultations**

Officers have carefully considered local representations and concerns regarding late night behaviour. A midnight closing time would allow the venue to serve those leaving drinking establishments during or after 'normal licensing hours'. A 1am closing time is intended to target late license drinking and would constitute 'late night refreshment'.

In making a balanced decision which pays due regard to commercial viability and the amenity of surrounding residents, it is considered that a midnight closing time would limit

the impact on local residents whilst allowing the business to viably trade. The 1am closing time was considered to be the principle concern for local residents and this is no longer proposed as part of this planning application.

#### **7.20 Planning Obligations**

Not applicable

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

Not applicable

#### **7.22 Other Issues**

Issues i and iii) appear to relate to a licensing application for the Black Soda restaurant, which is a separate issue and not relevant to this proposal.

Issues ii) and iv) relate mainly to the principle of an additional fast food restaurant in the area. The principle of the development has already been established and does not fall to be considered under this application.

Issues ii, iv and vi) also raise concerns about public disorder, and the village atmosphere. Public disorder arising from the operation over the original consent would be a matter most appropriately dealt with under the Licensing Act. It is not considered that the introduction of a restaurant facility within an existing derelict retail unit would detract from the area, indeed the proposal would bring the unit back into use which would potentially enhance the viability and vitality of the centre in accordance with national planning guidance.

Issue v) relates to the safety of the outdoor seating area. This was considered under the original application and was considered acceptable. It does not fall to be considered under this application.

### **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**

None

## **10. CONCLUSION**

The proposal complies the development plan and is therefore recommended for approval.

## **11. Reference Documents**

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

Hillingdon Local Plan Part 2.

The London Plan (March 2015).

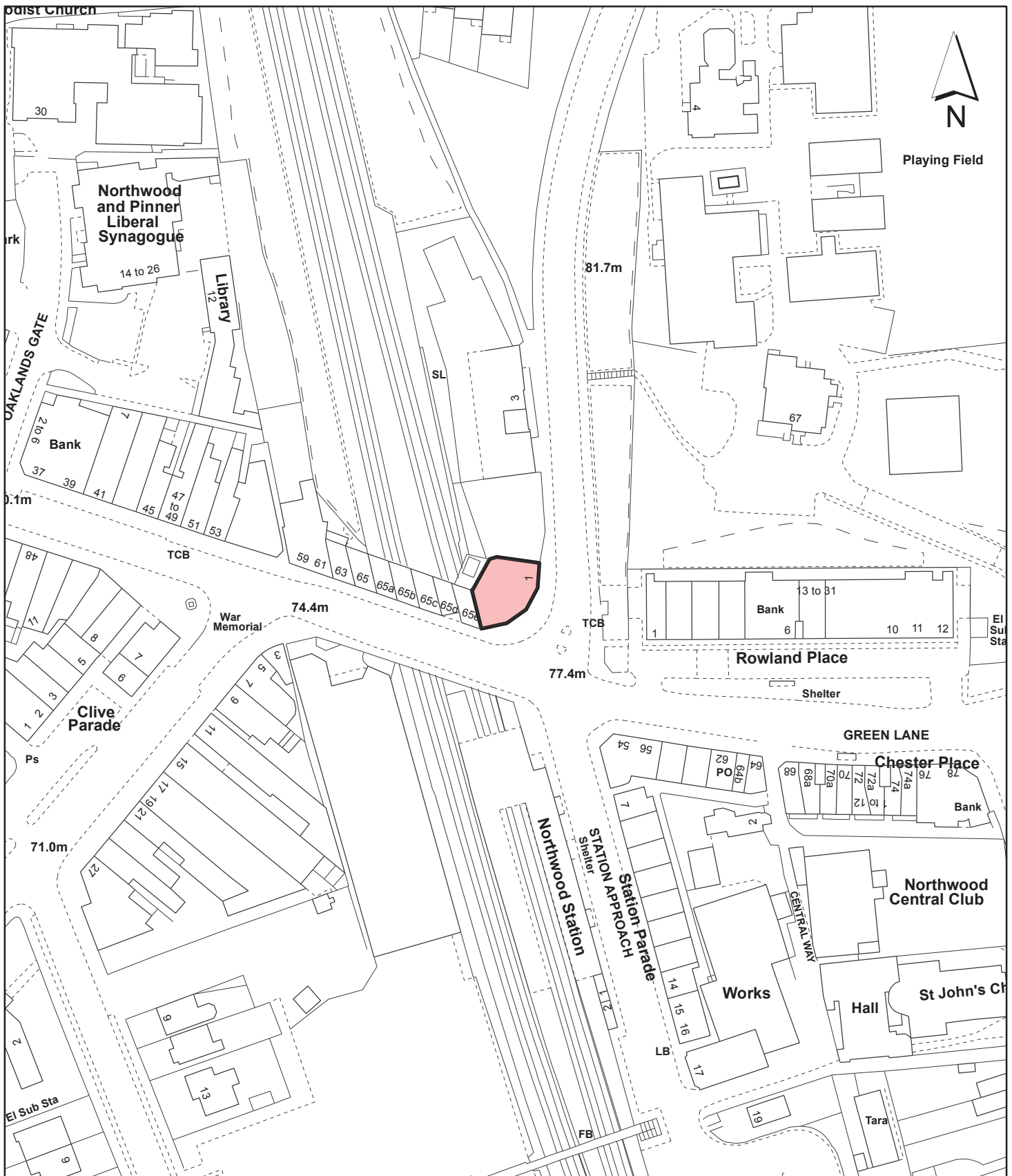
Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230





**Notes**

 Site boundary

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Site Address

**1 Eastbury Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**1095/APP/2015/404**

Scale

**1:1,250**

Planning Committee

**North Page 34**

Date

**April 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning and Enforcement

### **S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT**

#### **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 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 19th March 2015 and updates the information received by Cabinet in December 2014. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 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 January 2015 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/14' 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 30/09/14" and "Total Income as at 31/12/14".

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 31 December 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

### **North Planning Committee - 14th April 2015 PART 1 - MEMBERS, PUBLIC & PRESS**

2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 /  
March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/  
September 2011/ December 2011/March 2012/June 2012/Sept 2012 /December 2012/  
March 2013/ June 2013/ September 2013/ December 2013/ March 2014./ June 2014/  
September 2014/.December 2014/March 2015.

**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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/278/135	Northwood	10A, Sandy Lodge Way, Northwood 34871/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2008. Final notices have been prepared. Security held to part offset outstanding contribution which is being sought via legal proceedings.
PT/278/175A	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/278/64173	Eastcote & East Ruislip	R A F Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary 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/278/7231A	West Ruislip	R A F West Ruislip (ickentham Park) Design check on S278 Design 33402/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 Aylesham 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/Man Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	2,000.00	0.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Brookwater Road. S278 agreement and technical approval pending.
PT/278/77197	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/278/6238G	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	10,421.56	307.63	3,417.25	0.00	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,893.56 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
<b>SECTION 278 SUB - TOTAL</b>										
			145,573.10	145,573.10	86,656.91	86,349.28	307.63	58,916.19	0.00	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/25/56	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0084	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 test into 1:4 bus route project. Excess funds are to be returned to the developer following the date of the Final Account.
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 TfL. 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 a view to possible purchase of cameras. Uprated speed limit signs to be installed in Northwood 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.

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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
PT/11/2231B	West Ruslip	Former RAF West Ruslip (Ickentham Park), High Road, Ickentham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00	Funds received towards improvements to cycle route 89network 83 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015). Funds allocated towards improvement for cycle route in Ickentham High Road (Cabinet Member Decision 29/11/15).
PT/12/238H	West Ruslip	Fmr Mill Works, Bury St, Ruslip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	34,603.50	Contribution received towards carbon reduction projects in the Ruslip area. Examined towards projects to reduce CO2 emissions at Ruslip Day Nursery Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/14/3323A	Cavendish	150 Field End Road, (initial House), Eastcote, Pinner 25780/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/14/8327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	20,000.00	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).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>177,282.15</b>	<b>177,282.15</b>	<b>28,119.15</b>	<b>28,119.15</b>	<b>0.00</b>	<b>149,163.00</b>	<b>54,603.50</b>	
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>322,855.25</b>	<b>322,855.25</b>	<b>114,468.43</b>	<b>114,468.43</b>	<b>307.63</b>	<b>208,079.19</b>	<b>54,603.50</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>										
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruslip. 10188/APP/2004/1781	3,756,319.11	3,756,319.11	2,632,285.50	2,632,285.50	0.00	1,123,033.61	688,365.00	A total of £3,756,319.11 was received in three instalments towards the cost of providing nursery, primary or secondary education places or improvements in the North Secondary Planning Area. Funds to be spent by September 2016. £658,998 from this contribution has been allocated and spent towards expansion at Ruslip High School (Cabinet Member Decision 21/10/2010) and £342,000 towards Deansfield Early Years Centre (Cabinet Member Decision 28/10/2010). A further £779,000 has been allocated and spent towards the expansion of Harlyn Primary School and £686,495.96 allocated and spent towards Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). £414,115.99 not used in financing, earmarked to be reallocated to Harlyn Primary School. £686,365 remains available from this contribution to be allocated towards secondary school places.
EYL/12/1221	Ruslip Manor	2, Windmill Hill, Ruslip. 35955/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	0.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits. Contribution earmarked towards expansion at Ruslip Gardens Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/13/2378	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruslip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/138/238C	West Ruslip	Former Mill Works, Bury Street, Ruslip. 6157/APP/2009/2069	512,742.69	512,742.69	298,438.38	298,438.38	0.00	214,303.31	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated and spent towards expansion at Ruslip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £169,696 allocated and spent towards expansion at Ruslip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/238B	Eastcote	Highgrove House, Eastcote Road, Ruslip. 10622/APP/2006/2394 & 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). Contribution not used in financing, earmarked towards Ruslip Gardens Primary School as part of the Primary Expansion Programme.
EYL/164/270	Eastcote & East Ruslip	103 Park Ave, Ruslip 4827/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Contribution earmarked towards expansion at Clebe Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/167/275	Eastcote & East Ruslip	Fmr Highgrove Day Nursery, Campbell Close, Ruslip. 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Contribution earmarked towards expansion at Clebe Primary School as part of the Primary Expansion Programme.



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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 39238/APP/20102743	13,510.00	13,510.00	6,814.30	6,814.30	0.00	6,095.70	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the children arising from the development. No time limits. Funds earmarked towards expansion 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, Northwood. 18239/APP/2012296	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, improvements to playgrounds, improvements to playparks (see agreement for details). No time limits. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/186/298A	Cavendish	161 Elliot Ave fmr Southbourne Day Centre, Ruslip. 86033/APP/20091060	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 Ruslip Gardens Primary School 2013/14, closing Cabinet Member Approval 23/07/2014.
EYL/187/301	Northwood	87-45 Duck's Hill Rd, Northwood 89214/APP/20101766	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/191/306A	Northwood	London School of Theology, Green 10112/APP/20122057	38,018.58	38,018.58	38,018.58	38,018.58	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. £38,018.58 spent towards expansion at Hillingdon Primary School 2013/14, closing (Cabinet Member Approval 23/07/2014).
EYL/193/307	West Ruslip	3 South Drive, Ruslip 1306/APP/2012211	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00	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. Funds earmarked towards expansion at Glebe Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/194/308	Manor	66-77 Park View, Ruslip 885/APP/2010340	14,231.00	14,231.00	0.00	0.00	0.00	14,231.00	0.00	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. Funds earmarked towards expansion at Ruslip Gardens Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41506/APP/201310	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	0.00	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. Funds earmarked towards expansion at Harelyn Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/198/312	Ickenham	25 Hightfield Drive, Ickenham 2275/APP/2013633	7,886.00	7,886.00	0.00	0.00	0.00	7,886.00	0.00	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. Funds earmarked towards expansion at Glebe Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/199/316	Northwood	41 Hightfield Ave, Northwood 1891/APP/20131855	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	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. Funds earmarked towards expansion at Harelyn Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL/200/317	Northwood	24 Eastbury Rd, Northwood 19305/APP/20111584 & 19305/APP/201203107	20,158.00	20,158.00	0.00	0.00	0.00	20,158.00	0.00	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. Funds earmarked towards expansion at Harelyn Primary School as part of the Primary Expansion Programme. Subject to 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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
EYL202/019A	Northwood Hills	117 Primer Rd, Northwood 12055/APP/2006/2310	151,749.00	151,749.00	0.00	0.00	0.00	151,749.00	0.00	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. Funds earmarked towards expansion at Hartlyn Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL203/020	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/0320	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).
EYL207/024	Ickenham	Land Adjacent to 135 Swakeleys Road, Ickenham 390/APP/2013/1450	8,628.00	8,628.00	0.00	0.00	0.00	8,628.00	0.00	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. Funds earmarked towards expansion at Cliffe Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL208/023C	Cavendish	150 Field End Road (Initial House), Eastcote, Primer 25760/APP/2013/0632	40,281.00	40,281.00	0.00	0.00	0.00	40,281.00	0.00	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. Funds earmarked towards expansion at Ruislip Gardens Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL211/030	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	33,436.00	0.00	0.00	0.00	33,436.00	0.00	Fund received towards the provision of educational facilities within the London Borough of Uxbridge. No time limits for spend. Funds earmarked towards expansion at Harefield Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL212/031A	Cavendish	218 Field End Road, Eastcote. 6531/APP/2010/2411	23,535.00	23,535.00	0.00	0.00	0.00	23,535.00	0.00	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. Funds earmarked towards expansion at Ruislip Gardens Primary School as part of the Primary Expansion Programme. Subject to formal allocation.
EYL216/035	West Ruislip	157-161 High Street, Ruislip 64711/APP/2011/214	2,176.00	0.00	0.00	0.00	0.00	2,176.00	2,176.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary school child yield arising from the development. No time limits for spend.
EYL217/036	Northwood	Land Adj to 27 Lees Ave, Northwood 69185/APP/2013/1310	25,593.00	0.00	0.00	0.00	0.00	25,593.00	25,593.00	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.
EYL218/037	Northwood	37 Moor Park Road, Northwood 45811/APP/2013/3765	12,796.00	0.00	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) No time limits for spend.
EDUCATION, YOUTH AND LEISURE SUB - TOTAL			5,410,573.65	5,370,008.65	3,158,274.06	3,158,274.06	0.00	2,252,299.59	1,382,376.97	
PORTFOLIO: CENTRAL SERVICES										
CENTRAL SERVICES SUB - TOTAL			0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: COMMUNITY, COMMERCIAL AND REGENERATION										

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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
PPR5/238D	West Ruslip	Former Hill Works, Bury Street, Ruslip. 0157/APP/2009/2089	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2016). Funds allocated towards the services of a Construction Visitor Centre Co-ordinator within the Borough (Cabinet Member Decision 18/3/13).
PPR5/239C	Eastcote	Highgrove House, Eastcote Road Ruslip. 10622/APP/2006/2394 & 10622/APP/2009/2394	9,667.50	9,667.50	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 Visitor Centre Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).	
PPR6/231C	Ruslip	Former RAF West Ruslip (identism Highgrove, identism. 38402/APP/2007/1072	75,000.00	75,000.00	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 PTF1182231C.	
PPR6/232C	South Ruslip	Former South Ruslip Library, Victoria Road, Ruslip (plot A). 87080/APP/2010/1419	9,782.64	9,782.64	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).	
PPR7/232C	West Ruslip	Lyon Court 28-30 Pembroke Road, Ruslip. 66895/APP/2011/3049	47,950.86	47,950.86	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 2015).	
PPR7/232D	West Ruslip	Lyon Court, 28-30 Pembroke Road, Ruslip. 66895/APP/2011/3049	25,330.03	25,330.03	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 2015).	
PPR7/239E	Cavendish	161 Elliot Ave (lmc Southbourne Day Centre), Ruslip. 86033/APP/2009/1060	16,353.04	16,353.04	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.	
PPR8/230B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1768	22,192.63	22,192.63	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).	
PPR8/330D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1768	19,669.95	19,669.95	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).	
PPR9/331B	Cavendish	216 Field End Road, Eastcote. 6331/APP/2010/2411	5,000.00	5,000.00	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.	
PPR9/1331C	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	10,000.00	10,000.00	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.	
		<b>COMMUNITY, COMMERCE &amp; REGENERATION SUB - TOTAL</b>	<b>261,625.86</b>	<b>261,625.86</b>	<b>0.00</b>	<b>0.00</b>	<b>261,625.86</b>	<b>221,496.51</b>		
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
CSL6/189A	Ruslip	30 Kings End, Ruslip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the end. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.	
CSL6/199A	Ruslip	41 Kingsend, Ruslip. 2732/APP/2006/3451	9,338.43	9,338.43	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/10200B	Manor	Former Ruslip Manor Library, Victoria Road, Ruslip. 14539/APP/2006/2102	5,200.00	5,200.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruslip Manor Library and Community Resources Centre. Subject to formal allocation of funding.	
CSL/112005B	Eastcote	RAF Eastcote, Lime Grove, Ruslip. 10189/APP/2004/1781	277,131.54	277,131.54	275,608.35	12,746.60	250.14	0.00	Contribution towards the provision of improvement of leisure youth and/or cultural services within Eastcote and Ease Ruslip 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 Ruslip Youth Centre (Cabinet Member Decision 09/07/2014).	



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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
CSL/12/215A	Ruslip	6-11, Reservoir Road, Ruslip 81734/APP/2006/290	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 for the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruslip	Former RAF Ruslip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruslip	Former Mill Works, Bury Street, Ruslip, 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 215,135.84 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 Ruslip	Former Mill Works, Bury Street, Ruslip, 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruslip 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	Ruslip	28 & 29a Kingsend, Ruslip, 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 Ruslip	Former Tally Ho P.H., West End Road, Ruslip, 8418/APP/2006/9138914	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 2016).
CSL/29/263A	South Ruslip	Former South Ruslip Library, Victoria Road, Ruslip (plot A), 87080/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 Ruslip	Lyon Court/28-30 Rembrandt Road, Ruslip, 68856/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/38/299B	Caversleigh	161 Elliot Ave (fmr Southbourne Day Centre), Ruslip, 66833/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limit for spend.
CSL/37/299C	Caversleigh	161 Elliot Ave (fmr Southbourne Day Centre), Ruslip, 86033/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 of community facilities within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1788	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 2018).
CSL/43/313	South Ruslip	Queenswalk Resource Centre, Queens Walk, Ruslip 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 terms 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/2006/2310	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	Caversleigh	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	Caversleigh	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	Caversleigh	216 Field End Road, Eastcote 8331/APP/2010/2411	458.62	458.62	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	709,545.91	276,881.40	275,608.36	12,746.80	432,864.51	86,324.32	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	971,171.77	971,171.77	276,881.40	275,608.36	12,746.80	694,290.37	307,817.83	

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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										
E647177B	Manor	41-55, Winchmill Hill, Ruslip planning ref 482833/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 Warrinder Park. Funds allocated towards a scheme of improvements at Warrinder Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E57205D	Eastcote	RAF Eastcote, Lime Grove, Ruslip. 10189/APP/2004/1781	118,803.95	118,803.95	114,264.88	0.00	4,539.07	0.00	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 Warrinder Park and out door gym at Kings College Playing fields (Cabinet Member Decision 01/08/2014). Schemes complete, awaiting invoices.
E60215C	Ruslip	5 - 11 Reservoir Road, Ruslip 81134/APP/2006/260	28,994.76	28,994.76	28,994.76	27,237.50	1,757.26	0.00	0.00	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruslip Lido. Cabinet Member Decision (31/10/13). No time limits on spend. Play equipment completed March 2014. Benches installed. Scheme closed.
E61217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	7,000.00	7,000.00	0.00	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).
E62231E	Ruslip	Former RAF Ruslip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	30,383.12	15,191.56	15,191.56	116,496.63	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). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15.
E65237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruslip. 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.
E66239D	Eastcote	Highgrove House, Eastcote Road, Ruslip. 10822/APP/2008/2294 & 10822/APP/2009/2594	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.
E70243C	South Ruslip	Fmr Tully Ho PH, West End Road, Ruslip. 0416/APP/2009/13314	28,987.00	28,987.00	28,987.00	28,987.00	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 by February 2016. earmarked towards improvements at Chrysalis scheme to upgrade footpath at Conson walk (2013/14 closing). Cabinet Member approval received 17/10/2014.
E71250	South Ruslip	Land adjacent to Downe Barns Farm, West End Road, Ruslip. 2282/APP/2009/2475	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, tree planting, mowing and other maintenance works. 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.
E78282A	West Ruslip	Lyon Court, 28-30 Pentrick Road, Ruslip. 06959/APP/2011/3049	10,000.00	10,000.00	9,461.62	6,740.00	2,711.62	548.38	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the open site nature reserve at Pentrick Road. Funds to be spent within the 11 year time limit for spend 2015 (see agreement for details). Funds allocated towards ecological improvements at Pirn Meadows (Cabinet Member Decision 31/10/13).
E86336B	Northwood	London School of Theology, Green Lane, Northwood 19112/APP/2012/2087	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.
E91232B	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.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB - TOTAL</b>	<b>584,945.06</b>	<b>584,945.06</b>	<b>267,884.52</b>	<b>133,839.20</b>	<b>140,926.32</b>	<b>317,060.54</b>	<b>70,000.00</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										



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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
H/6184C *55	West Ruislip	31-45 Pembroke Rd, Ruislip 59916/APP/2006/2896	21,699.53	21,699.53	8,394.43	8,394.43	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 applicant by 30.09.2015 allocated towards provision of the following health care facilities: Elm Park Centre, Ruislip (Child Minder) (Feb 2013), Elm Park Centre, Ruislip (NHS Property Services (Feb 2014)).
H/11195B *57	Ruislip	Highbrook House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of focal health care facilities in the vicinity of the site. No time limits.
H/20238F *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/21237D *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/22239E *74	Eastcote	Highbrook House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/241184A	West Ruislip	31-48 Pembroke Road, Ruislip 59916/APP/2006/2896	48,601.53	48,601.53	0.00	0.00	0.00	48,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association (Elm Park). Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL5/184A.
H/28263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 87080/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/34282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 66985/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 2015).
H/35282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 66985/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	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 2015).
H/36299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 86033/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/37301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1785	12,968.84	12,968.84	0.00	0.00	0.00	12,968.84	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/43319C	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/44319D *103	Northwood Hills	117 Pinner Road, Northwood 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.
H/45323F	Cavendish	150 Field End Road (initial House), Eastcote, Pinner 25760/APP/2013/3532	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/45323G *104	Cavendish	150 Field End Road (initial House), Eastcote, Pinner 25760/APP/2013/3532	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.

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 February 2015)
			AS AT 31/12/14	AS AT 30/09/14	AS AT 31/12/14	AS AT 30/09/14	To 31/12/14	AS AT 31/12/14	AS AT 31/12/14	
H48.0331E *107	Cavendish	216 Field End Road, Eastcote 6331APP/2010/2411	4,320.40	4,320.40	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 and any related costs to compensate for the loss of a health facility caused by the development. No time limits.
H511231H *110	Ruislip	Fnr RAF West Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2013/2685 & 38402/APP/2012/1033	17,374.27	0.00	0.00	0.00	0.00	17,374.27	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.
H52205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	0.00	0.00	0.00	0.00	298,998.00	298,998.00	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. No time limit for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	882,081.64	666,709.37	6,584.43	6,584.43	0.00	874,497.21	646,863.88	
		SECTION 106 SUB - TOTAL	8,027,054.27	7,670,117.00	3,739,723.56	3,604,525.19	153,671.92	4,287,330.71	2,461,682.18	
		GRAND TOTAL ALL SCHEMES	8,172,627.37	7,815,690.10	3,826,380.47	3,690,874.47	153,979.55	4,346,246.90	2,461,682.18	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.  
 Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.  
 Bold figures indicate changes in income and expenditure.  
 Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.  
 \* Denotes funds the Council is unable to spend currently (totals £273,458.89)  
 \*24: P172556 £37,423.09 reasonable period for expenditure without owners agreement has lapsed.  
 \*32: P172846 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 \*48: P172863 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 \*55: H9184C £13,115.10 funds have been received to provide Primary Health Care facilities in the borough.  
 \*57: H11195B £3,156.00 funds have been received to provide health care services in the borough.  
 \*62: P172877/197 £23,000.00 held as security for the due and proper execution of the works.  
 \*72: H120238F £31,441.99 funds have been received to provide Primary Health Care services in the borough.  
 \*73: H121237D £22,458.88 funds have been received to provide Primary Health Care services in the borough.  
 \*74: H22239E £7,363.00 funds have been received to provide Health Care services in the borough.  
 \*76: P172878/2365 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).  
 \*81: H126263D £3,353.86 funds have been received to provide Health Care services in the borough.  
 \*82: H30282F £15,031.25 funds have been received to provide health care facilities in the borough.  
 \*84: H30299D £9,901.79 funds received to provide health care facilities in the borough.  
 \*95: H37001E £12,958.84 funds received to provide health care facilities in the borough.  
 \*103: H44319D £24,172.54 funds received to provide health care facilities in the borough.  
 \*104: H46323G £14,126.88 funds received to provide health care facilities in the borough.  
 \*105: P1719832F £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)  
 \*107: H46331E £4,320.40 funds received to provide health care facilities in the borough.  
 \*108: H46331E £4,320.40 funds received to provide health care facilities in the borough.  
 \*110: H51021H £3,174.27 funds received to provide health care facilities in the borough.  
 £273,458.89

	total bal	spendable unalloc.	unspendable	allocated (live/not live)
Sept figs	13,079,969.50	5,490,401.26	3,590,262.54	3,999,305.70

income 31 Dec 14	income 30 sept 14		
30,149,575.99	29,665,358.42	484,217.57	484,217.57
exp 31 Dec 14	exp 30 Sept 14		
16,907,500.51	16,585,388.92	322,111.59	322,111.59

	total bal	spendable unalloc.	unspendable	allocated (live/not live)
	13,242,075.48	5,288,883.67	3,607,636.81	4,345,555.00
				4,345,555.00

162,105.98 - 201,517.59 17,374.27 346,249.30

162,105.98



		Dec report		
		Total Income		
		at 31/12/07	at 30/9/07	new income q3
PT278/26/127	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827	
PT278/27/09				
(Includes				
Former PT/29)	Stockley Park Phase 3 "Trident Site"			
*16	37977/W/96/1447	572,732	572,732	
	Terminal 5, Land at Longford			
PT278/30/115	Roundabout, Heathrow s278 10 Jan 02			
*22	47853/93/246	10,500	10,500	
	Brunel site3 532/SPP/2001/1858 -			
	Highways Works at Junction Hillingdon			
PT278/34/86A	Hill / Kingston Lane & Pelican Crossing			
*18	on Kingston Lane	385,827	385,827	
	Brunel s278 16 April 04			
	532/SPP/2002/2237 - Traffic Calming on			
PT278/44/87A	Cleveland Road & New Entrance on			
*20	Kingston Lane	278,673	278,673	
PT278/46/135	10A Sandy Lodge Way Northwood			
*32	54671/APP/2002/54	7,458	7,458	
PT278/47	Refunds Various		12,339	(12,339)
PT278/48	No Legal Agreement Various	74,984	74,984	
PT278/49/117	Grand Union Village Southall			
*23	327/APP/2000/2106	63,873	63,873	
	Land at Rockingham Road, Riverside			
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595	33,510	33,510	
	Harlington Community School Sports			
PT278/51/128	Centre, Pinkwell Lane, Hayes /			
*36	18948/APP/2000/2427	4,847	4,847	
PT278/55/10A				
*14				
(Formerly	Land at Sanderson Site and Braybourn /			
PT/31)	35347/APP/2000/1294 & 1296	161,499	161,499	
PT278/57/140	MOD Records Office Stockley Road			
A	Hayes 18399/APP/2004/2284	381,642	381,642	
	The Dairy Farm, Breakspear Road North,			
	Harefield			
PT278/58/143	27314/APP/2005/844	1,000	1,000	
PT278/60/147A				
	Former DERA site, Kingston Lane West			
*42	Drayton 45658/APP/2002/3012	16,500	16,500	
	DERA Site, Kingston Lane, West Drayton			
	- Highways			
PT278/60/147B	45658/APP/2002/3012	55,126	55,126	
	Former RAF - Porters Way, West			
PT278/61/148A	Drayton 5107/APP/2005/2082	2,000	2,000	

PT278/62/149	Hayes Goods Yard			
PT278/63	10057/APP/2004/2996&2999	2,000	2,000	
*49	White House Gate, R.A.F Northolt	25,000	25,000	
PT/278	R.A.F. Eastcote	2,000		2,000
	SECTION 278 SUB - TOTAL	<b>2,137,998</b>	<b>2,148,337</b>	<b>(10,339)</b>
PT/05/04a				
*2	BA World Cargo / 50045A/95/1043	328,915	328,915	
PT/05/04b				
*2	BA World Cargo / 50045A/95/1043	399,335	399,335	
PT/08/68A&B				
(See also	Land at Hayes Park, Hayes End Road,			
PT/66)	Hayes 12853/APP/2000/675	12,418	12,418	
PT/11/45				
	Springwell Lane - Cycle Way /			
	6679/AZ/98/0897	3,248	3,248	
PT/18/38B				
(See also				
E/25/38A)	Former Airspeed House, Stanwell Road,			
*33	Heathrow / 50395/A97/1297	135,981	135,981	
PT/20/70	Wimpey Site, Beaconsfield Road /			
	582/BX/98/0882	19,915	19,915	
PT/21/39A	The Chimes - Supervision & TTS /			
	42966/AH/961862	113,485	113,485	
PT/24/55				
(see E/08)	Former Arlington Hotel, Shepiston Lane,			
*28	Harlington - Highway Works			
	382/BH/97/0714	22,935	22,935	
PT/25/56	J Sainsbury, 11 Long Drive, Ruislip			
*24	33667/T/97/0684	36,310	36,310	
PT/37/40B-C	Land at Thorn EMI Complex - Highways			
	Works & Environmental Improvements			
(see: PPR/29)	51588/APP/2000/366&1418	553,808	553,808	
PT37/40E				
	Land at Thorn EMI Complex - Parking			
*47	51588/APP/2000/366&1418	31,819	31,819	
PT/41/94A				
(See also E/29)	Land to the West of Stone Close, Horton			
	Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	9,506	9,506	
PT/41/94B	Land to the West of Stone Close, Horton			
	Road, Yiewsley 54822/APP/2003/718			
*19	(full)	4,777	4,777	
PT/41/94C	Land to the West of Stone Close, Horton			
	Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	5,703	5,703	
PT/42/41	Temp Stockpiling at Bedfont Court.			
*31	47853/SPP/2003/113	50,000	50,000	
PT/44/03	S278 Surplus	157,292	157,292	

PT/45/58 PT/50/15B	North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	13,689	13,689	
(see also: PPR/07)				
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000	
	County Court Site                      Traffic Management	35,757	35,757	
PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme			
*45 PT/54/21C	10850/5/97/2005	3,520	3,520	
	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000	57,000	
PT/54/21D				
	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343	39,739	39,739	
PT/56/26A				
(see: PPR/18 & E/17 ) PT/57/27C (see: EYL/35 & E/18)	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,676,600	2,601,600	75,000
*34 PT/61/89B	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882	
(see: E/35) PT/65/74A (see EYL/40, E/20 & E/21) PT/66/51 (See also PT/08) PT/67/95A (Formerly E/30/95A)	LHR Training Centre, Stockley Close / 51458/97/1537	25,000	25,000	
	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,863	18,863	
	White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196	5,261	5,261	
	Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping	3,440	3,440	
PT/68/96A PT/69/97A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296	42,925	42,925	
(see: E/22) PT/70/98A (see: EYL/46 & E/23)	Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816	5,463	5,463	
	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552	25,590	25,590	
PT/71/99	UB1 Vine Street Uxbridge 11005/AG/97/360	250,000	250,000	



PT/72/88B (see: PT/73 & EYL/47 )	Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways	41,720	41,720
PT/73/88C (see: PT/72 & EYL/47 )	Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath	9,840	9,840
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	34,213	34,213
PT/77/123	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	49,588	49,588
PT/78/10B (See also PT278/55)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	27,201	27,201
PT/79/108A (formerly PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	74,594	74,594
PT/80/112 (formerly PT278/05)	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	46,418	46,418
PT/82/114 (formerly PT278/23)	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785
PT84/87B-D (Formerly part of PT278/44)	Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath	14,396	14,396
PT/88/140 B	18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Public Transport	3,127	3,127
PT/88/140C *38	18399/APP/2004/2284	488,717	488,717
PT/88/140F *46	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood	70,516	70,516
PT/91/142A	58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate	1,018	1,018
PT/92/154	1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming	40,290	40,290
PT/93/147C	45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network	20,046	20,046
PT/93/147D	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath	32,073	32,073
PT/95/161A	335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31	15,010	15,010
PT/96/164	Colham House Taxi Rank Relocation	10,500	10,500
PT/97	27298/APP/2006/875	15,000	15,000

PT/98	Colham House Footpath Re-Paving 27298/APP/2006/875	40,000	40,000	
PT/99	Colham House Kerb Alignment 27298/APP/2006/875	5,000	5,000	
PT/100	Colham House Side Alley Re-surfacing 27298/APP/2006/875	10,000	10,000	
PT/101	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,066	30,066	
PT/102	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	151,948	151,948	
PT/103	West Drayton to Heathrow Cycle Scheme	100,000		100,000
PT/104	DRA Site at Kingston Lane	10,000		10,000
		<b>6,486,241</b>	<b>6,301,241</b>	<b>185,000</b>
CSL/1/13				
(formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility	1,433,000	1,433,000	
CSL/2/147E	45658/APP/2002/3012 MOD Records Office Stockley Road/Bourne Avenue, Hayes	243,005	243,005	
CSL/3/140I CSL/4/152A	18399/APP/2004/2284	66,134	66,134	
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 <b>CULTURE, SPORT AND LEISURE SUB - TOTAL</b>	19,839	19,839	
		<b>1,761,977</b>	<b>1,761,977</b>	
EYL/03 /12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	
EYL/30/30	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	
EYL/31/19A				
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385	194,922	194,922	

EYL/38/104	Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements /		
see: PT278/22	49542F/98/1509	394,733	394,733
EYL/39/65A	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	121,107	121,107
EYL/40/74D			
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357	18,900	18,900
EYL/43/67	Herne House, Church Walk, Hayes 15405/APP/2003/188	66,514	66,514
EYL/44/81	339-353 High Street, Harlington 53740/APP/99/310	18,680	18,680
EYL/45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467	18,610	18,610
EYL/49/106	Land at 9 Orchard Drive Cowley 11972/APP/2003/1546	11,465	11,465
EYL/55/110	2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	69,984	69,984
EYL/56/108B& C			
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865
EYL/57/118	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 &		
(See also E/31)	8134/APP/2003/2831	167,440	167,440
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783	13,565	13,565
EYL/60/131	5 - 19 Botwell Lane Hayes 53799/APP/2003/360	19,427	19,427
EYL/62/137	St Vincent's Hospital Northwood 138/APP/2001/1240	371,818	371,818
EYL/63/138	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735	8,417	8,417
EYL/65/142B	3 Reginald Road, Northwood 58866/APP/2004/274	28,460	28,460
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087	179,174	179,174
EYL/67/145	6A Swan Road West Drayton 9037/APP/2005/2945	21,276	21,276
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	30,346	30,346
EYL/70/151	35 The Drive, Ickenham 32381/APP/2004/282	14,256	14,256
EYL/71/155B	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253
EYL/72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120



EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654	21,063	21,063	
EYL/74/158	29 Dawley Road, Hayes 11280/APP/2005/678	14,543	14,543	
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680	19,129	19,129	
EYL/76/163	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939	18,939	
EYL/77/147F	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	328,366	328,366	
EYL/78/161B	Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754	238,153	238,153	
EYL/79/140G	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	768,003	768,003	
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 39054/APP/2004/2894	77,511	77,511	
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087	
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214	
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	9,576
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	
EYL/86	Honeywell Site, Trout Rd., Yeiewsley 335/APP/2002/2754	765,637	765,637	
EYL/88	former True Lovers' Knot Public House, <b>EDUCATION, YOUTH AND LEISURE</b>	66,591		66,591
	<b>SUB - TOTAL</b>	<b>6,120,274</b>	<b>6,044,107</b>	<b>76,167</b>
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000	
PPR/05/33 PPR/07/15A	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778	
(see: PT/50)				
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570	
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000	



PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195
PPR/13/19C (see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343 Denbridge Industrial Estate, Oxford Road/4551CL/98/435	131,081 200,000	131,081 200,000
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000
PPR/32/50 (Formerly PT/02)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000
PPR/44	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229
	<b>PERFORMANCE, PARTNERSHIPS &amp; REGENERATION SUB - TOTAL</b>	<b>1,121,336</b>	<b>1,121,336</b>
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556
E/06/2A E/09/11B	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021

E/10/85 (see: PT/36) E/13/21A	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000
(see: PT/56 & PPR/18 ) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400
(see: PT/57 & EYL/35) E/19/36 (see: PPR/21)	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736 Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	125,274 43,999	125,274 43,999
E/21/74C			
(see: PT/65, EYL/40 & E/20)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370
E/22/97B (see: PT/69)	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463
E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004 Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297 H.S.A Land, Bath Road 41687S/98/16 A4 Heathrow Corridor scheme - Oxford Avenue Green Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	13,940 39,015 12,204 50,000 12,692	13,940 39,015 12,204 50,000 12,692
E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852
E/31/124 (see also EYL/57)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172

E/32/01 (Formerly PT/43/01)	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500	1,008,500	
E36/140E	MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	52,114	52,114	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437	10,000	10,000	
E/39/160	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	8,532	8,532	
E/40/155C	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	20,147	20,147	
E/41/49 (Formerly PPR/31/49)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	453,000	453,000	
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	100,737	100,737	
E/43/1B	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	11,544	11,544	
E/44	Air Quality Action Plan	25,000		25,000
E/45	Porters Way Play Area	125,000		125,000
E/46	Former True Lovers Knot P.H Green Spaces provision	21,195		21,195
	<b>ENVIRONMENT SUB -TOTAL</b>	<b>3,768,333</b>	<b>3,597,138</b>	<b>171,195</b>
H/1/152C				
*40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	
H/2/160B H/3/155A	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	300,000	300,000	
*41	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	74,041	74,041	
H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes			
*43	18399/APP/2004/2284	51,133	51,133	
H/5/161C	Former Honeywell Site, Trout Road, West Drayton			
*44	335/APP/2002/2754	50,032	50,032	
H/6	11-21, Clayton Rd., Hayes			
*48	56840/APP2004/630	30,066	30,066	
H/7	Hayes and Harlington Scrapyard. Health Provision	2,908		2,908
		<b>516,742</b>	<b>513,834</b>	<b>2,908</b>
		<b>21,912,902</b>	<b>21,487,970</b>	<b>424,931</b>



Sept rpt		S106 unspendable			not allocated		
Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
at 30/9/07	Sept v Dec						
58,827		5,000	5,000				0
572,732		558,232	558,232				0
10,500		5,000	5,000				0
385,827		188,379	188,379				0
278,673		197,592	197,592				0
7,458		5,000	5,000				0
12,339							0
74,984							0
63,873		63,873	63,873				0
33,510							0
4,847							0
161,499		161,036	161,036				0
381,642							0
1,000							0
16,500		15,000	15,000				0
55,126							0
2,000							0

2,000					0
55,000	(30,000)			20,000	20000
<b>2,178,337</b>	<b>(30,000)</b>	<b>1,199,112</b>	<b>1,199,112</b>	<b>20,000</b>	<b>20,000</b>
328,915		328,915	328,915		0
399,335		136,690	136,690		0
12,418					0
3,248					0
135,981		59,068	59,068		0
19,915					0
113,485			893	(893)	0
22,935		22,935	22,935		0
36,310		36,310	36,310		0
553,808					0
31,819		31,819	31,819		0
9,506		9,506	9,506		0
4,777		4,777	4,777		0
5,703		5,703	5,703		0
50,000		50,000	50,000		0
157,292					0

13,689			0
30,000			0
	35,757		
3,520			0
57,000			0
39,739			0
2,601,600			0
13,882	12,511	12,511	0
25,000			0
18,863			0
5,261			0
3,440			0
42,925			0
5,463			0
25,590			0
250,000			0



41,720		695	(695)	0
9,840				0
34,213				0
49,588				0
27,201				0
74,594				0
46,418				0
12,785				0
14,396				0
3,127				0
488,717	488,717	488,717		0
70,516	70,516	70,516		0
1,018				0
40,290				0
20,046				0
32,073				0
15,010				0
10,500				0
15,000			15,000	15000

40,000					40,000	40000
5,000					5,000	5000
10,000					10,000	10000
30,066					30,066	30065.7
151,948					151,948	151947.8
<b>6,265,484</b>	<b>35,757</b>	<b>1,257,467</b>	<b>1,259,055</b>	<b>(1,588)</b>	<b>252,014</b>	<b>252,014</b>
1,433,000						0
243,005					243,005	243004.77
66,134					66,134	66133.52
19,839					19,839	19839.13
<b>1,761,977</b>					<b>328,977</b>	<b>328,977</b>
668,174						0
21,640						0
31,620						0
20,318						0
36,836						0
161,898						0
194,922						0

394,733			0	
121,107			0	
18,900		18,900	0	18,900
66,514			0	
18,680			0	
18,610			0	
11,465			0	
69,984			0	
22,865			0	
167,440		167,440	167440.09	
13,565		13,565	0	13,565
19,427			0	
371,818		197,818	197817.94	
8,417		8,417	0	8,417
28,460		15,321	15321.45	
179,174		86,922	86921.50824	
21,276			0	
68,663			0	
30,346		16,205	16204.98828	
14,256			0	
471,253			0	
13,120			0	

21,063	11,248	11247.642	
14,543		0	
19,129	19,129	0	19,129
18,939	8,826	0	8,826
328,366		0	
238,153		0	
768,003	357,890	0	357,890
77,511		0	
29,087	15,532	15532.458	
45,214		0	
73,803	73,803	73802.65	
7,722	7,722	7721.63	
252,606		0	
98,853	98,853	98852.87	
765,637	405,787	529545.08	(123,758)
<b>6,044,107</b>	<b>1,523,377</b>	<b>1,220,408</b>	<b>302,969</b>
100,000		0	
66,778		0	
150,570		0	
30,000		0	



86,195			0
15,803			0
131,081			0
200,000			0
10,000			0
47,466			0
5,000			0
78,171			0
13,250			0
4,200			0
67,153	30,000	30,000	0
8,500			0
78,939			0
10,000			0
18,229			0
<b>1,121,336</b>	<b>30,000</b>	<b>30,000</b>	
59,556			0
100,000			0
38,021			0

25,000	0
25,000	0
1,323,400	0
125,274	0
43,999	0
5,370	0
5,463	0
13,940	0
39,015	0
12,204	0
50,000	0
12,692	0
2,852	0
42,172	0

1,008,500								0
52,114					52,114		52,114.04	
8,607								0
10,000					10,000		10,000	
8,532								0
20,147					20,147		20,147.3	
453,000								0
100,737								0
11,544					11,544		11,543.73	
<b>3,597,138</b>					<b>93,805</b>		<b>93,805</b>	
8,562		8,562	8,562					0
300,000					300,000		300,000	
74,041		74,041	74,041					0
51,133		51,133	51,133					0
50,032		50,032	50,032					0
30,066		30,066	30,066					0
513,834		213,834	213,834		300,000		300,000	
21,482,213	5,757	2,700,413	2,702,001	(1,588)	2,518,173		2,215,204	302,969
					0		0	0

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

Document is Restricted



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# Plans for North Applications Planning Committee

14th April 2015



HILLINGDON  
LONDON

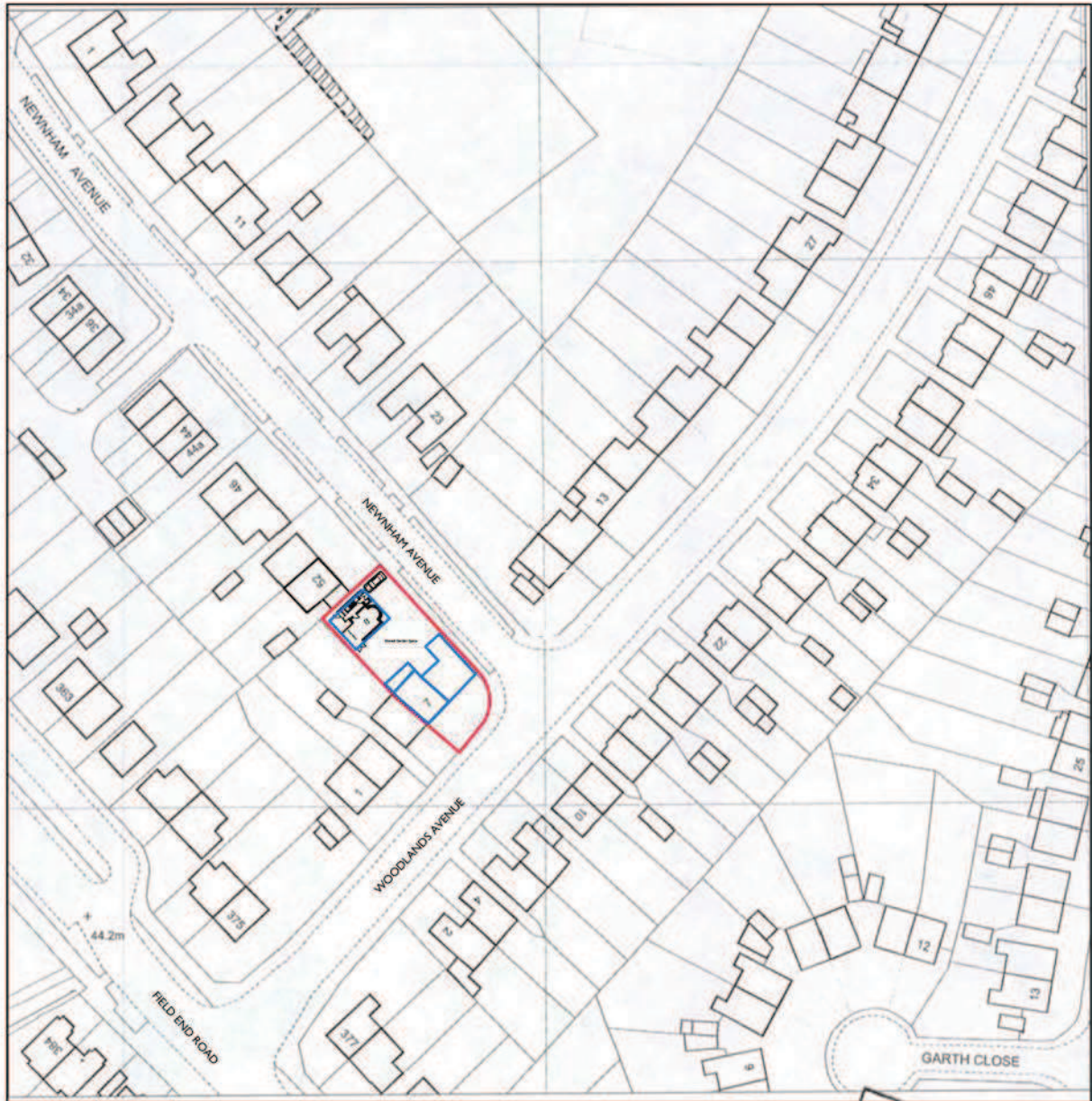


INVESTOR IN PEOPLE

**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND FORMING PART OF 7 WOODLANDS AVENUE RUISLIP  
**Development:** Two storey, 3-bed, detached dwelling with associated parking and amenity space  
**LBH Ref Nos:** 69927/APP/2014/4283

**Date Plans Received:** 04/12/2014      **Date(s) of Amendment(s):** 04/12/0014  
**Date Application Valid:** 22/01/2015



notes

All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.

Any discrepancies be reported immediately.  
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions

First Issue - Dec 14 - JH  
All Windows To Match Existing

drawing name

OS MAP

project

7 Woodlands Avenue Eastcote London  
HA4 9

scale

Page 79  
1:1250@A4

status

PLANNING

drawing no

OS MAP

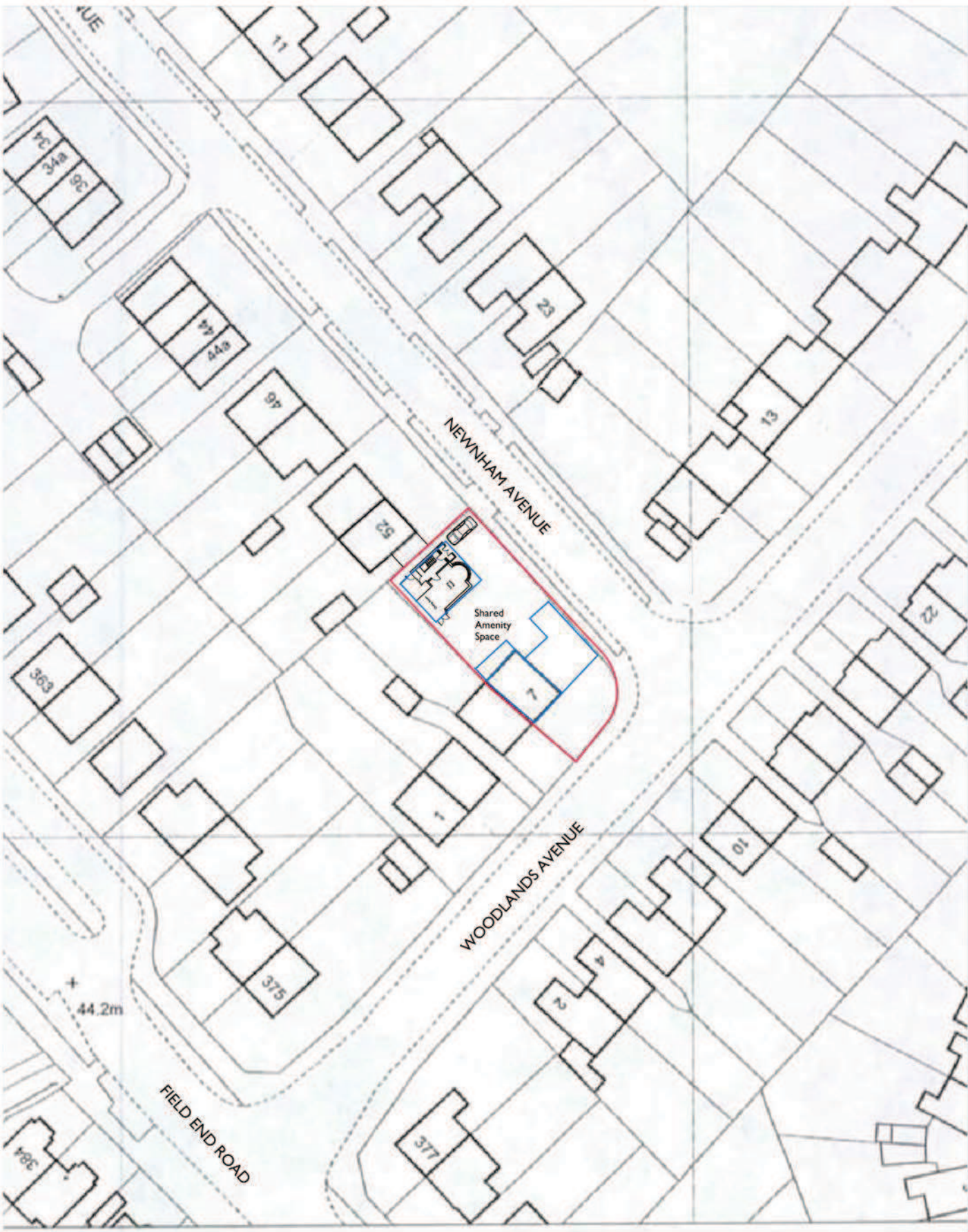
rev

2

Detail Design

8 Lonsdale Close, East-Ham, London, E6 3PU T 0794 041 2365  
Jay.Hirani@ovi.co.uk

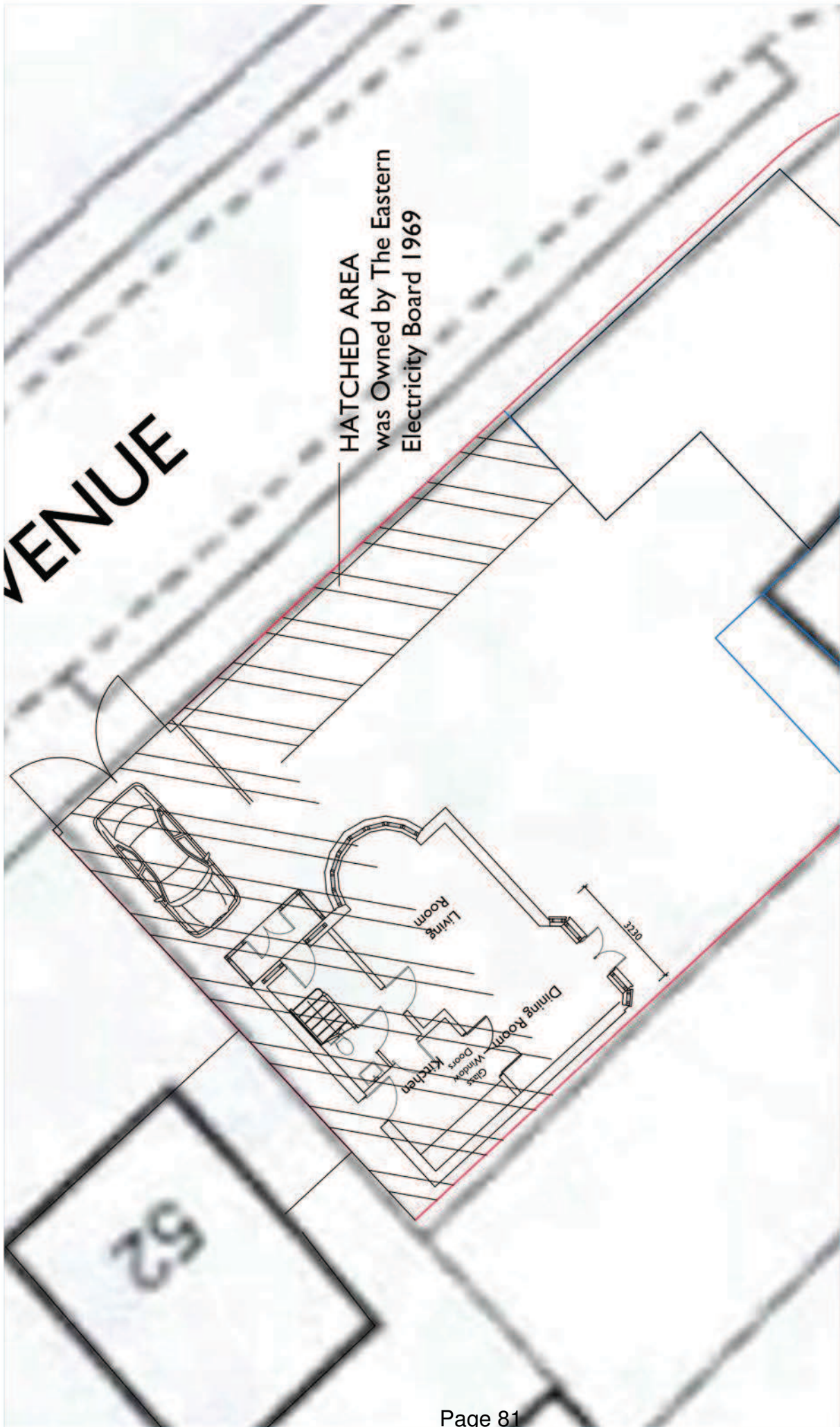




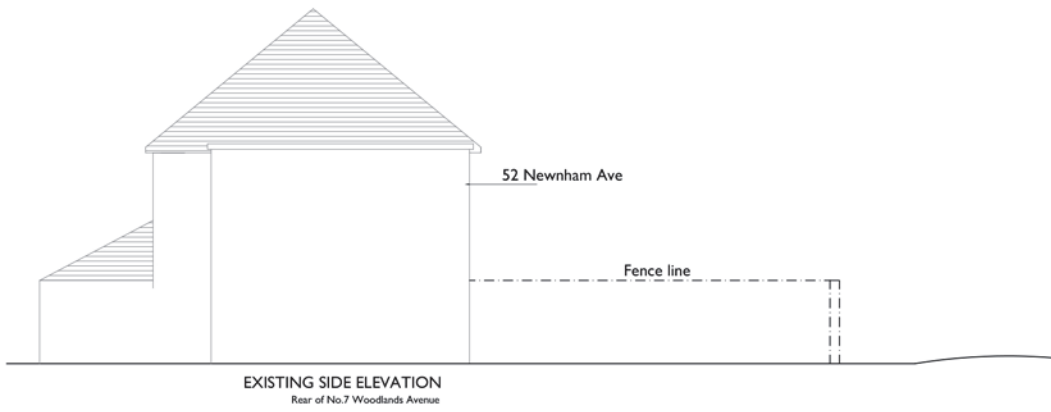
N

<p>notes</p> <p>All plans, sections &amp; elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.</p> <p>Any discrepancies be reported immediately.</p> <p>To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings</p>	<p>revisions</p> <p>First Issue -Dec 14 - JH</p> <p>All Windows To Match Existing</p>	<p>drawing name</p> <p><b>Block Plan</b></p> <p>project</p> <p>7 Woodlands Avenue Eastcote London HA4 9</p> <p>scale</p> <p>1:500@A3</p> <p>status</p> <p><b>PLANNING</b></p>	<p>drawing no</p> <p><b>Site</b></p> <p>rev</p> <p>1</p> <p><b>Detail Design</b></p> <p># Lovible Class, East Ham, London, E6 3PU</p> <p>jj@hmv.com . c.o.m</p> <p>T 0204 041 2345</p>
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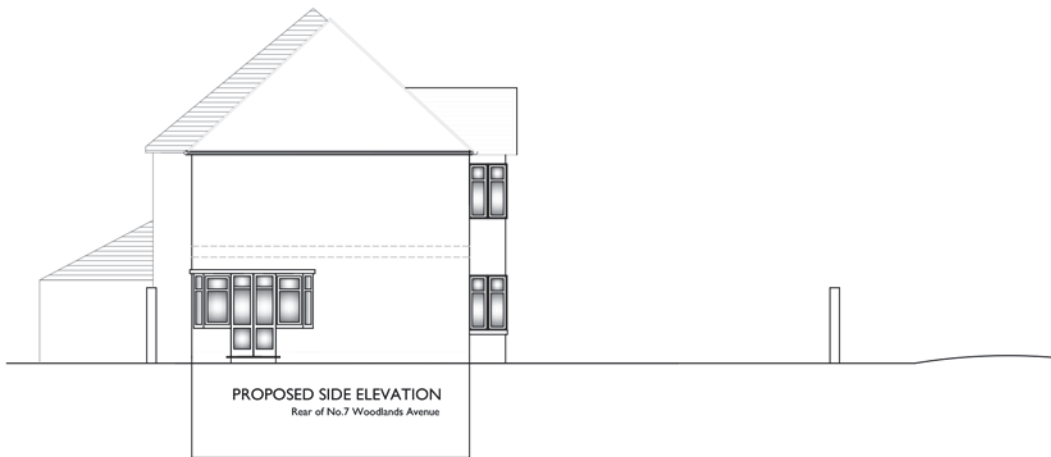




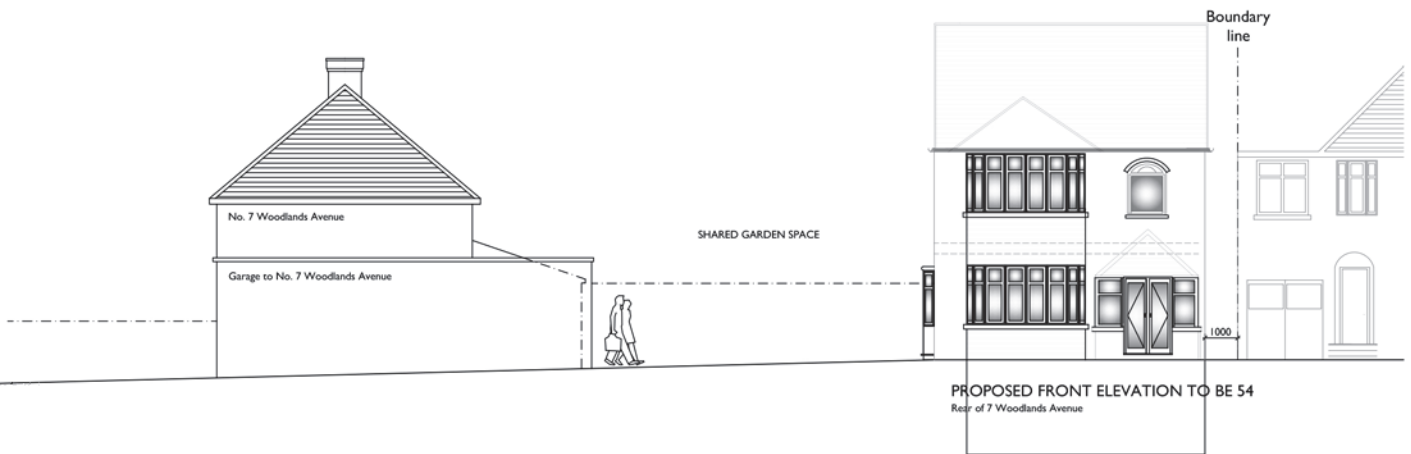
<p>REVISIONS</p> <p>First Issue - Jan 15 - JH All Windows To Match Existing</p>	<p>drawing title</p> <p>Block Plan to show 1969 Eastern Electricity Board</p>	<p>rev</p> <p>1</p>
	<p>project</p> <p>7 Woodlands Avenue Eastcote London HA4 9</p>	<p>Detail Design</p> <p>© London Clark, Ltd, 1988, London, E3 3PU jph@londonclark.com</p>
<p>scale</p> <p>1:100@A3</p>	<p>status</p> <p>PLANNING</p>	
<p>NOTES</p> <p>All plans, sections &amp; elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement. Any discrepancies be reported immediately. The drawings are the property of London Clark, Ltd and are not to be used for any other Mechanical and Electrical drawings.</p>		



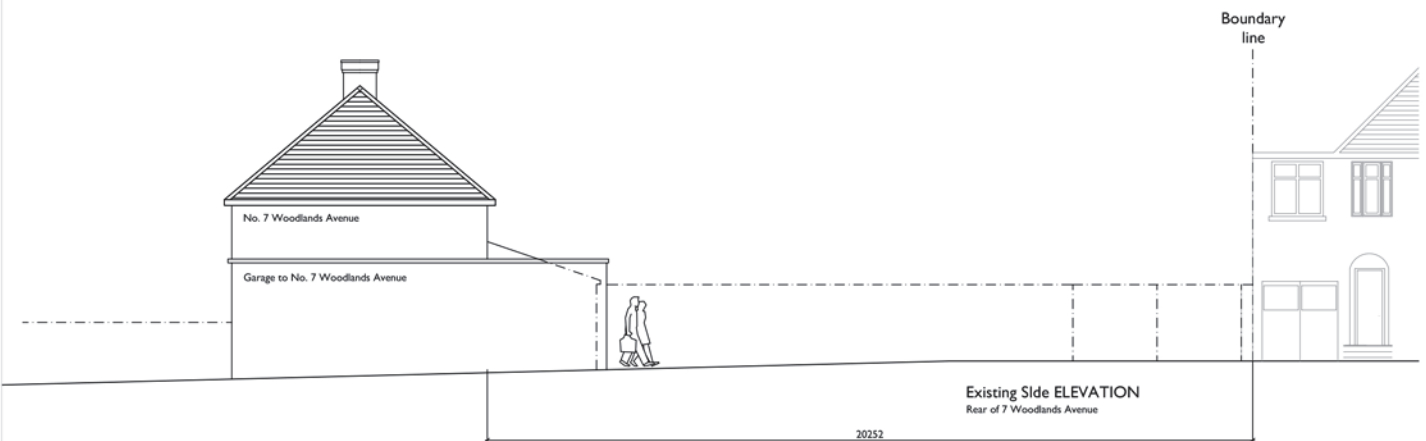
**EXISTING SIDE ELEVATION**  
Rear of No.7 Woodlands Avenue



**PROPOSED SIDE ELEVATION**  
Rear of No.7 Woodlands Avenue



**PROPOSED FRONT ELEVATION TO BE 54**  
Rear of 7 Woodlands Avenue

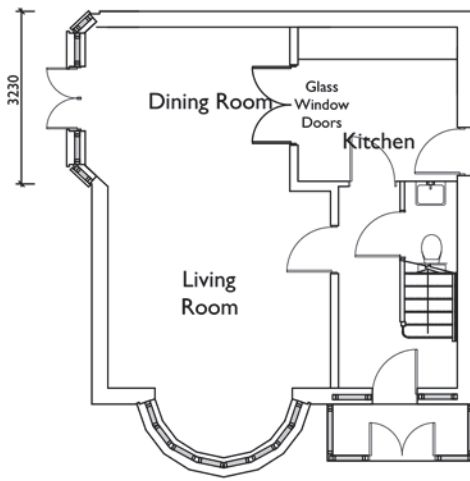


**Existing Side ELEVATION**  
Rear of 7 Woodlands Avenue

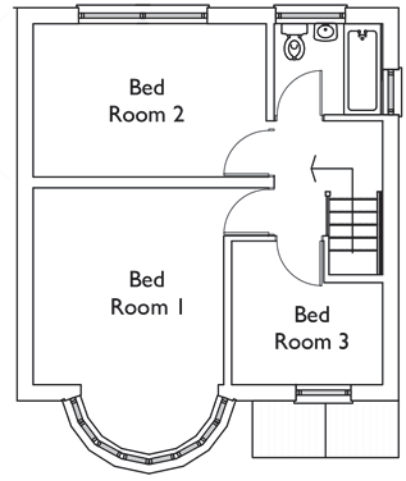
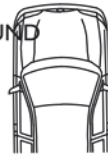
**NOTES**  
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.  
Any discrepancies be reported immediately.  
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

**REVISIONS**  
First issue - April 14 - JH  
2nd issue - Jan 15 - JH - Removed "Fence Line" Text  
All Windows To Match Existing

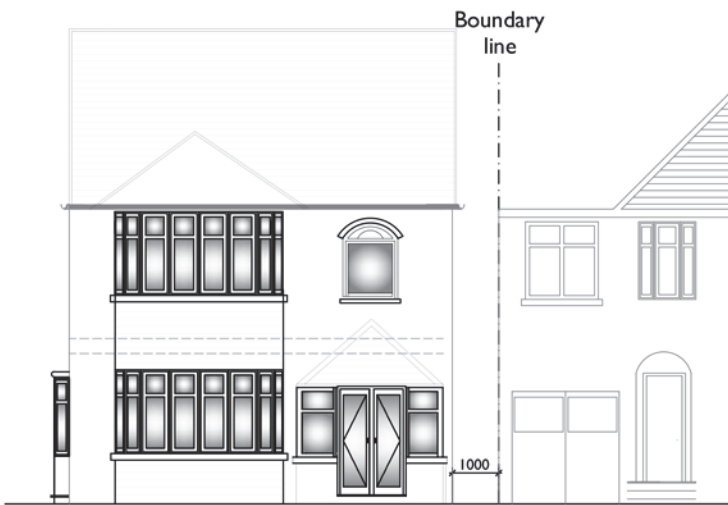
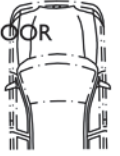
drawing name <b>EXISTING AND PROPOSED ELEVATIONS</b>		drawing no <b>7 A 004</b>	rev <b>2</b>
project <b>7 Woodlands Avenue Eastcote London HA4 9</b>			
scale <b>1:100@A2</b>	status <b>PLANNING</b>		Detail Design
<small>© London Clay, East Ham, London, SE 20 jay@londonclay.co.uk</small>			<small>T 020 841 2345</small>



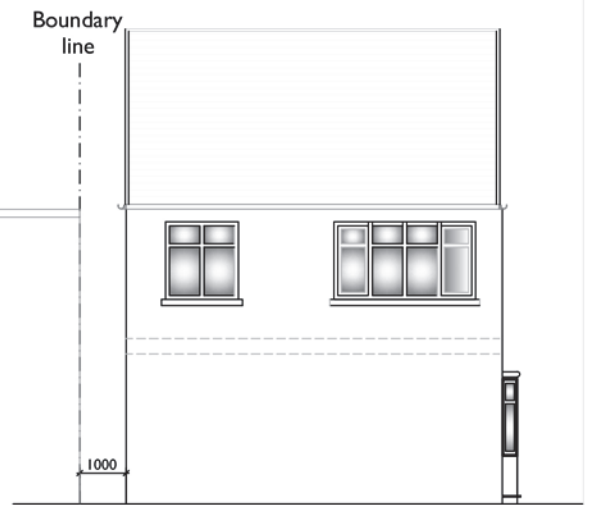
PROPOSED GROUND FLOOR



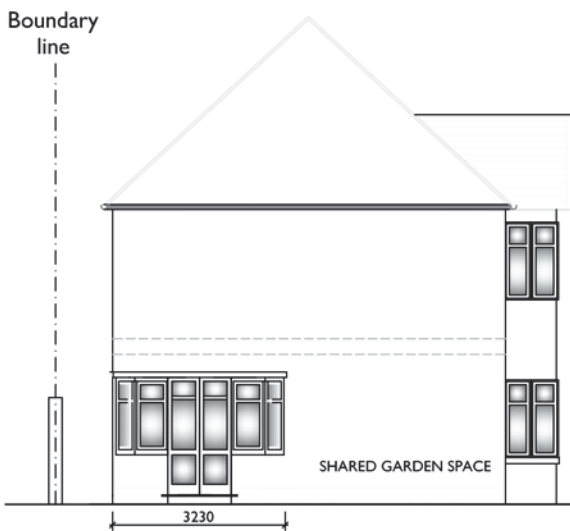
PROPOSED FIRST FLOOR



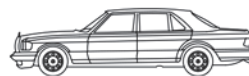
PROPOSED FRONT ELEVATION  
Rear of No.7 Woodlands Avenue



PROPOSED REAR ELEVATION  
Rear of No.7 Woodlands Avenue



PROPOSED SIDE ELEVATION  
7 Woodlands Avenue

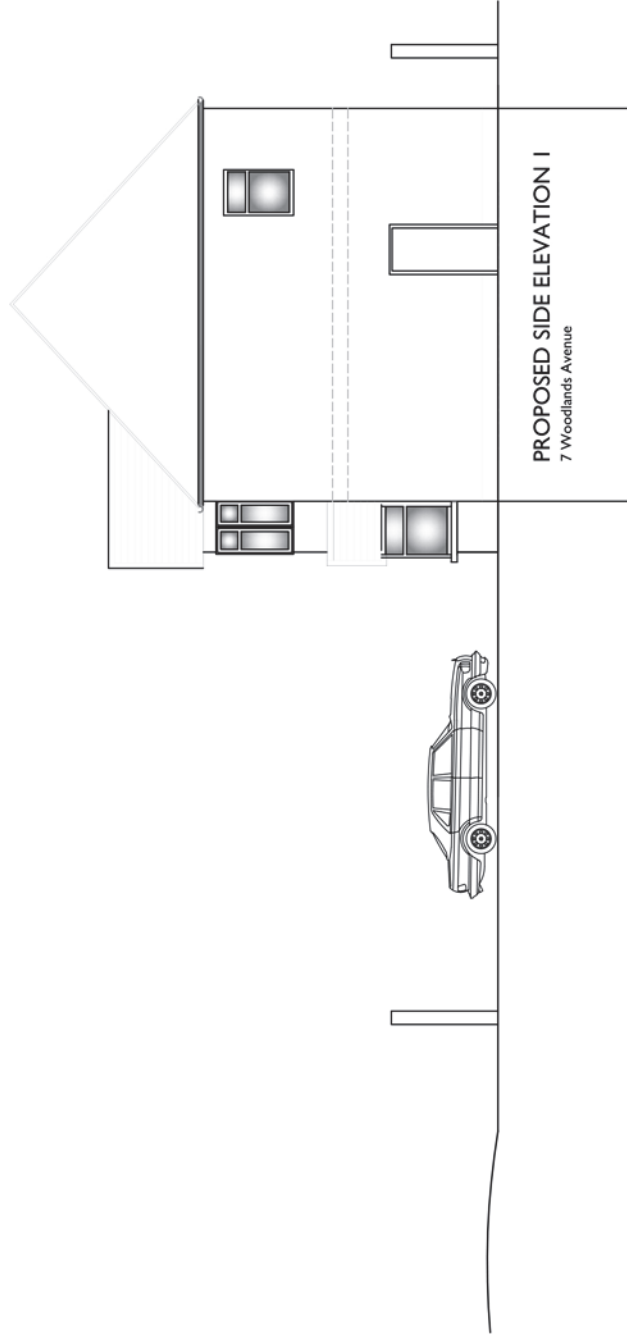


notes  
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.  
Any discrepancies be reported immediately.  
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions  
First Issue - April - JH  
2nd Issue - Jan 15 - JH- DIM ON SIDE DOOR  
3rd Issue - Jan 15 - JH- BOUNDARY LINE  
All Windows To Match Existing

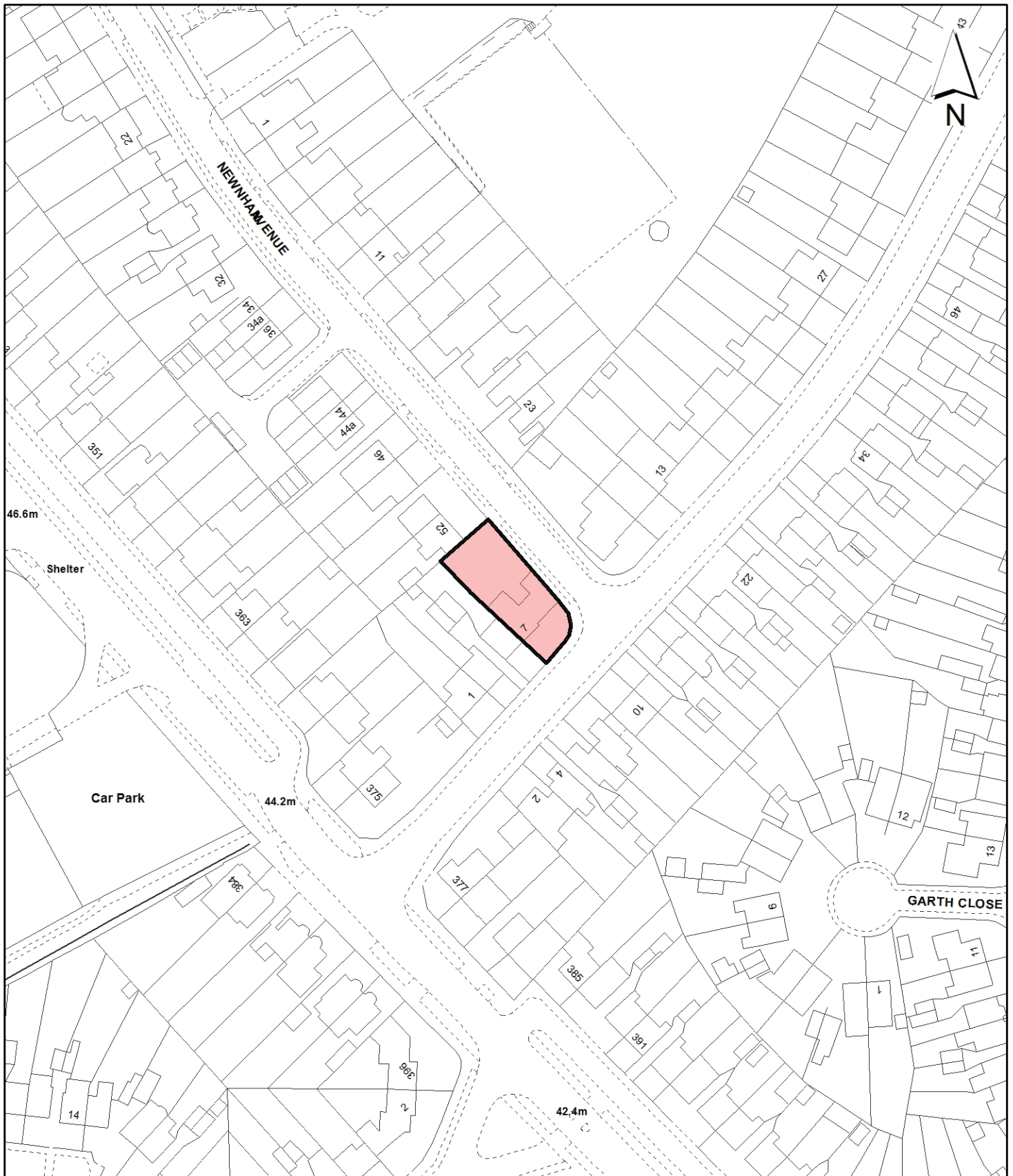
drawing name  
**PROPOSED FLOOR PLAN AND ELEVATION**  
project  
7 Woodlands Avenue Eastcote London HA4 9  
scale  
1:100@A3  
status  
PLANNING

drawing no  
07 A 001  
rev  
3  
Detail Design  
8 Lonsdale Close, East Ham, London, E6 3PU  
Jp.Hira@ov.c.o.n  
T 0794 041 2365



<p>NOTES</p> <p>All plans, sections &amp; elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.</p> <p>Any discrepancies be reported immediately.</p> <p>The above drawings are the "Engineers" drawings and Mechanical and Electrical drawings</p>	<p>revisions</p> <p>First Issue - April 14 - JH All Windows To Match Existing</p>	<p>drawing name</p> <p><b>PROPOSED SIDE ELEVATION</b></p>	<p>drawing no</p> <p><b>7 Planning side</b></p>	<p>rev</p> <p>-</p>
<p>project</p> <p>7 Woodlands Avenue Eastcote London HA4 9</p>	<p>scale</p> <p><b>1:100@A3</b></p>	<p>status</p> <p><b>PLANNING</b></p>	<p>Detail Design</p>	<p>8 Lonsdale Close, East Ham, London, E6 3PU jph@jph.com . c o m T 0794 041 2385</p>





**Notes**

 Site boundary

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Site Address

**Land forming part of  
7 Woodlands Avenue  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**69927/APP/2014/4283**

Scale

**1:1,250**

Planning Committee

**North Page 85**

Date

**April 2015**



**HILLINGDON**  
LONDON



**Report of the Head of Planning, Sport and Green Spaces**

**Address** 1 EASTBURY ROAD NORTHWOOD

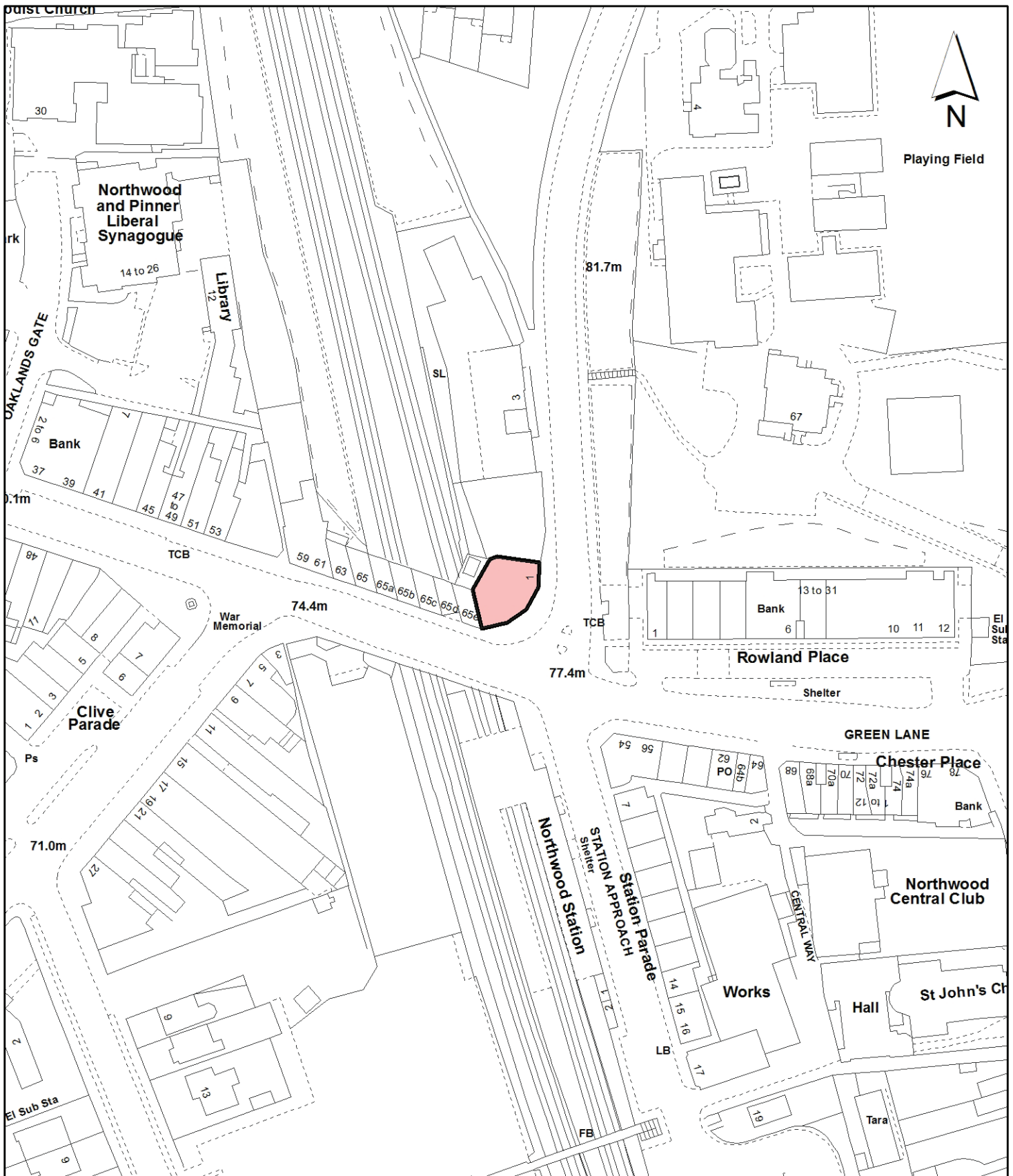
**Development:** Variation of condition 5 (Opening Hours) of planning permission ref: 1095/APP/2014/3713 dated 30/01/2015 to allow extended opening hours (Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works)

**LBH Ref Nos:** 1095/APP/2015/404

**Date Plans Received:** 03/02/2015

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

**Date Application Valid:** 04/02/2015



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Site Address

**1 Eastbury Road  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**1095/APP/2015/404**

Scale

**1:1,250**

Planning Committee

**North Page 87**

Date

**April 2015**



**HILLINGDON**  
LONDON

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