



HILLINGDON  
LONDON



# Major Applications Planning Committee

**Date:** TUESDAY, 10 FEBRUARY  
2015

**Time:** 6.00 PM

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

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

## To Councillors on the Committee

Eddie Lavery (Chairman)  
Ian Edwards (Vice-Chairman)  
Peter Curling  
Jazz Dhillon  
Janet Duncan (Labour Lead)  
Carol Melvin  
John Morgan  
Brian Stead  
David Yarrow

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***Putting our residents first***

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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 meetings held on 9 December 2014 and 6 January 2015 1 - 16
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard 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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## Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	E C House, Swallowfield Way, Hayes - 38065/APP/2015/206	Botwell	Section 73 application seeking a variation to condition 2 (approved plans) of planning permission ref. 38065/APP/2014/2143 (Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units) dated 2/12/14) to remove the 2 metre gap between units 2 and 3 by extending either or both units.  <b>Recommendation : Approval, subject to a Section 106 Agreement.</b>	17 - 32  <b>90 - 95</b>



7	Brunel University, Kingston Lane, Hillingdon - 532/APP/2014/4036	Brunel	Variation of condition 7 (to extend opening hours until 22:00 Monday to Saturday) of planning permission ref: 532/APP/2001/1858 dated 15/10/2002: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3). (S73 application).  <b>Recommendation: Approval.</b>	33 - 48  <b>96 - 102</b>
8	Silverdale House, Pump Lane, Hayes - 49670/APP/2014/3854	Townfield	Demolition of Silverdale House and the erection of a new industrial unit, use class B1(c), B2 and B8, at the Provident Industrial Estate, Pump Lane, Hayes.  <b>Recommendation: Approval.</b>	49 - 66  <b>103 - 114</b>
9	Silverdale House, Pump Lane, Hayes - 49670/APP/2014/3855	Townfield	Redevelopment of the site to provide 6 industrial units (Use Classes B1(c), B2 and B8) and the provision of associated landscaping, parking and service space (involving demolition of existing building).  <b>Recommendation: Approval.</b>	67 - 84  <b>115 - 127</b>
10	Building B5, 4 Roundwood Avenue, Stockley Park - 37205/APP/2014/3056	Botwell	Extensions, refurbishment, and alterations, including recladding, to existing office building, together with associated works, including landscaping and alterations to car parking.  <b>Recommendation: For the Travel Plan Head of Term to be amended.</b>	85 - 88  <b>128 - 130</b>

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**Minutes**

**MAJOR APPLICATIONS PLANNING COMMITTEE**

**9 December 2014**

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Carol Melvin, Brian Stead, Raymond Graham, John Morse and David Yarrow</p> <p><b>Also Present:</b> Councillors Jonathan Bianco and Duncan Flynn.</p> <p><b>LBH Officers Present:</b>  James Rodger, Head of Planning, Green Spaces and Culture, Manmohan Ranger, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor, Danielle Watson, Democratic Services Officer.</p>
99.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr John Morgan and Cllr Janet Duncan with Cllr Raymond Graham and Cllr John Morse substituting.</p>
100.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllr Brian Stead declared a non-pecuniary interest in Item 13 as he was a member of the 'Friends of the Bunker', and left the room and did not vote on the item.</p>
101.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 18 NOVEMBER 2014</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 18 November 2014 were amended and agreed.</p> <p><i>Under points made by Ward Councillors, bullet point 14 - delete 'Halifax' and insert 'Nat West'</i></p> <p><i>Paragraph following points made by Ward Councillors - line 7 delete 'increasing and insert 'decreasing'.</i></p>
102.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman notified the meeting that he had accepted an urgent item which was contained within agenda B.</p>
103.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b></p>

(Agenda Item 5)

It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.

104. **HAYDON SCHOOL, WILTSHIRE SHARE, EASTCOTE, PINNER - 9556/APP/2014/3306** (Agenda Item 6)

**Construction of an external 3G Artificial Turf Pitch (ATP) with fencing, floodlighting and a storage container.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to Haydon School on Wiltshire Lane which sought permission for the construction of an external 3G artificial turf pitch with fencing, floodlighting and a storage container. The proposal would also involve landscape remodelling and the creation of a bund between the pitch and nearby residential properties.

Members noted that there was no objection in principle to the provision of an artificial pitch on a sports field, which would facilitate increased sports use, however, there were significant concerns in relation to the visual impact of the proposed development, which included a grass bund, fencing and floodlighting.

There was insufficient information provided by the applicant to demonstrate that the proposals would not have an adverse impact on the highway network.

In accordance with the Council's constitution a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- Had lived opposite school for over 25 years.
- Her children had attended the school.
- Wanted to represent local residents/
- There was a significant risk of flooding in the area.
- Houses at the bottom of the Hill had sandbags.
- Surface run-off water should be controlled.
- The River Pinn was in a high flood risk area.
- There would be noise and light pollution.
- There was not enough parking for residents.
- There was traffic congestion.
- There had been problems with Anti-Social Behaviour.
- The report was relevant and the Council should prioritise its residents.

A representative of the applicant raised the following points:

- More parking would be available on the site where the current tennis courts were located.
- Traffic issues needed to be investigated.
- Would like to know the appeal process as the application had been

recommended for refusal.

Local Ward Councillors also spoke in objection to the proposals and made the following comments:

- Residents had raised some concerns.
- The proposal was for semi commercial gain.
- Believed that Ealing Rugby Club wanted to utilise the site.
- There would be a considerable loss of Green Space.
- The application was a large proposal and would take away the majority of the schools playing field.
- There had been other applications in the Borough that had created the same feeling with local residents.
- There was no adequate parking in the local area.
- Confused as to why the school would demolish their tennis courts to accommodate more parking on site.
- There were several other Rugby Clubs within the local area, why was another facility needed.
- There would be an increase in pollution.
- Haydon School was close to Joel Street.
- Haydon School was one of the largest in the Borough.
- The visual aspect of the scheme would be detrimental to the local area.
- The representative did not have the right information.

Members discussed the application and agreed with the officer's recommendation for refusal. Members agreed that no thought had been put into the application and that more work needed to be done before it was brought back before Committee. Members considered that the proposals would have an adverse impact on the character and appearance of the area.

The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.

**Resolved - That the application be refused as per the officers' report.**

105. **BUILDING B5, 4 ROUNDWOOD AVENUE, STOCKLEY PARK - 37205/APP/2014/3056** (*Agenda Item 7*)

**Extensions, refurbishment, and alterations, including re-cladding, to existing office building, together with associated works, including landscaping and alterations to car parking.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to building B5, 4 Roundwood Avenue. Planning permission was sought for extensions, alterations and refurbishment of an existing office building.

There was no objection to the principle of the refurbishment and extension of the existing building which was located within a designated office park. The parking provision on the site, which consisted of 412 spaces, exceeded the requirement for the extended office under adopted policy, therefore, additional provision would be made for disabled spaces, electric spaces and motorcycle parking to improve and update the

	<p>facilities for future occupiers.</p> <p>Members noted that the development was considered to have an acceptable appearance and accords with adopted policy in all other aspects.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
106.	<p><b>HILLINGDON HOSPITAL, PIELD HEATH ROAD, HILLINGDON - 4058/APP/2014/2373</b> (<i>Agenda Item 8</i>)</p> <p><b>Erection of a temporary decked car park for a period of 5 years, together with 16 additional surface spaces and associated landscaping and enabling works.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that officers had picked up on a number of typographical errors in the report, however, these errors did not impact on the robustness of the report on material planning errors and the recommendation and conditions are correct.</p> <p>The application related to Hillingdon Hospital which sought the provision of a temporary decked car park. The proposal would be located within the existing hospital car park together with 16 additional surface car parking spaces for a temporary period of 5 years.</p> <p>The proposal would result in an overall increase of 89 parking spaces at the hospital, and the works would also accommodate changes to the access arrangements and circulation of the car park, such as to facilitate the faster movement of cars off of the public highway and into the car park circulation area.</p> <p>The proposal was currently sought for a temporary period of 5 years, whilst the hospital continued to work on its master plan for the future development of the site. Updates to the Hospitals existing Travel Plan would be needed to ensure that all possible efforts were made during the 5 year period to encourage, so far as possible, reductions in car travel to the site.</p> <p>Members noted that the appearance of the temporary car park was considered acceptable particularly given the context of the hospital site. A landscaping scheme would be provided to mitigate the loss of soft landscaping as part of the increased surface car parking.</p> <p>In terms of highways, while planning policy generally sought to reduce parking numbers it was accepted that there were existing issues which the temporary car park would address and that the enhancements to the travel plan would ensure all possible</p>

	<p>measures were put in place to encourage a shift towards more sustainable modes of transport during the 5 year period. The more long terms needs of the hospital were intended to be addressed through a comprehensive master planning process which was currently taking place and will be the subject of future applications.</p> <p>Members discussed the application and agreed that the site needed more parking as the local area surrounding the site was often gridlocked and saturated with traffic.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
107.	<p><b>PLOT 1, PHASE 3, THE PORTAL, SCYLLA ROAD, HEATHROW AIRPORT - 50270/APP/2014/3315</b> (<i>Agenda Item 9</i>)</p> <p><b>Reserved matters of access, appearance, landscaping, layout and scale for Phase 3 Unit 1 of outline planning permission 50270/APP/2011/2570 dated 23/12/2011.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application sought approval of reserved matters of access; appearance landscaping, layout and scale for plot 1 in relation to the existing outline planning permission for industrial units at the former Portal Site on Scylla Road.</p> <p>Members noted that the proposal accorded with the parameters plan approved at outline stage and would have an appropriate appearance given the industrial nature of the site. The proposals were acceptable in terms of parking, access and servicing and complied with adopted policy in all other respects.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved as per the officers' report.</b></p>
108.	<p><b>YOUNGWOOD FARM, DUCKS HILL ROAD, NORTHWOOD - 11944/APP/2014/3678</b> (<i>Agenda Item 10</i>)</p> <p><b>Replacement of timber framed single glazed windows with timber framed double glazed windows and replacement of doors (Listed Building Consent).</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application proposed the replacement of timber framed windows and doors and sought listed building consent. Members noted that the Council's Conservation officer considered the proposals acceptable.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote</p>



	<p>was unanimously agreed.</p> <p><b>Resolved - That the application be approved as per the officers' report.</b></p>
109.	<p><b>LAND AT GARAGES/NURSERY, BRACKENBRIDGE DRIVE, RUISLIP - 56805/APP/2014/3033</b> (<i>Agenda Item 11</i>)</p> <p><b>Demolition of existing lock up garages, erection of 6 x 2 storey, 3 bed houses with associated parking and landscaping and erection of 14 replacement lock up garages.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought permission for the demolition of the existing buildings on site and the erection of 6 two storey houses and the erection of 14 replacement lock up garages.</p> <p>Members noted that the site had significant material planning history in that it was the same as a previously granted scheme. The proposals complied with the current floor space standards set out in the London Plan and had been updated to address drainage issues which had arisen due to updated flood mapping since the previous development. The flood risk officer had considered the application in detail and considered the development acceptable in flood risk terms.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
110.	<p><b>23 STONEFIELD WAY, RUISLIP - 25508/APP/2014/3570</b> (<i>Agenda Item 12</i>)</p> <p><b>Demolition of existing buildings and redevelopment to provide a Builders Merchants (sui generis use) with associated access, servicing, parking and outdoor storage.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought permission for the demolition of the existing buildings and the redevelopment of No.23 Stonefield Way for a Builders Merchants with associated access, servicing, parking and outdoor storage.</p> <p>Members noted that the site was located within a designated Industrial and Business Area. The principle of the proposed development within an industrial and business area was acceptable and it was considered that the development would achieve an appropriate appearance in the context of the surrounding industrial and business area.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote</p>

	<p>was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
111.	<p><b>BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE - 585/APP/2014/3739</b> (<i>Agenda Item 13</i>)</p> <p><b>Erection of a temporary modular building with associated works and installation of a temporary road.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the application sought consent for the erection of a temporary visitor building and access road to the demolition site.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
112.	<p><b>WEST DRAYTON CEMETERY, HARMONDSWORTH ROAD, WEST DRAYTON - 70315/APP/2014/3404</b> (<i>Agenda Item 14</i>)</p> <p><b>Extension to the burial ground to accommodate a further 460 grave spaces to meet future needs.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the proposal sought full planning permission to extend the cemetery. The proposed extension to the existing cemetery was welcomed in principle as the proposal would make a significant and positive impact in meeting an identified need within this part of West Drayton and wider London.</p> <p>Members agreed that delegated authority be given to the Head of Planning, Green Spaces and Culture to approve as per officers report and addendum, subject to EA objection being removed and any additional conditions being added.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
113.	<p><b>SAINSBURY'S, YORK ROAD, UXBRIDGE - DOV TO S106</b> (<i>Agenda Item 15</i>)</p> <p><b>Erection of front and side extensions to accommodate a 120-seat restaurant (involving loss of 116 car parking spaces) and creation of a pedestrian access to</b></p>

	<p><b>Belmont Road.</b></p> <p>Members noted that the applicant had requested alterations to a car parking management scheme be made to reflect a new system that was due to be put in place. The new system used modern Automatic Number Plate Recognition (ANPR) technology which was a far more efficient and precise way of controlling parking on the site. Members noted that there had been no objections.</p> <p>Resolved -</p> <p><b>1. That the Council enter into a deed of variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:</b></p> <p><b><i>Amend Schedule 6 "The Customer Car Parking Management Scheme' to reflect the new Car Parking Management Scheme that is to be introduced.</i></b></p> <p><b>2. That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.</b></p>
114.	<p><b>NORWICH UNION HOUSE, 1-3 BAKERS ROAD, UXBRIDGE - 8218/APP/2014/3542</b> <i>(Agenda Item 16)</i></p> <p><b>Details pursuant to conditions 15 (parking strategy), 18 (delivery plan) and 19 (demolition plan) of planning permission ref: 8218/APP/2011/1853, dated 12/06/13 (Redevelopment of Norwich Union House to erect a 9 storey building comprising retail floorspace at ground floor level and 8 storeys of residential units (37 units) with associated gym, access and parking arrangements).</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the proposal sought approval of details in compliance with conditions attached to an application which would make significant provision of affordable housing units. The delay in determination of this application would cause delays in the project timetable and delivery of these affordable housing units. Members noted the reason for urgency.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.15 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer: 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.



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Minutes

## MAJOR APPLICATIONS PLANNING COMMITTEE

6 January 2015

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Peter Curling, Jazz Dhillon, Janet Duncan (Labour Lead), Raymond Graham (Reserve, in place of David Yarrow), Carol Melvin, John Morgan and Brian Stead.</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning, Green Spaces and Culture, Adrien Waite, Major Applications Manager, Syeed Shah, Principal Highways Engineer, Sarah White, Legal Advisor, Charles Francis, Democratic Services Officer, Jon Pitt, Democratic Services Officer.</p>
115.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr David Yarrow, with Cllr Ray Graham substituting.</p>
116.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Cllrs. John Morgan and Peter Curling declared a pecuniary interest in item 5 as they were trustees of the Fassnidge Trust. Both left the room and did not vote on the item.</p> <p>Cllr Brian Stead declared a non-pecuniary interest in Item 6 as he was a member of the 'Friends of the Bunker'. Cllr. Stead left the room and did not vote on the item.</p>
117.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>It was confirmed that there were no matters notified in advance or urgent.</p>
118.	<p><b>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE</b> (<i>Agenda Item 4</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>
119.	<p><b>FASSNIDGE MEMORIAL HALL - R/O HIGH STREET, UXBRIDGE - 12156/APP/2014/3099</b> (<i>Agenda Item 5</i>)</p> <p><b>Demolition of existing Fassnidge Community Dining Hall and garage, and erection of part 4, part 7, part 8 storey building to provide a replacement community dining facility and 48 self-contained residential units with associated undercroft car and cycle parking, new vehicle access point, communal and private amenity areas, and landscaping.</b></p>

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to Fassnidge Memorial Hall to the R/O High Street, Uxbridge. Planning permission was sought for a residential mixed use development, comprising a total of 48 new residential apartments (twelve 1-bed, thirty three 2-bed and three 3-bed) within a part four, part seven, part eight storey building with three distinct but coherent elements arranged alongside Harefield Road and Oxford Road roundabout. Four of the dwellings would be affordable and all dwellings would comply with the unit size standards prescribed by the London Plan Housing Design Standard.

The scheme would also provide a replacement community dining hall with a combined 300m<sup>2</sup> of modern floorspace. This would be flexibly designed and capable of accommodating a full range of compatible community uses and activities.

Development proposals at the same site had been brought to Planning Committees twice previously and had been rejected. It was noted that the size of the scheme had been reduced considerably compared to the previous proposals.

Members noted that Officers had concluded that the proposed development was considered to be sensitive to the surrounding area, including the adjacent grade II listed building. The location was considered to be highly sustainable due to the public transport connections and it was noted that planning policies encouraged the development of such sites. In principal, Officers had no objection to the development of the site.

In accordance with the Council's constitution a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- They would like know why the Fassnidge Trust had moved a large proportion of its funds into an asset management company and requested a deferral of the decision on this basis.
- The petitioners objected to the construction of an eight storey building at the location and consider that the site is not suitable for residential housing.
- Several of the background reports are based only on desk research.
- Air quality and noise levels at the site are of concern and considered to be a threat to the health of future residents and nearby neighbours.
- That the redevelopment of the Community Hall appears to be being used as an excuse for construction of the flats.
- The petitioners were of the opinion that the proposed development would add to the 'wall effect' created by existing high rise building, thereby amplifying traffic and other environmental noise.
- The petitioners were of the opinion that the developer has been granted a number of concessions. These included:
  - That only four of the 48 flats would be affordable.
  - That the development would have fewer three bedroomed dwellings than would normally be permitted in such a mixed development.
  - That there would be a shortfall of amenity space within the development.
  - That repairs to an adjacent listed building would be at risk if the developer of Fassnidge Memorial Hall made no contribution.



- That parking for the flats would have an impact on the surrounding area and that although residents would not be able to obtain permits to park in nearby roads, these roads would be inundated with cars outside the restricted hours.

In accordance with the Council's constitution a representative of the applicant addressed the Committee.

The representative of the applicant made the following points:

- Although there had been two previous unsuccessful planning applications for the development of the site, there had been support for the principal of redevelopment.
- The development would be in keeping with the surrounding area and would respect the adjacent listed building.
- There had been a positive dialogue with Council Officers and this had led to a number of changes having been made to the plan.
- Distribution of leaflets about the development had indicated that there was local public support.
- The tallest elements of the development would be well away from the street. This would ensure minimum damage to the conservation area.
- The development would help the Fassnidge Trust to raise funding for the development of other housing projects in the Borough.
- The new dining hall would become an important local hub.
- The developer would pay to transport people to other facilities during construction of the Dining Hall.
- That the £100,000 developer contribution would secure a number of local public realm improvements.
- Proposed landscaping as part of the development would have a positive effect on the local area.
- That the development would support council policies and that Transport for London was supportive of the proposed parking arrangements.

Officers confirmed that the financial status of the Fassnidge Trust was not relevant to the planning application under consideration and that this would therefore have no impact on the decision to be made by the Committee.

The committee Members raised a number of concerns about the development. These included that two of the four units that had the potential to be adapted for disabled persons would not have car parking provision. There were also concerns that there would only be four affordable homes within a development of 48 dwellings and that there would be no financial contribution from the developer to the maintenance of the nearby listed building. Concerns were also raised regarding local air quality and that residents may need to keep their windows closed in order to breathe air that was of an acceptable quality. A question was also raised regarding associated landscaping that would be required with the development.

Officers responded that the parking provision was considered to be suitable for a site in a town centre location with good public transport links and pointed out that the units capable of being adapted for disabled persons would not necessarily be used for this purpose. With regard to the affordable homes requirement, it was stated that the original proposal had not included any affordable homes and that insisting on additional affordable units would have put the financial viability of the development at risk. This would have jeopardised the likelihood of it going ahead. Officers considered that the

ventilation system to be installed as part of the development would mitigate air quality issues, although residents would still be able to open their windows if they so wished. It was also confirmed that appropriate landscaping would be undertaken as part of the development.

The Committee agreed the following verbal changes to the Recommendation section of the Officer's report:

Addition of the words 'and Refuse' after 'servicing' in Head of Term iii)

Addition of '£20,000' between 'associated' and 'bond' in Head of Term iv)

The recommendation for approval was moved, seconded and on being put to the vote was agreed by three votes to two.

Cllr. Jazz Dhillon was delayed en-route to the meeting and consequently did not vote on agenda item 5.

**Resolved - That the application be approved as per the Officer's report, changes to the report noted above and the addendum sheet circulated at the meeting.**

120. **THE BATTLE OF BRITAIN BUNKER, RAF UXBRIDGE, HILLINGDON ROAD, UXBRIDGE - 585/APP/2014/3910** (*Agenda Item 6*)

**Erection of Battle of Britain Education and Visitor centre with exhibition space, auditorium, meeting rooms, library, cafe and shop and associated parking area and landscaping.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to the Battle of Britain Bunker, RAF Uxbridge, Hillingdon Road, Uxbridge. Planning permission was sought for the erection of a Battle of Britain Education and Visitor Centre with exhibition space, auditorium, meeting rooms, library, cafe, shop and associated parking area and landscaping.

Prior approval had been granted for the demolition of the existing building and planning permission was granted in December 2014 for enabling works to allow construction of the building which is the subject of this application. Enabling works would include the creation of a temporary compound to facilitate demolition together with a temporary structure to house volunteers during demolition and construction thus enabling the facility to remain open.

The application site is located within land designated as Green Belt, while the adjacent underground Bunker is a Grade I listed structure. Development in the green belt is generally considered inappropriate except in special circumstances. It is considered that the new facility, which will enhance the visitor and educational offering on the site together with assisting in securing the future of the listed bunker, provides special circumstances which would justify development in the green belt.

The proposed building, while offering enhanced facilities to visitors is also considered to preserve the setting of the listed bunker. The proposal was therefore considered to be acceptable in heritage terms.

	<p>Members noted that Officers had no objection in principal to the proposed development. Officers were of the opinion that the nature of the proposed cultural and educational facility justified development in the Green Belt and that approval should therefore be granted, subject to referral to the Secretary of State.</p> <p>The Committee Members welcomed the proposal. It was agreed that a requirement to provide a minimum of four parking spaces for motorcycles would be imposed on the applicant. There was a discussion about coach parking at the site and it was considered that it would not be necessary to require dedicated coach parking at the site. This was because coaches would arrive by prior appointment only and also that the access road to the site is not a through road. A question was also asked about the contaminated land status of the site. Officers confirmed that this had been addressed in the addendum to the application.</p> <p>The Committee agreed that Condition 6 be amended to require the provision of four motorcycle spaces.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed unanimously.</p> <p>Cllr. Jazz Dhillon was delayed en-route to the meeting and consequently did not vote on agenda item 6.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting and amendments to Condition 6.</b></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.10 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

**Address** E C HOUSE SWALLOWFIELD WAY HAYES

**Development:** Section 73 application seeking a variation to condition 2 (approved plans) of planning permission ref. 38065/APP/2014/2143 (Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units) dated 2/12/14) to remove the 2 metre gap between units 2 and 3 by extending either or both units.

**LBH Ref Nos:** 38065/APP/2015/206

**Drawing Nos:** 1620-TP-N-01F  
1620-TP-N-02D  
1620-TP-N-03E  
1620-TP-N-04C

**Date Plans Received:** 20/01/2015

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

**Date Application Valid:** 20/01/2015

### 1. SUMMARY

The application proposed a minor amendment to the previously approved drawings for the development. The amendments do not raise any significant planning concerns and therefore the development proposals accords with the saved Unitary Development Plan policies, the Local Plan Part 1 policies, the London Plan and the NPPF.

Accordingly the application proposal to infill the 2 metre gap between units 2 and 3 is recommended for approval.

### 2. RECOMMENDATION

**1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to:**

**A) No further objections raising additional material planning concerns not addressed in this report being received before the end of the consultation period.**

**B) Entering into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or S278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:**

- i) Air Quality Management contribution £12,500;**
- ii) Construction Training: £2500 per £1m of building costs + £9600 per phase of development for coordinator costs or an in kind scheme.**
- iii) Travel Plan including a £20,000.00 bond;**
- iv) Project Management and Monitoring Sum: a financial contribution equal to 5% of the total cash contribution;**

**C) That in respect of the application for planning permission, the applicant meets the Councils reasonable costs in preparation of the Section 106 and/or 278**

Agreements and any abortive work as a result of the agreement not being completed.

D)That Officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

E)If the Legal Agreements have not been finalised by 17th March 2015 or any other period agreed by the Head of Planning and Enforcement, delegated authority be given to the Head of Planning and Enforcement to refuse planning permission for the following reason:

'The applicant has failed to deliver necessary offsite highway works and to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of employment, air quality management and Travel Plan). The proposals therefore conflicts with Policy AM2, AM7 and R17 of the adopted Local Plan and the Councils Planning Obligations SPG.'

E)That subject to the above and any other changes identified as being necessary by the Head of Planning and Enforcement, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F)That if the application is approved, the following conditions be imposed subject to changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision:

**1 COM3 Time Limit**

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LP-01-A, 1620-TP-N-01F, 1620-TP-N-02D, 1620-TP-N-03E, 1620-TP-N-04C, 1620-TP-N-05 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 (July 2011).

**3 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Inclusive Access Measures/ Security Design/ Waste Strategy (Design & Access Statement dated June 2014),  
Air Quality Mitigation (Air Quality Assessment - dated June 2014),

Sustainable Design Measures (Energy and Sustainability Statement dated 10 June 2014),  
Noise Mitigation Measures (Noise Impact Assessment June 2014)  
Soft Landscaping (Soft Landscape Specification in Planting Layout 647.19.04 June 2014)

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

**REASON**

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

**4 COM13 Restrictions - Enlargement of Industrial/Warehouse Buildings**

Notwithstanding the provisions of Part 8, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be extended without the prior written consent of the Local Planning Authority.

**REASON**

To enable the Local Planning Authority to assess all the implications of the development and in accordance with policy BE25 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**5 NONSC Use Restrictions**

Notwithstanding the Town and Country Planning (Use Classes) Order (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the units shall not be used as a data centre.

**REASON**

To ensure compliance with the energy and sustainability details hereby approved and to accord with policies 4.4, 5.2, 5.7 and 5.9, of the London Plan 2011.

**6 COM14 No additional internal floorspace**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

**REASON**

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policies BE25 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**7 NONSC No External Storage Above 2 Metres**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), external storage associated with the use of any part of the site shall not exceed 2 metres in height within any part of the development hereby approved.

**REASON**

To enable the Local Planning Authority to assess all the implications of the development and to ensure the development does not detrimentally impact upon the streetscene.



## **8 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Car Parking Layouts (including five disabled parking spaces and demonstration that 4 parking spaces are served by electrical charging points)
  - 2.c Hard Surfacing Materials
  - 2.d External Lighting
  - 2.e Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
  
4. Other
  - 4.a Existing and proposed functional services above and below ground
  - 4.b Proposed finishing levels or contours

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

### **REASON**

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

## **9 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first

agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

#### REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **10 NONSC Sustainable Energy**

Prior to occupation, documentary evidence should be submitted to the Local Planning Authority and approved in writing to demonstrate that each element of the development has been carried out in accordance with the approved details. If the development as a whole is unable to meet the required development plan 40% reduction in CO2 emissions through the approved energy strategy, then any shortfall should be made up through the application of further sustainability measures unless otherwise approved by the LPA in writing.

#### REASON

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

#### **11 COM15 Sustainable Water Management**

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

#### REASON

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

#### **12 OM11 Floodlighting**

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing

by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

#### REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.1

### **13 COM31 Secured by Design**

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

#### REASON

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

### **14 NONSC Imported Soils**

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

#### REASON

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

### **15 COM30 Contaminated Land**

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

(ii) If during development or works contamination not addressed in the submitted remediation scheme is identified, an addendum to the remediation scheme must be agreed with the LPA prior to implementation; and

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

#### REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **16 NONSC Archaeological Investigation**

A) No development other than demolition to existing ground level shall take place until the applicant (or their heirs and successors in title) has secured the implementation of a programme of archaeological evaluation in accordance with a written scheme which has been submitted by the applicant and approved by the local planning authority in writing and a report on that evaluation has been submitted to the local planning authority.

B) If heritage assets of archaeological interest are identified by the evaluation under Part A, then before development, other than demolition to existing ground level, commences the applicant (or their heirs and successors in title) shall secured the implementation of a programme of archaeological investigation in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the local planning authority in writing.

C) No development or demolition shall take place other that in accordance with the Written Scheme of Investigation approved under Part (B).

D) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Part (B), and the provision for analysis, publication and dissemination of the results and archive deposition has been secured.

#### REASON

Heritage assets of archaeological interest may survive on the site. The planning authority wishes to secure the provision of appropriate archaeological investigation, including the publication of results, in accordance with Section 12 of the NPPF

#### **17 NONSC Noise Levels**

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

#### REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## **18 NONSC Air Quality**

Before the development is commenced details of any plant, machinery and fuel burnt, as part of the energy provision and the location of the flue(s) for the development shall be submitted to the LPA for approval. This shall include pollutant emission rates at the flue(s) with or without mitigation technologies and needs to be considered as part of a wider air quality assessment, as set out in the EPUK CHP Guidance 2012, if applicable. The use of ultra low NOx emission gas CHPs and boilers is recommended. The development should as a minimum be 'air quality neutral' and demonstrably below the relevant building emissions benchmarks.

REASON: To safeguard the amenity of neighbouring properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

## **19 NONSC Existing Access Closure**

The development shall not be occupied until the eastern most existing access from the site to Swallowfield Way has been permanently closed and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority; and only the approved details shall be implemented.

REASON

To restrict access onto the public highway where it is necessary in the interest of highway safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## **INFORMATIVES**

### **1 I52 Compulsory Informative (1)**

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

### **2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.



LE2	Development in designated Industrial and Business Areas
LPP 5.11	(2011) Green roofs and development site environs
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 7.3	(2011) Designing out crime
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities

### **3            I25                    Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

#### **4**

Written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with English Heritage Greater London Archaeology guidelines. They must be approved by the planning authority before any on-site development related activity occurs.

It is recommended that the archaeological fieldwork should comprise of the following:

#### Evaluation

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

#### **5**

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

#### **6**

Construction Site Informative:

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

(A) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of:

(i) 0800 and 1800 on Monday to Friday;

(ii) 0800 and 1300 on Saturday;

No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228.

(B) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance- The control of dust and emissions from construction and demolition, GLA, November 2006)

(C) No bonfires on the site shall be allowed to take place at any time.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises a 1.1 hectare corner plot located on the southern side of the junction of Swallowfield Way and Dawley Road, Hayes, some 70 metres to the south of the Grand Union Canal. It currently accommodates six industrial units providing 7,551m<sup>2</sup> (GIA) total area floor space, including a large 1930's part two, part three storey industrial building with some 1980's additions. The site is currently vacant but was formerly used as a logistics depot with permission for a flexible use comprising primary functions such as light industrial (Use Classes B1(C)), general industry (Use Class B2) and/or uses warehouse (B8 storage & distribution).

The site is bounded to the north by Swallowfield Way, and predominantly surrounded by industrial units. The only exception to this is a row of cottages which front Dawley Road and immediately adjoin the south eastern corner of the application site. To the north of the canal, beyond The Woolpack PH on the eastern side of Dawley Road is the Lake Farm Country Park.

The site is located within the Rigby Lane/Swallowfield Way Industrial and Business Area.

#### 3.2 Proposed Scheme

The current application is submitted under Section 73 of the Town and Country Planning Act (as amended) and seeks for minor material alterations to condition 2, to enable minor changes to the approved plans.

The applicant seeks to infill a 2 metre gap between units 2 and 3 by extending sideways either or both units without any alterations to the approved materials.

The infill of the gap would add a further 90m<sup>2</sup> of covered industrial floorspace to this site.

#### 3.3 Relevant Planning History

38065/APP/2014/2143 E C House Swallowfield Way Hayes

Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units)

**Decision:** 13-10-2014 Approved

#### Comment on Relevant Planning History



The only difference between the extant consent and the current proposal is the infilling of the gap between units 2 and 3.

#### **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:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE25 Modernisation and improvement of industrial and business areas
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LE2 Development in designated Industrial and Business Areas
- LPP 5.11 (2011) Green roofs and development site environs
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 7.3 (2011) Designing out crime
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **12th February 2015**

**5.2** Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

34 nearby owner occupiers were consulted, a site notice was posted and the application was advertised in a local paper. The consultation period will expire on 12th February 2015.

No responses have been received raising concerns with the proposed variations. However, if members are minded to recommend approval the permission should be issued only after the

consultation period has expired and only in the case that no additional material considerations are raised that have been discussed in this report.

Canal and River Trust  
No objections to the proposals.

Heathrow  
No safeguarding objections to the S73 application.

#### **Internal Consultees**

Tree and Landscape  
No objections to proposed variation.

Accessibility  
No accessibility issues are raised by this application.

Highways  
Traffic impacts, car and cycle parking all remain unchanged by the amendments currently sought. It is not considered the additional floorspace would have any significant impact on highways matters in this case.

## **7. MAIN PLANNING ISSUES**

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

The principle of the development was considered in granting planning permission 38065/APP/2014/2143. Further consideration of this matter is not warranted under the current application.

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

The application does not comprise any residential floorspace, as such density is not considered relevant to the proposal.

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

Although the site does not fall within a Conservation Area or Area of Special Character the Greater London Archaeological Advisory Service (GLAAS) stated with the respect to the previous application that the site lies in an area known for evidence of early human (Lower and Middle Palaeolithic) occupation.

A condition has been imposed to require a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

Subject to such a condition the proposals raises no heritage issues.

Furthermore, the proposals do not impact on any other heritage assets including Conservation Areas, Listed Buildings or Areas of Special Local Character.

### **7.04 Airport safeguarding**

The proposal does not conflict with aircraft safeguarding criteria.

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

The site does not fall within land designated as Green Belt and therefore raises no Green Belt issues.

### **7.06 Environmental Impact**

The environmental impacts of the development were considered in granting planning permission 38065/APP/2014/2143. The proposed amendments do not impact on these issues and as such are acceptable in this respect.

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

Overall, the proposed alterations to the external appearance of the development are minor and will not alter its overall appearance within the surrounding area. Notwithstanding this, it is considered that the removal of the gap will provide a continuous and common frontage to the units and will result in an improvement to the appearance of the development overall.

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

The position of the infill gap in between units 2 and 3 is such that it would not be visible from nearby residential properties and therefore the proposal would not have a detrimental impact on the amenity of neighbouring occupiers.

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

The proposal is for an industrial building and accordingly there will be no future residential occupiers. The internal layout is suitable for future users of the industrial and warehousing buildings.

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

Traffic generation, car/cycle parking and safety issues were considered as part of the original approval. Traffic Impacts, car and cycle parking all remain unchanged by the amendments currently sought.

The increase in floorspace is minor and the amendments therefore raise no highways concerns.

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

Issues of design and access are dealt with in the appropriate sections of the report.

The original scheme was considered adequate in terms of security, subject to a secure by design condition. The proposed amendments would not impact on the security of the development.

#### **7.12 Disabled access**

The infill of the gap raises no additional issues for wheelchair accessible users and the development fully accords with the provisions for inclusive access and meets the requirements of British Standards BS8300, Access for Disabled People.

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

Not applicable.

#### **7.14 Trees, Landscaping and Ecology**

The proposed amendments have no impact on the previously agreed layout in terms of trees and landscaping.

#### **7.15 Sustainable waste management**

The proposed amendments have no impact on the previously agreed waste location and refuse stores capacity.

#### **7.16 Renewable energy / Sustainability**

There are no alterations proposed to the 40% energy reduction achieved in the original proposal and therefore the proposals fully accord with the London Plan policy requirements.

#### **7.17 Flooding or Drainage Issues**

The appropriateness of the development in terms of flooding and drainage was considered in granting planning permission 38065/APP/2014/2143. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

#### **7.18 Noise or Air Quality Issues**

The appropriateness of the development in terms of noise and air quality was considered in

granting planning permission 38065/APP/2014/2143. The proposed amendments do not impact on these issues and as such are acceptable in these respects.

#### **7.19 Comments on Public Consultations**

None.

#### **7.20 Planning Obligations**

A suite of planning obligations was secured towards Air Quality Management, Construction Training, Travel Plan Project Management and a Monitoring Sum under application 38065/APP/2014/2143.

Given that this is a Section 73 application the development will be subject to a deed of variation to secure the provision of the aforementioned obligations to adequately mitigate its impact on local facilities.

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

Not Applicable.

#### **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**

None.

#### **10. CONCLUSION**

The application proposed a minor amendment to the previously approved drawings for the development. The amendments do not raise any material planning concerns and therefore the development proposals accords with the saved Unitary Development Plan policies, the Local Plan Part 1 policies, the London Plan and the NPPF.

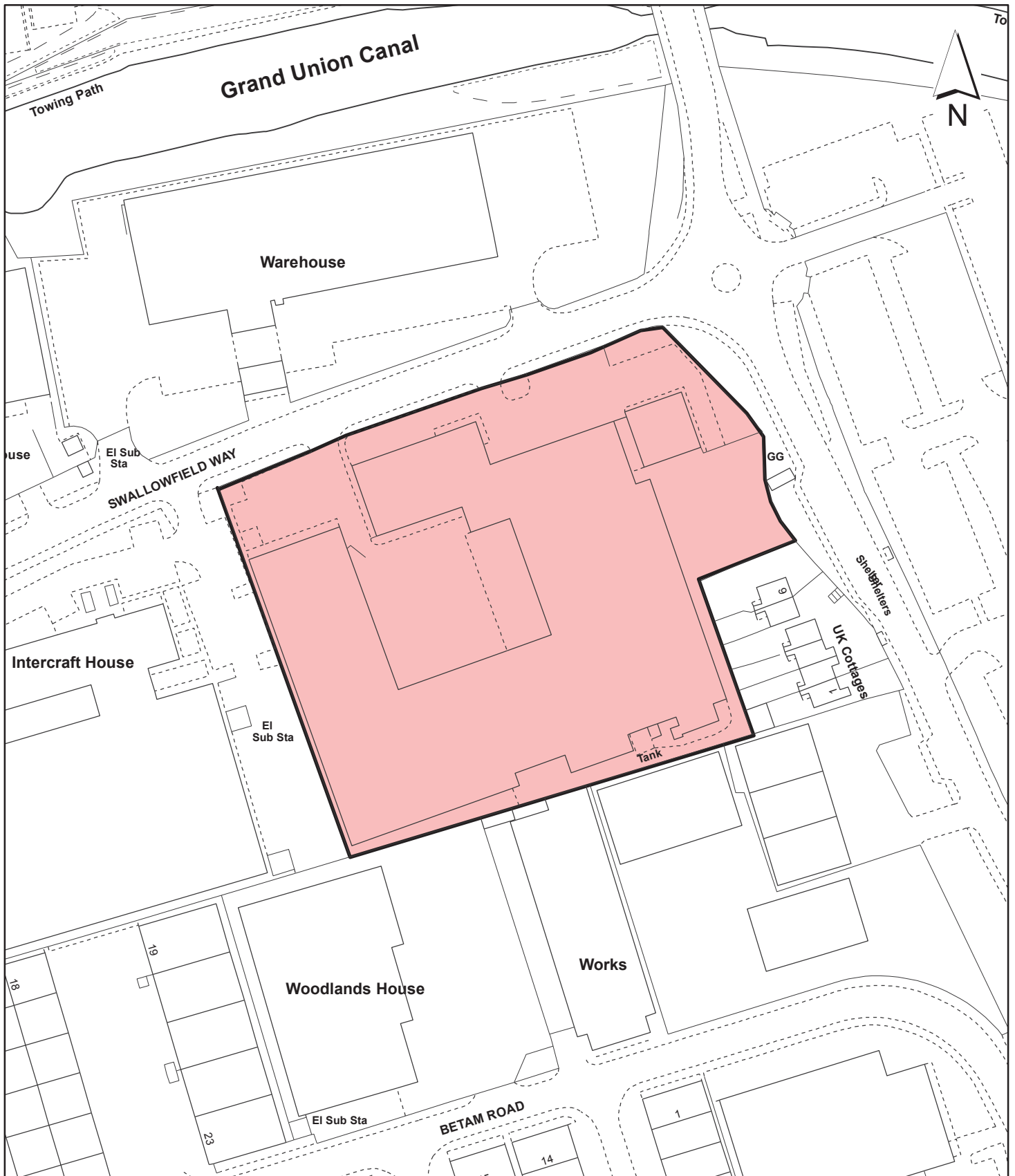
Accordingly the application proposal to infill the 2 metre gap between units 2 and 3 is recommended for approval.

#### **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Tiago Jorge

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address

**E C House  
Swallowfield Way  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**38065/APP/2015/206**

Scale

**1:1,250**

Planning Committee

**Major Page 32**

Date

**February 2015**



**HILLINGDON**  
LONDON



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

- Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON
- Development:** Variation of condition 7 (to extend opening hours until 22:00 Monday to Saturday) of planning permission ref: 532/APP/2001/1858 dated 15/10/2002: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3). (S73 application).
- LBH Ref Nos:** 532/APP/2014/4036
- Drawing Nos:** Covering Letter 13-11-14  
Lighting Details - Site 3 Northern Envelope  
Lighting Details - Site 3 Southern Envelope  
Location Plan - Drawing BUSPPV-OW-00-LOC-004B  
Site Plan - Drawing BUSPPV-OW-00-SIT-003B  
Unnumbered location plan received 20/8/01  
SKS3A001 received 7/9/2001  
(9-)LP002 Rev. B received 1/1/2001  
(9-)LP006 received 1/1/2001  
J2701 received 6/11/01  
(9-)LP004 Rev. A received 13/11/01  
(9-)LP001 Rev. G received 17/12/01  
(9-)LP007 Rev. C received 17/12/01  
Planning Statement dated August 2001  
Transportation Assessment dated 9/10/2010  
Fencing Details received 13/11/2001  
Fencing/tree Protection Method Statement received 13/11/2001  
Ecological Survey received 21/11/2001  
lighting report received 30/11/2001  
Letter dated 16/11/2001

**Date Plans Received:** 13/11/2014                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 13/11/2014

### 1. **SUMMARY**

The application seeks to vary condition 7 (hours of operation) of planning permission ref: 532/APP/2001/1858, to extend the opening hours of the sports pitches until 22:00 Monday to Saturday.

It is considered that the proposal will preserve the open character of the Green Belt. There is no evidence to suggest the variation will result in an unacceptable degree of noise or light pollution to neighbours. Nature conservation/ecology and highway safety will not be adversely affected by the proposed extension of hours of use.

As such the application is recommended for approval,

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**



**1 NONSC Hours of Use**

The facilities hereby approved apart from the cemetery pitches shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturday, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

For a period of 18 months from the date of this permission, the Cemetery pitches hereby approved shall not be used except between 07:30 hours and 22:00 hours Mondays to Saturdays, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

Thereafter, the cemetery pitches hereby approved shall not be used except between 07:30 hours and 21:00 hours Mondays to Saturdays, 08:00 hours and 18:00 hours Sundays and at no time on Public or Bank Holidays.

**REASON**

To protect the residential amenities of adjoining residents in accordance with Policy OE1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**2 NONSC Drainage**

Development shall not begin until drainage works, including construction site drainage systems and surface water source control measures have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

**REASON**

To avoid surface water-run off from the site and to protect the ecology of the Grove Nature Reserve, in accordance with Policies OE8 and EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

**3 NONSC Ecology**

A watching brief for nesting birds, and European Protected Species shall be maintained during the clearance operations by an on-site ecologist approved by the Local Planning Authority. The removal of any large vegetation shall only take place once they have been checked for bat roosts.

**REASON**

In order to protect the ecology of the site and adjoining Grove Nature Reserve, in the interests of nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the the Conservation (Natural Habitats etc) Regulations 1994.

**4 NONSC Bat Survey**

A bat survey should be undertaken prior to implementation of works on the site to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

**REASON**

In order to protect the ecology of the site and adjacent nature reserve in the interests of

nature conservation and in order to comply with Policy EC3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the Conservation (Natural Habitats etc) Regulations 1994.

**5 TL3 Protection of trees during site clearance and development**

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and.
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

**REASON**

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**6 TL5 Landscaping Scheme - (full apps where details are reserved)**

A landscaping scheme shall be submitted to the Local Planning Authority within 2 months of the date of this permission.

**REASON**

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**7 TL6 Landscaping Scheme - implementation**

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local

Planning Authority first gives written consent to any variation.

**REASON**

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**8 NONSC Landscape Retention**

Trees, hedges and shrubs shown to be retained on the original approved scheme (532/APP/2001/1858) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority (LPA).

Any trees, hedges and shrubs being severely damaged during construction, seriously diseased or dying shall be replaced by one of a size and species to be agreed in writing with the LPA.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the LPA. New planting should comply with EIS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) Recommendations for Tree Work and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Such work or planting shall be completed within 8 months of the commencement of the development or such period as agreed in writing by the LPA.

**REASON**

To safeguard the amenities of the area in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**9 NONSC Traffic Arrangements**

The roads, sight lines at road junctions and parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed prior to the commencement of the use of the synthetic hockey pitch and multi games area, thereafter permanently retained and used for no other purpose.

**REASON**

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

**10 NONSC No Additional Floodlighting**

No floodlighting or other form of external lighting (including security lighting) shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources, intensity of illumination and shielding to eliminate vertical and horizontal light spillage. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

**REASON**

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve.

**11 NONSC Floodlighting Use**

The floodlights hereby approved shall only be used for those specific facilities in use at any time. The floodlights installed herein shall be fitted with a timer unit to ensure compliance with these times.

**REASON**

To protect the visual amenity of the Green Belt, the residential amenities of surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012).

**12 NONSC Hedge Retention**

The retained hedgerow along the site boundary shall be maintained at a minimum height of 2,4 metres. Any gaps which occur shall be filled with replacement planting of similar size and species or other boundary screening as agreed by the Local Planning Authority.

**REASON**

To protect the visual amenity of the Green Belt, the residential amenities in surrounding residents and the ecology of The Grove Nature Reserve, in compliance with Policies OL2, OE1 and EC3 of the Hillingdon Local Plan Part 2 Saved UDP PoliciesPolicies (2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM7	Consideration of traffic generated by proposed developments.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OL1	Green Belt - acceptable open land uses and restrictions on new development

OL2	Green Belt -landscaping improvements
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
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
PR22	Brunel University
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
NPPF	National Planning Policy Framework

### 3

The applicant is advised that where the conditions requiring the submission of details have been discharged in connection with the original permission, the Local Planning Authority will not require these details to be re-submitted as part of this new planning permission, where those details would remain the same.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

Site 3 of Brunel University's Uxbridge Campus is the subject of the current application. It is situated to the east of Kingston lane and north of Pield Heath Road, being 8 hectares in extent. The site adjoins a mortuary and cemetery to the north. To the south there are houses on Grove Lane, with gardens backing onto the site. To the east, there are several cottages, which are set back from the edge of the site, Robinwood Close, a residential cul-de-sac and Grove Nature reserve. There is also an existing floodlit tennis court immediately adjacent to the eastern boundary of the site. To the west, the site adjoins Kinston Lane, which is fronted by the University's main campus (site 2), several residential properties, a church and a nursing home. The site is enclosed on all sides by hedgerow and in broad terms largely comprises intensively managed playing fields, dominated by meadow grass, while to the south are located various buildings and infrastructure. These include hard surfaces to the car park area, 6 tennis courts, a storage building and a 2-storey pavilion. Rugby pitches at the southern end of the playing fields are floodlit. However there is no floodlighting to the football pitch and centrally located synthetic wicket cricket pitch. The main entrance to the site is located at the southwest corner, with vehicular access from Kingston Lane.

The application relates to site 3 of Brunel University, this being the area of the campus on the eastern side of Kingston Lane and accommodating an athletics track, synthetic football pitch, synthetic hockey pitch, tennis courts and a pavilion. Floodlighting is also provided to the athletics track and synthetic pitches, although the tennis courts do not benefit from floodlighting.

The closest residential properties are located in Robinwood Grove, Grove Lane and on Kingston Road. The application site is within the Green Belt as designated with the Saved Policies UDP, and subject to the site specific policy for Brunel University.

### 3.2 Proposed Scheme

The original approved scheme concerned the provision at Site 3 of Brunel University of replacement sports pitches including new synthetic playing surfaces, the erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements. Condition 7 limited the hours of operation. The applicant seeks to extend the opening hours until 22:00 Monday to Saturday.

The applicant seeks to extend the opening hours until 22:00 Monday to Saturday.

The applicant submits that allowing such use generates significant benefits to the Borough, both in terms of allowing the University to be successful and also in terms of improving levels of sports take up. For these reasons, the University is applying via this application for a permanent change to the opening hours.

### 3.3 Relevant Planning History

532/APP/2001/1858 Brunel University, Site 3 Kingston Lane Hillingdon  
PROVISION OF REPLACEMENT SPORTS PITCHES (INCLUDING NEW SYNTHETIC PLAYING SURFACES), ERECTION OF FLOODLIGHTING, BOUNDARY FENCES AND STORAGE BUILDING, TOGETHER WITH ASSOCIATED PARKING AND ACCESS IMPROVEMENTS (SITE 3)

**Decision:** 15-10-2002 Approved

532/APP/2002/2446 Brunel University, Site 3 Kingston Lane Hillingdon  
DETAILS OF EXTERNAL LIGHTING IN COMPLIANCE WITH CONDITION 10 OF PLANNING PERMISSION REF.532/APP/2001/ 1858 DATED 15/10/2002; SPORTS FACILITIES, SITE 3

**Decision:** 15-11-2002 Approved

532/APP/2004/2252 Brunel University, Site 3 Kingston Lane Hillingdon  
VARIATION OF CONDITION 7 (TO ALLOW AN EXTENSION OF USE MONDAY TO FRIDAY FROM BETWEEN 07.30 HOURS TO 21.00 HOURS TO BETWEEN 07.30 HOURS TO 22.00 HOURS) OF PLANNING PERMISSION REF.532/APP/2001/ 1858 DATED 15/10/2002 'PROVISION OF REPLACEMENT SPORTS PITCHES'

**Decision:** 02-12-2004 Refused

532/APP/2010/2614 Brunel University, Site 3 Kingston Lane Hillingdon  
Variation of condition 7 (to extend opening hours until 22:00 Monday to Saturday for an 18 month period commencing 04/01/2011) of planning permission ref: 532/APP/2001/1858 dated 15/10/2002: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3).

**Decision:** 25-07-2012 Approved

532/APP/2012/670 Sites 1 And 2, Uxbridge Campus, Brunel University Kingston Lane Hillingdon  
Application for Extension of Time to Implement Outline Application for Brunel University Master



Plan proposals comprising erection of 48,064 sq.m of new academic floorspace, 69,840 sq.m of new student residential accommodation, ancillary floorspace and infrastructure, provision of 645 additional parking spaces, improved access from Kingston lane, new access from Cowley road, highway improvements to Cleveland road, improved pedestrian and cycle routes, landscaping and environmental improvements (involving demolition of 18,600 sq.m of existing floorspace).

#### **Decision:**

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

In 2002, planning permission was granted for the pitches at Site 3 (ref 532/APP/2001/1858). The application was approved on 15/10/02 and conditions relating to external lighting were imposed and hours of use were imposed.

Details of external lighting in compliance with condition 10 of planning permission ref: 532/APP/2001/1858 were approved on 15-11-02 (ref: 532/APP/2002/2446)

Variation of condition 7 (to allow an extension of use Monday to Friday from between 07.30 hours to 21.00 hours to between 07.30 hours to 22.00 hours) of planning permission ref.532/APP/2001/ 1858 dated 15/10/2002 'provision of replacement sports pitches refused on 02-12-2004

Planning permission ref:532/APP/2012/607 dated 15/05/2012 granted permission for extended opening hours for specific period within June, July and August in order to facilitate training associated with the Olympics.

In 2012, planning permission was granted (ref 532/APP/2010/2614) to temporarily extend the opening hours until 10pm on Monday to Saturday. This was intended to be a 'trial period', which would last for 18 months. This trial has now finished.

#### **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.CI2 (2012) Leisure and Recreation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM5 (2012) Sport and Leisure
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise



## Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
AM7	Consideration of traffic generated by proposed developments.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
PR22	Brunel University
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.2	(2011) An inclusive environment
NPPF	National Planning Policy Framework

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd December 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

131 Neighbouring Owner Occupiers were consulted on the application including the Robinwood Grove residents association, ClevelandRoad Neighbourhood Watch and Cleveland Road Residents Association.

6 letter of objection have been received from residents of Robinwood Grove raising concerns regarding:

- (i) Light nuisance
- (ii) Noise nuisance after 9pm

### Internal Consultees

HIGHWAY ENGINEER  
No objection.

## ENVIRONMENTAL PROTECTION UNIT

No objection.

### **7. MAIN PLANNING ISSUES**

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

The principle of the development was established with the original approved scheme (ref: 532/APP/2001/1858) to which this application seeks to vary condition 7 of the approved scheme. There has been no substantive change to policy or guidance in respect of the sports pitches since the 2002 approval. There is no objection in principle subject to the variation in hours of operation not raising any amenity issues to neighbours.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

The application site is located within an area of Green Belt. The use of the site for sports facilities and the associated floodlighting was considered to be an acceptable use within the green belt under planning permission ref: 532/APP/2001/1858 dated 15/10/01. The proposed temporary extended opening hours are not considered to have a detrimental impact on the Green Belt.

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

The scheme will involve no physical alterations to the sport pitches or the associated in situ floodlighting. The proposed floodlighting to the northern Cemetery football pitch, although not yet implemented, has already been approved in detail. Accordingly it is not considered the scheme will have any material impact on the character and appearance of the area, in accordance with it is considered that the proposal is consistent with Policies BE13 and BE19 of the Hillingdon Local Plan Part 2 Saved UDP Policies (2012) and Policy PT1.BE1 (2012)- Built Environment, Hillingdon Local Plan Part 1.

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

Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seek to protect the environment from the adverse effects of pollutants and to ensure sufficient measures are taken to mitigate the environmental impact of the development and ensure that it remains acceptable. The nearest residential properties are located in Robinwood Grove to the east of the site and in Pild Heath Road to the south.

Historically, there were no limitations to the hours of use of the playing fields and sports facilities on site 3. However, in granting planning permission for the refurbishment of the site, in view of the potential effects of floodlighting and noise associated with the more intensive use of the site on residential amenity, a condition limiting the hours of use until 9:00 pm was imposed. This was in order to ensure that the facilities were not in use during unsociable hours, thereby avoiding or minimising potential adverse effects on the local environment.

In addition, the scheme was designed to limit the potential effects of light and noise pollution to surrounding residential development to acceptable levels. A woodland buffer has been created on the eastern boundary and new banks have been formed around the athletics track, which acts as a further barrier to light and sound. A similar landscaped buffer zone has been provided on the southern boundary with the properties at Grove

Lane/Field Heath Road, which are located at least 30 metres from the existing tennis courts, although this has not been fully planted.

Despite these physical and administrative measures, local residents in Robinwood Close have objected to this application on the grounds that the activities generated by the use of the synthetic playing pitches has resulted in an unacceptable degree of disturbance in the evenings. However, the facilities have been in use for the last 18 months until 10 pm and the Council's Environmental Protection Unit (EPU) report that during this period, there have been no complaints with regard to noise problems.

In terms of floodlighting, accompanying the application is a floodlight survey report that has assessed the existing floodlighting. For the report the lighting level from the floodlights was measured around the perimeter of the sports park, and just beyond the perimeter. The results were then reviewed against current legislature, design guidelines, approved codes of practice (ACOP) and other generally accepted principles of good practice. The report concludes the lighting levels (i.e. luminance), measured on site were deemed to be in accordance with codes of practice and general good practice and have had no environmental impact on the surrounding land or a social impact to the local residents. Notably the Environmental Protection Unit raises no objection in terms of light pollution.

The applicants have applied for a full relaxation for all the facilities on the site for use until 10pm. However, in view of the fact that the floodlighting for the Cemetery pitches have not yet been implemented and therefore has not been assessed, it is not considered appropriate to grant a permanent extension of time until 10pm for this element of the site. It is however recommended that a temporary 18 month extension of time be given to the Cemetery pitches. Should any issues relating from noise or light pollution arise, these can be monitored with the temporary permission, to inform any possible future permanent extension of opening hours.

Against this background, it is not considered that the the variation of hours should be refused on light pollution or noise grounds, subject to an additional condition requiring the installation of an automatic light shut off system, to ensure there is no breach of the hours designated for the use of floodlights.

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

Not applicable to this application.

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

It is not considered that extended opening hours would result in a detrimental increase in traffic volumes to/from the site. The Highways Officer raises no objection to an extension of opening hours.

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

Not applicable to this application restricted to varying a condition on the hours of operation to the sport pitches.

#### **7.12 Disabled access**

The application will have no impact on disabled access arrangements to the site.

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

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

TREES AND LANDSCAPE

Extension of the current opening hours will not result in changes to the existing landscape.

## ECOLOGY

The application site itself has no nature conservation designation, however the Grove Nature Reserve to the east is a Grade 2 site of Borough importance. An ecological survey was submitted as part of the original application. This concluded that the site is of overall low ecological interest and its more intensive development would not result in a significant loss of nature conservation resources in the local area. It further concluded that as the intensity of light from the floodlights decreases over a short distance from the site, the potential impact from floodlighting on the adjoining Grove Nature Reserve should not be a concern. As such it is not considered that the extension of the current opening hours will impact on the ecology of the area.

### **7.15 Sustainable waste management**

Not applicable to this application.

### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

### **7.18 Noise or Air Quality Issues**

#### NOISE

The public consultation raised concerns over possible noise nuisance after 9pm. There has been no history of noise pollution complaints arising from the trial period temporary hours of operation to 10pm, which falls within the daytime period (night-time being deemed to commence at 23:00). The Environmental Protection Unit raises no objection to the extension of the opening hours.

#### AIR QUALITY

It is not considered that the extension of the current opening hours will impact on the air quality of the area.

### **7.19 Comments on Public Consultations**

six letters of objection were received during the public consultation raising concerns over light and noise nuisance after 9pm. These concerns have been dealt with elsewhere in this report.

### **7.20 Planning Obligations**

The proposal is not considered to necessitate any planning obligations.

### **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.

### **10. CONCLUSION**

The applicant seeks permission to vary condition 7 of planning permission ref:

532/APP/2001/1858, to extend opening hours until 22:00 Monday to Saturday.

The variation of opening hours is not considered to have any negative impact assessed against Green Belt Policies. In terms of adverse amenity impacts to neighbours, the facilities have been in use for the last 18 months until 10 pm and there have been no complaints with regard to noise or light pollution problems during this period. As such it is not considered that there would be an unacceptable degree of disturbance to adjoining residents.

The scheme is considered to comply with Policies OL1 and OE1 of the Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012) and as such is recommended for approval.

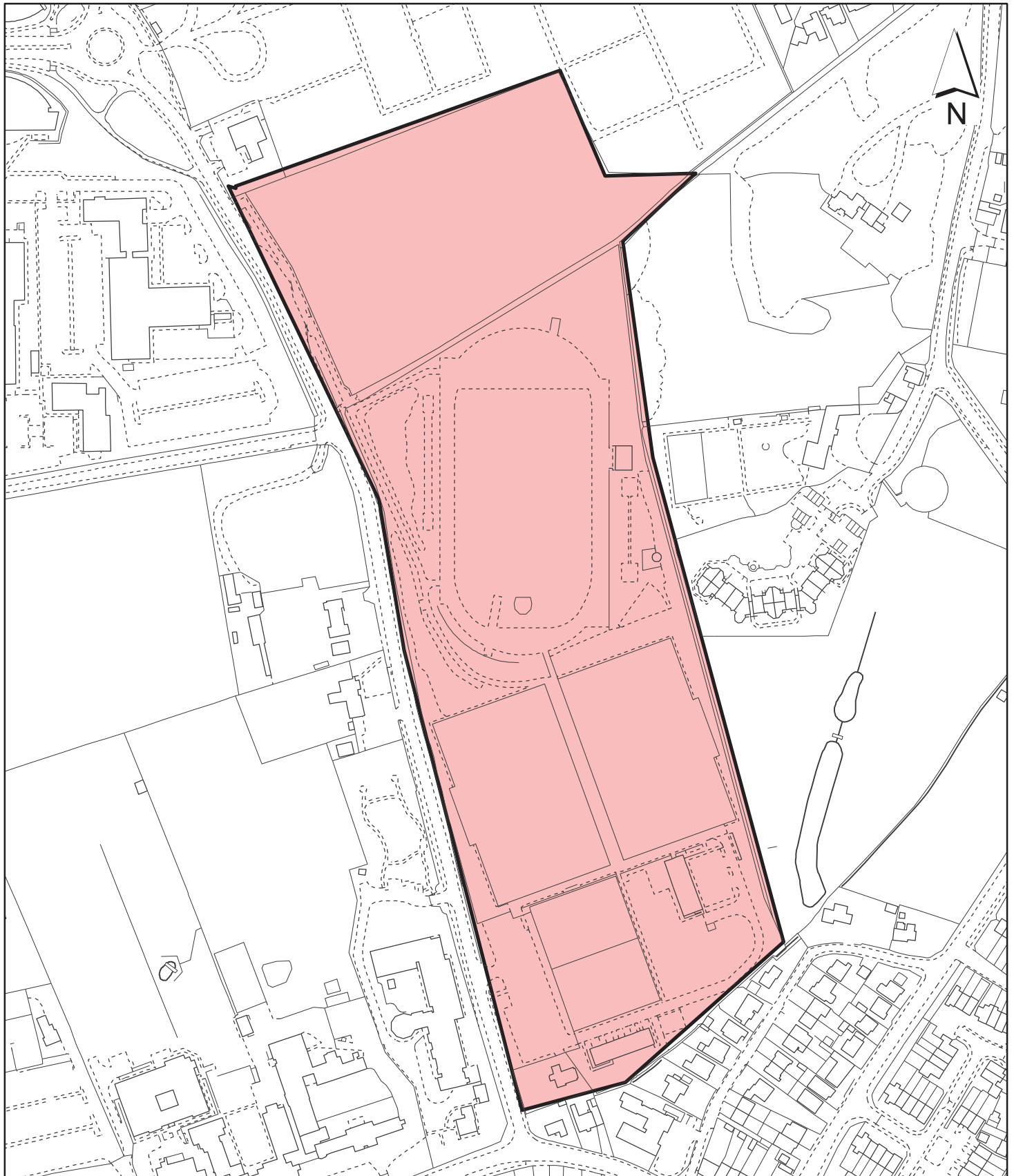
## **11. Reference Documents**

- a) The National Planning Policy Framework (March 2012)
- (b) Hillingdon Local Plan Part 1 Strategic Policies.
- (c) Hillingdon Local Plan Part 2 Saved UDP Saved Policies (November 2012)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations
- (n) London Plan (2011)

**Contact Officer:** Karl Dafe

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Brunel University  
 Kingston Lane  
 Hillingdon**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**532/APP/2014/4036**

Scale

**1:2,750**

Planning Committee

**Major Page 47**

Date

**February 2015**



**HILLINGDON**  
 LONDON



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

**Address** SILVERDALE HOUSE PUMP LANE HAYES

**Development:** Demolition of Silverdale House and the erection of a new industrial unit, use class B1(c), B2 and B8, at the Provident Industrial Estate, Pump Lane, Hayes.

**LBH Ref Nos:** 49670/APP/2014/3854

**Drawing Nos:** 14.10.29 L CB Covering letter  
1557-TP3-01 - Existing Site Plan  
1557-TP3-02 - Previously approved plans  
1557-TP3-03-C - proposed site plan  
1557-TP3-04 - proposed GF  
1557-TP3-05 - proposed FF  
1557-TP3-06-A - proposed roof plans  
1557-TP2-07-A - Front and back elevations  
1557-TP2-08-A - Side Elevations  
1557-TP3-09 - Section comparisons  
1557-TP3-3.1 Design and Access Statement rev A  
1557-TP3-LP-01-A

**Date Plans Received:** 29/10/2014

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

**Date Application Valid:** 04/11/2014

### 1. SUMMARY

The application seeks planning permission for the demolition of Silverdale House and the erection of 6 industrial units providing a total 1,922qm of floorsapce. The proposed development will have a use of B1(c), B2 and B8.

18 local neighbours, businesses and local amenity groups were consulted in November 2014. No letters have been received.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject conditions.

### 2. RECOMMENDATION

**It is recommended that planning permission be granted subject to the following conditions:**

#### 1 COM3 Time Limit

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

#### REASON

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

1557-TP3-03-C - proposed site plan  
1557-TP3-04 - proposed GF  
1557-TP3-05 - proposed FF  
1557-TP3-06-A - proposed roof plans  
1557-TP2-07-A - Front and back elevations  
1557-TP2-08-A - Side Elevations  
1557-TP3-LP-01-A

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 (July 2011).

**3 COM5 General compliance with supporting documentation**

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

Reduction in energy use and renewable technology installation [Energy and Sustainability Statement Ref: AD4437/17]

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

**REASON**

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

**4 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage (26 spaces)
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (22 spaces including 2 disabled and 5 with electric charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting
  
3. Details of Landscape Maintenance

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

#### 4. Schedule for Implementation

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

#### REASON

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

#### **5 COM14 No additional internal floorspace**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

#### REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy [specify] Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

#### **6 COM31 Secured by Design**

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

#### REASON

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

#### **7 COM21 Sound insulation /mitigation**

The approved building, western boundary treatment and any external plant and machinery shall be designed and installed to ensure noise levels will be at least 5dB below typical background noise levels when measured at the nearest residential receptor identified in the submitted Noise Technical Note and retained throughout the lifetime of the development.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policies OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## **8 COM30 Contaminated Land**

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

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

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

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

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

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

## **9 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be used as a Data Centre within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

### **REASON**

In order to ensure the Planning Authority has sufficient control to assess the energy implications for such a use in accordance with Policy 5.2 of the London Plan and Policy EM1 Hillingdon Local Plan: Part One Strategic Policies (November 2012)

**10**      **COM22**      **Operating Hours**

External business activity including deliveries and servicing shall not take place between the hours of 2300-0700.

**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 (November 2012)

**11**      **NONSC**      **Non Standard Condition**

The parking layout as shown on approved drawing 1557-TP3-03-C shall be implemented prior to the occupation of the site and shall not be used for storage.

**REASON**

In the interests of ensuring sufficient parking on site and and visual amenity.

**INFORMATIVES**

**1**      **I1**      **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**2**      **I13**      **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

**3**      **I15**      **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction

other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**4**            I18                    **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

**5**            I2                            **Encroachment**

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

**6**            I21                            **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

**7**            I25                            **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

**8**            I25A                            **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**9**            I53                            **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including



Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

LPP 2.17	(2011) Strategic Industrial Locations
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
NPPF	National Planning Policy Framework
LPP 4.4	(2011) Managing Industrial Land & Premises
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.21	(2011) Contaminated land
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

## **10**      I52                      **Compulsory Informative (1)**

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

## **11**      I59                      **Councils Local Plan : Part 1 - Strategic Policies**

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

### **3.      CONSIDERATIONS**

#### **3.1    Site and Locality**

The application site has an area of 0.34 hectares and forms part of Provident Industrial Estate located to the northern side of Pump Lane in Hayes. Silverdale House is located within the site and is an older building in a dilapidated condition. The lawful use of the site is Use Class B8. The remainder of the Provident Industrial Estate is located to the east of the site and consists of 7 industrial units within 3 buildings.

To the west of the site there are residential properties and a car park and to the north and south of the site other B1, B2 and B8 industrial units.

The site is situated within the wider Hayes Industrial Area, which is an area designated as an Industrial and Business Area (IBA) within Hillingdon's Unitary Development Plan (1998) and as a Strategic Industrial Location (SIL) within Hillingdon's adopted Local Plan Part 1 (2012).

### **3.2 Proposed Scheme**

This planning application seeks full planning permission for the development of 1,922 square meters of floor space split into a 6 individual units. The gross external area of the new units varies between 274sqm to 425sqm. The 6 units would form a terrace along the western boundary of the site replacing Silverdale House, with the front elevation facing east towards the already developed part of the site.

Access from Pump Lane which serves the existing industrial units will be retained and used for the development. A total of 22 car parking spaces are proposed including two disabled bays.

### **3.3 Relevant Planning History**

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

In 2001 full planning permission was granted on appeal at the site, under reference APP/R5510/A/00/1050914 (council reference: 4670/APP/2000/1515), for 3 light industrial / warehouse units (use classes B1(c) / B8) with associated parking and access. Two of the units were proposed on the site of Silverdale House and the third, detached unit, was proposed to the east, alongside Unit 6. The detached unit to the east of Silverdale House was implemented (shown as unit 7 on Drawing No. 1557-TP2 03-A) and is located outside of the application site.

## **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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

LPP 2.17	(2011) Strategic Industrial Locations
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LE1	Proposals for industry, warehousing and business development
LE2	Development in designated Industrial and Business Areas
NPPF	National Planning Policy Framework
LPP 4.4	(2011) Managing Industrial Land & Premises
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.14	(2011) Water quality and wastewater infrastructure
LPP 5.18	(2011) Construction, excavation and demolition waste
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.21	(2011) Contaminated land
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.14	(2011) Improving air quality
LPP 7.15	(2011) Reducing noise and enhancing soundscapes
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **17th December 2014**

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 18 local owner/occupiers on 24 November 2014. The application was also advertised by way of site and press notices. No comments have been received.

ENVIRONMENT AGENCY:  
No objection.

THAMES WATER

## Waste Comments

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

## Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

## Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

### Contaminated Land

The site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site (worst case scenario appears not to have been established) with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment.

Further groundwater assessment may also be required. The Environment Agency should be consulted with regard to this.

It is recommended the modified standard contaminated land condition is included on any planning permission that may be given to ensure this is addressed.

### Contaminated land condition

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and

recommendations for remedial measures to make the site suitable for the proposed use; and  
(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

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

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

Noise

Verbal conversation with noise officer raises no objection subject to condition on noise level.

HIGHWAYS AND TRANSPORTATION

No objection.

FLOOD WATER

No objection.

Access

No objection following revisions

SECTION 106 OFFICER

No Section 106 obligations required.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

## **7. MAIN PLANNING ISSUES**

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

Policy E1 of the Local Plan: Part 1 states that the council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL).

Policy LE2 of the UDP states that IBAs are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and Sui Generis Uses appropriate in an industrial area. Policy 2.17 of the London Plan states that the Mayor and boroughs should promote, manage and where appropriate protect Strategic Industrial Locations (SILs).

The application site is designated as an Industrial and Business Area (IBA) in the Local Plan. The proposed development comprises the demolition of the existing building in general Industrial use and erection of a six industrial units for B1c, B2 and B8 uses. The uses are considered to be acceptable in principle with regards to Policy E1 of the Local Plan: Part 1, Policy LE2 of the Local Plan: Part 2 and Policy 2.17 of the London Plan.

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

The proposed development is for an industrial unit. As such, the density is not considered to be relevant to the determination of the application.

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

There are no heritage designations on the site and therefore the proposed development is considered acceptable in this regard.

#### **7.04 Airport safeguarding**

Not relevant to the determination of the application.

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

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

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

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

Several design related policies have been saved within the Local Plan: Part 2. Policy BE13 seeks for the layout and appearance of the development to harmonise with the existing street scene and features of an area. The design should take account of the need to ensure that windows overlook pedestrian spaces to enhance pedestrian safety (Policy BE18). In addition, Saved Policy OE1 prohibits proposals that are to the detriment of the character and appearance of the surrounding properties or area.

The proposed development comprises the demolition of the existing building and erection of a single industrial building with an L-shaped footprint and split into 6 units. The building has a total length of 67m and width of between 20m and 30m. The building has been designed with a mono-pitched roof giving a height of 7.1m along the western boundary and maximum height of 10.4m on the eastern elevation facing into the industrial site. The existing building is of relatively poor quality and does not contribute in character and appearance to the street scene and surrounding area. The proposed building is considered to be of a good quality featuring materials that are synonymous with the industrial natural of the site. The proposed building is therefore considered to relate to the site and surrounding area in terms of use and appearance.



A limited amount of soft landscaping is proposed on the site. Policy BE38 requires new development to incorporate landscape proposals. It is considered that there is an opportunity to provide some soft landscaping on the boundaries to improve the overall appearance of the area in line with similar developments nearby. It is proposed to secure a landscaping through condition.

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

The nearest residential properties are located to the west and north of the site. The site is currently in an industrial use and therefore the proposed use is not considered likely to cause additional impacts on the residential amenities of the neighbouring residents.

The proposed building is larger in footprint than the existing building however is lower in overall height. Regard should also be had to the previous approval which was sited closer to the boundary with the neighbouring residential properties on Copperdale Road. The proposed building is sited closer to the boundary with the neighbouring properties than the existing building however it has been designed with a mono-pitched roof giving a maximum height of 7.1m on the western elevation. The maximum height is also lower than the existing building. This reduced height is considered sufficient to safeguard the residential amenities of the neighbouring occupiers.

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

The proposed development is for an industrial unit. As such, living conditions are not considered to be relevant to the determination of the application.

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

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Policy AM7 of the Local Plan which states:

The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety

The application is accompanied by a Transport Statement which sets out the potential impact of the proposed development on the local highway network. The proposed development of the site comprises the demolition of the existing Silverdale House and erection of a two storey industrial building with a B1c, B2 and B8 use.

The development will have a gross internal floor area of 1922sqm, an increase of 653sqm. The site has a PTAL of 1b - very low.

The trip rates for the proposed uses have been calculated from similar sites available on the TRICS database. The proposal could result in five additional 2-way trips during the morning and evening peaks. The development is therefore not considered to have any material traffic impact on the adjoining highway network.

A total of 22 car parking spaces are proposed as part of the development which is in



accordance with the Council's guidance of 2 spaces plus 1 space per 100sqm for all floorspace in excess of 235sqm. 2 of the 22 spaces will be marked for disabled users. 10% of parking spaces must have electric charging points and a further 10% will have passive provision (a total of 5). A total of 26 cycle parking spaces will be required as part of the development. These measures will be secured through condition.

Based on the above assessment there are not considered to be any objections to the proposed development on highway grounds.

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

The development will be required achieve secure by design accreditation and this will be secured through condition.

Matters of design and access are addressed elsewhere in the report.

#### **7.12 Disabled access**

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

Policies 7.2 and 3.8 of the London Plan provide that developments should seek to provide the highest standards of inclusive design and this advice is supported by the Council's Supplementary Planning Document - Accessible Hillingdon.

The Design and Access statement reports that of 22 car parking spaces, two will be dedicated for disabled users, dropped kerbs are to be provided to maintain wheelchair access and the entrance would be level, illuminated to comply with BS 5489: Part 3, and provide a minimum clear opening width of 1000 mm. Plans have been revised to include future provision of lift access to the proposed mezzanine levels making the units fully accessible.

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

The proposed development is for an industrial unit. As such, the affordable housing is not considered to be relevant to the determination of the application.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Local Plan: Part 2 seeks the provision of new planting and landscaping wherever it is appropriate. The council Landscape officer has been consulted and requested that as limited landscaping is proposed as part of the development, improvements should be secured through the imposition of conditions.

A Phase 1 Habitat Survey has been submitted which concludes that the site is of limited value to wildlife and protected species of fauna, has low potential for bats and of limited potential for nesting birds.

#### **7.15 Sustainable waste management**

Refuse storage will be secured through condition.

#### **7.16 Renewable energy / Sustainability**

Policies within Chapter 5 of the London Plan and the London Sustainable Design and Construction SPG require developments to provide for reductions in carbon emissions, including a reduction of 35% in carbon emissions beyond 2013 Building Regulations.

The application is accompanied by an Energy and Sustainability Statement. This sets out

that the development will be achieving a 36.24% reduction in annual CO2 emissions and therefore acceptable with regards to Policy 5.2 of the London Plan and the London Sustainable Design and Construction SPG.

#### **7.17 Flooding or Drainage Issues**

The applicant has submitted a Flood Risk Assessment demonstrating that the proposals will control surface water on site to green field run off rates. The assessment has been reviewed by the Council's Flood and Water Management Officer who raises no objections to the proposed development subject to a condition requiring full details of a scheme for the provision of sustainable water management.

#### **7.18 Noise or Air Quality Issues**

The applicant has submitted a technical note regarding air quality yet the site is not within an Air Quality Management Area. Given the existing industrial use of the site and only slight increase in traffic movements, the proposed development is not considered to have an impact on air quality.

A technical note has been submitted regarding noise impacts of the development. It is acknowledged that some uses may not be compatible with nearby residential uses and in order to ensure residential amenities are protected a condition will be attached to the permission requiring a detailed noise assessment and appropriate mitigation.

#### **7.19 Comments on Public Consultations**

None

#### **7.20 Planning obligations**

No planning obligations are required for this development.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

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

Not applicable

#### **7.22 Other Issues**

##### **CONTAMINATED LAND**

The submitted site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment. The additional information will be secured through condition.

#### **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 application seeks planning permission for the demolition of Silverdale House and the erection of six industrial units providing 1,922sqm of floorsapce. The proposed development will have a use of B1(c), B2 and B8.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to conditions.

## **11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
Revised Early Minor Alterations to the London Plan (October 2013)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations July 2014  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Peter Higginbottom

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Silverdale House  
 Pump Lane  
 Hayes**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**49670/APP/2014/3854**

Scale

**1:1,250**

Planning Committee

**Major Page 66**

Date

**February 2015**



**HILLINGDON**  
 LONDON

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

**Address** SILVERDALE HOUSE PUMP LANE HAYES

**Development:** Redevelopment of the site to provide 6 industrial units (Use Classes B1(c), B2 and B8) and the provision of associated landscaping, parking and service space (involving demolition of existing building).

**LBH Ref Nos:** 49670/APP/2014/3855

**Drawing Nos:** 1557-TP2-03-E - Proposed Site Plan  
14.10.29 L CB Covering letter  
1557-TP2-01 - Existing Site Plan  
1557-TP2-02-A - Previously approved plans  
1557-TP2-04 - Proposed GF  
1557-TP2-05 - Proposed FF  
1557-TP2-06-B - Proposed Roof Plans  
1557-TP2-07-C - Front and Back Elevations  
1557-TP2-08-E - Side Elevations  
1557-TP2-09 - Section Comparisons 1  
1557-TP2-10 - Section Comparisons 2  
1557-TP2-3.1 Design and Access Statement rev B  
1557-TP2-LP-01-A

**Date Plans Received:** 29/10/2014                      **Date(s) of Amendment(s):** 16/01/2015

**Date Application Valid:** 13/11/2014                      29/10/2014

### 1. SUMMARY

The application seeks planning permission for the demolition of Silverdale House and the erection of 6 industrial units providing a total 1,922qm of floorsapce. The proposed development will have a use of B1(c), B2 and B8.

18 local neighbours, businesses and local amenity groups were consulted in November 2014. No letters have been received.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended subject to the completion of a S106 Legal Agreement.

### 2. RECOMMENDATION

**It is recommended that planning permission be granted subject to the following conditions:**

#### 1 COM3 Time Limit

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

REASON



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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- 1557-TP2-03-E - Proposed Site Plan
- 1557-TP2-04 - Proposed GF
- 1557-TP2-05 - Proposed FF
- 1557-TP2-06-B - Proposed Roof Plans
- 1557-TP2-07-C - Front and Back Elevations
- 1557-TP2-08-E - Side Elevations
- 1557-TP2-LP-01-A

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 (July 2011).

**3 COM5 General compliance with supporting documentation**

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

Reduction in energy use and renewable technology installation [Energy and Sustainability Statement Ref: AD4437/17]

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

**REASON**

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

**4 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage (26 spaces)
  - 2.c Means of enclosure/boundary treatments
  - 2.d Car Parking Layouts (22 spaces including 2 disabled and 5 with electric charging points)
  - 2.e Hard Surfacing Materials
  - 2.f External Lighting



### 3. Details of Landscape Maintenance

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

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

### 4. Schedule for Implementation

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

#### REASON

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

### **5 COM14 No additional internal floorspace**

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

#### REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy [specify] Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **6 COM31 Secured by Design**

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

#### REASON

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

### **7 COM21 Sound insulation /mitigation**

The approved building, western boundary treatment and any external plant and machinery shall be designed and installed to ensure noise levels will be at least 5dB below typical background noise levels when measured at the nearest residential receptor identified in the submitted Noise Technical Note and retained throughout the lifetime of the development.

REASON: To safeguard the amenity of the occupants of surrounding properties in accordance with policies OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP

Policies (November 2012)

**8 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall not be used as a Data Centre within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

**REASON**

In order to ensure the Planning Authority has sufficient control to assess the energy implications for such a use in accordance with Policy 5.2 of the London Plan and Policy EM1 Hillingdon Local Plan: Part One Strategic Policies (November 2012)

**9 COM30 Contaminated Land**

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

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

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

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

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

**REASON:** To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 of

the Hillingdon Unitary Development Plan Saved Policies (September 2007).

**10 COM22 Operating Hours**

External business activity including deliveries and servicing shall not take place between the hours of 2300-0700.

**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 (November 2012)

**11 NONSC Non Standard Condition**

The parking layout as shown on approved drawing 1557-TP2-03-E shall be implemented prior to the occupation of the site and shall not be used for storage.

**REASON**

In the interests of ensuring sufficient parking on site and and visual amenity.

**INFORMATIVES**

**1 I1 Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

**2 I13 Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

**3 I15 Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit

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

**4**            I18                    **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

**5**            I2                            **Encroachment**

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

**6**            I21                          **Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

**7**            I25                          **Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

**8**            I25A                        **The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

**9**            I53                          **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies

and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

**10**            I52                    **Compulsory Informative (1)**

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

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

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

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site has an area of 0.34 hectares and forms part of Provident Industrial Estate located to the northern side of Pump Lane in Hayes. Silverdale House is located within the site and is an older building in a dilapidated condition. The lawful use of the site is Use Class B8. The remainder of the Provident Industrial Estate is located to the east of the site and consists of 7 industrial units within 3 buildings.

To the west of the site there are residential properties and a car park and to the north and south of the site other B1, B2 and B8 industrial units. A site location plan accompanies the application.

The site is situated within the wider Hayes Industrial Area, which is an area designated as an Industrial and Business Area (IBA) within Hillingdon's Unitary Development Plan (1998) and as a Strategic Industrial Location (SIL) within Hillingdon's adopted Local Plan Part 1 (2012).

**3.2 Proposed Scheme**

This planning application seeks full planning permission for the development of 1,922 square meters of floor space split into a further 6 individual units. The gross external area of the new units varies between 274sqm to 425sqm. The 6 units would form a terrace along the western boundary of the site replacing Silverdale House, with the front elevation facing east towards the already developed part of the site.

Access from Pump Lane which serves the existing industrial units will be retained and used for the development. A total of 22 car parking spaces are proposed including two

disabled bays.

### **3.3 Relevant Planning History**

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

In 2001 full planning permission was granted on appeal at the site, under reference APP/R5510/A/00/1050914 (council reference: 4670/APP/2000/1515), for 3 light industrial / warehouse units (use classes B1(c) / B8) with associated parking and access. Two of the units were proposed on the site of Silverdale House and the third, detached unit, was proposed to the east, alongside Unit 6. The detached unit to the east of Silverdale House was implemented and is located outside of the application site.

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

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

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

Part 1 Policies:

Part 2 Policies:

### **5. Advertisement and Site Notice**

**5.1 Advertisement Expiry Date:- 18th December 2014**

**5.2 Site Notice Expiry Date:- Not applicable**

### **6. Consultations**

#### **External Consultees**

Consultation letters were sent to 18 local owner/occupiers on 25 November 2014. The application was also advertised by way of site and press notices. No comments have been received.

ENVIRONMENT AGENCY

No objection.

THAMES WATER

Waste Comments

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.



## Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

### Internal Consultees

#### ENVIRONMENTAL PROTECTION UNIT:

##### Contaminated Land

The site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site (worst case scenario appears not to have been established) with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment.

Further groundwater assessment may also be required. The Environment Agency should be consulted with regard to this.

It is recommended the modified standard contaminated land condition is included on any planning permission that may be given to ensure this is addressed.

##### Contaminated land condition

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

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

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

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

(iv) Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted



and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

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

Noise

Verbal conversation with noise officer raises no objection subject to condition on noise level.

HIGHWAYS AND TRANSPORTATION

No objection.

FLOOD WATER

No objection.

Access

No objection following revisions

SECTION 106 OFFICER

No Section 106 obligations required.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

## **7. MAIN PLANNING ISSUES**

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

Policy E1 of the Local Plan: Part 1 states that the council will accommodate growth by protecting Strategic Industrial Locations and the designation of Locally Significant Industrial Sites (LSIS) and Locally Significant Employment Locations (LSEL).

Policy LE2 of the UDP states that IBAs are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and Sui Generis Uses appropriate in an industrial area. Policy 2.17 of the London Plan states that the Mayor and boroughs should promote, manage and where appropriate protect Strategic Industrial Locations (SILs).

The application site is designated as an Industrial and Business Area (IBA) in the Local Plan. The proposed development comprises the demolition of the existing building in general Industrial use and erection of a six industrial units for B1c, B2 and B8 uses. The uses are considered to be acceptable in principle with regards to Policy E1 of the Local Plan: Part 1, Policy LE2 of the Local Plan: Part 2 and Policy 2.17 of the London Plan.

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

The proposed development is for an industrial unit. As such, the density is not considered to be relevant to the determination of the application.

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

There are no heritage designations on the site and therefore the proposed development is considered acceptable in this regard.

#### **7.04 Airport safeguarding**

Not applicable to the proposed development.

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

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

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

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

Several design related policies have been saved within the Local Plan: Part 2. Policy BE13 seeks for the layout and appearance of the development to harmonise with the existing street scene and features of an area. The design should take account of the need to ensure that windows overlook pedestrian spaces to enhance pedestrian safety (Policy BE18). In addition, Saved Policy OE1 prohibits proposals that are to the detriment of the character and appearance of the surrounding properties or area.

The proposed development comprises the demolition of the existing building and erection of a single industrial building with an L-shaped footprint and split into 6 units. The building has a total length of 67m and width of between 20m and 30m. The building has been designed with a mono-pitched roof giving a height of 7.1m along the western boundary and maximum height of 10.4m on the eastern elevation facing into the industrial site. The existing building is of relatively poor quality and does not contribute in character and appearance to the street scene and surrounding area. The proposed building is considered to be of a good quality featuring materials that are synonymous with the industrial natural of the site. The proposed building is therefore considered to relate to the site and surrounding area in terms of use and appearance.

A limited amount of soft landscaping is proposed on the site. Policy BE38 requires new development to incorporate landscape proposals. It is considered that there is an opportunity to provide some soft landscaping on the boundaries to improve the overall appearance of the area. It is proposed to secure a landscaping through condition.

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

The nearest residential properties are located to the west and north of the site. The site is currently in an industrial use and therefore the proposed use is not considered likely to cause additional impacts on the residential amenities of the neighbouring residents.

The proposed building is larger in footprint than the existing building however is lower in overall height. Regard should also be had to the previous approval which was sited closer to the boundary with the neighbouring residential properties on Copperdale Road. The proposed building is sited closer to the boundary with the neighbouring properties than the existing building however it has been designed with a mono-pitched roof giving a maximum

height of 7.1m on the western elevation. The maximum height is also lower than the existing building. This reduced height is considered sufficient to safeguard the residential amenities of the neighbouring occupiers.

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

The proposed development is for industrial units. As such, the living conditions for future occupiers is not considered to be relevant to the determination of the application.

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

The National Planning Policy Framework (NPPF) at Paragraph 32 states that plans and decisions should take account of whether safe and suitable access to the site can be achieved for all people; and development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe. Paragraph 35 of NPPF also refers to developments and states that developments should be located and designed where practical to give priority to pedestrian and cycle movements; create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians.

Local requirements in relation to impacts on traffic demand, safety and congestion are set out in Policy AM7 of the Local Plan which states:

The LPA will not grant permission for developments whose traffic generation is likely to:

- (i) unacceptably increase demand along roads or through junctions which are already used to capacity, especially where such roads or junctions form part of the strategic London road network, or
- (ii) prejudice the free flow of traffic or conditions of general highway or pedestrian safety

The application is accompanied by a Transport Statement which sets out the potential impact of the proposed development on the local highway network. The proposed development of the site comprises the demolition of the existing Silverdale House and erection of a two storey industrial building with a B1c, B2 and B8 use. The development will have a gross internal floor area of 1922sqm, an increase of 653sqm. The site has a PTAL of 1b - very low.

The trip rates for the proposed uses have been calculated from similar sites available on the TRICS database. The proposal could result in five additional 2-way trips during the morning and evening peaks. The development is therefore not considered to have any material traffic impact on the adjoining highway network.

A total of 22 car parking spaces are proposed as part of the development which is in accordance with the Council's guidance of 2 spaces plus 1 space per 100sqm for all floorspace in excess of 235sqm. 2 of the 22 spaces will be marked for disabled users. 20% of parking spaces must have electric charging points and a further 10% will have passive provision. A total of 26 cycle parking spaces will be required as part of the development. These measures will be secured through condition.

Based on the above assessment there are not considered to be any objections to the proposed development on highway grounds.

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

The development will be required achieve secure by design accreditation and this will be secured through condition.

Matters of design and access are addressed elsewhere in the report.

#### **7.12 Disabled access**

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

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

Policies 7.2 and 3.8 of the London Plan provide that developments should seek to provide the highest standards of inclusive design and this advice is supported by the Council's Supplementary Planning Document - Accessible Hillingdon.

The Design and Access statement reports that of 22 car parking spaces, two will be dedicated for disabled users, dropped kerbs are to be provided to maintain wheelchair access and the entrance would be level, illuminated to comply with BS 5489: Part 3, and provide a minimum clear opening width of 1000 mm. Plans have been revised to include future provision of lift access to the proposed mezzanine levels making the units fully accessible.

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

The proposed development is for industrial units. As such, provision of affordable and special needs housing are not considered to be relevant to the determination of the application.

#### **7.14 Trees, landscaping and Ecology**

Policy BE38 of the Local Plan: Part 2 seeks the provision of new planting and landscaping wherever it is appropriate. As limited landscaping is proposed as part of the development, improvements should be secured through the imposition of conditions.

A Phase 1 Habitat Survey has been submitted which concludes that the site is of limited value to wildlife and protected species of fauna, has low potential for bats and of limited potential for nesting birds.

#### **7.15 Sustainable waste management**

Refuse storage will be secured through condition.

#### **7.16 Renewable energy / Sustainability**

Policies within Chapter 5 of the London Plan and the London Sustainable Design and Construction SPG require developments to provide for reductions in carbon emissions, including a reduction of 35% in carbon emissions beyond 2013 Building Regulations.

The application is accompanied by an Energy and Sustainability Statement. This sets out that the development will be achieving a 36.24% reduction in annual CO2 emissions and therefore acceptable with regards to Policy 5.2 of the London Plan and the London Sustainable Design and Construction SPG.

#### **7.17 Flooding or Drainage Issues**

The applicant has submitted a Flood Risk Assessment demonstrating that the proposals will control surface water on site to green field run off rates. The assessment raises no issues with regard to flood risk and the proposal is acceptable subject to a condition requiring full details of a scheme for the provision of sustainable water management.

#### **7.18 Noise or Air Quality Issues**

The applicant has submitted a technical note regarding air quality yet the site is not within an Air Quality Management Area. Given the existing industrial use of the site and only slight increase in traffic movements, the proposed development is not considered to have an impact on air quality.

A technical note has been submitted regarding noise impacts of the development. It is

acknowledged that some uses may not be compatible with nearby residential uses and in order to ensure residential amenities are protected a condition will be attached to the permission requiring a detailed noise assessment and appropriate mitigation.

#### **7.19 Comments on Public Consultations**

None

#### **7.20 Planning obligations**

No Section 106 obligations required.

The Council has recently adopted its own Community Infrastructure Levy (CIL), which requires contributions for B8 uses at a rate of £5 per square metre of gross internal floorspace.

The Mayor of London's CIL includes a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards the funding of Crossrail.

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

Not applicable

#### **7.22 Other Issues**

##### **CONTAMINATED LAND**

The submitted site investigation has identified an area of hydrocarbon impacted soil on site, although the source of the contamination has not been identified. There is also some asbestos contamination noted in a couple of areas investigated. The site investigation indicates further investigation/risk assessment will be undertaken. This additional information, which should clarify the gas/vapour risk for the site with details of the remedial proposals and a watching brief needs to be submitted prior to development works commencing on site. The report recommends the foundation design take into consideration, the findings of the detailed assessment. The additional information will be secured through condition.

### **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 application seeks planning permission for the demolition of Silverdale House and the erection of six industrial units providing 1,922sqm of floorspace. The proposed development will have a use of B1(c), B2 and B8.

It is considered that the proposed development is acceptable in principle in the Strategic Industrial Location. It is appropriately designed within the context of the industrial location and it is not considered that the development would lead to such a significant increase in traffic that refusal could be justified on highway grounds.

In view of the above, the proposal is considered to comply with relevant national, regional and local planning policy and, as such, approval is recommended, subject to the completion of a S106 Legal Agreement.

### **11. Reference Documents**

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

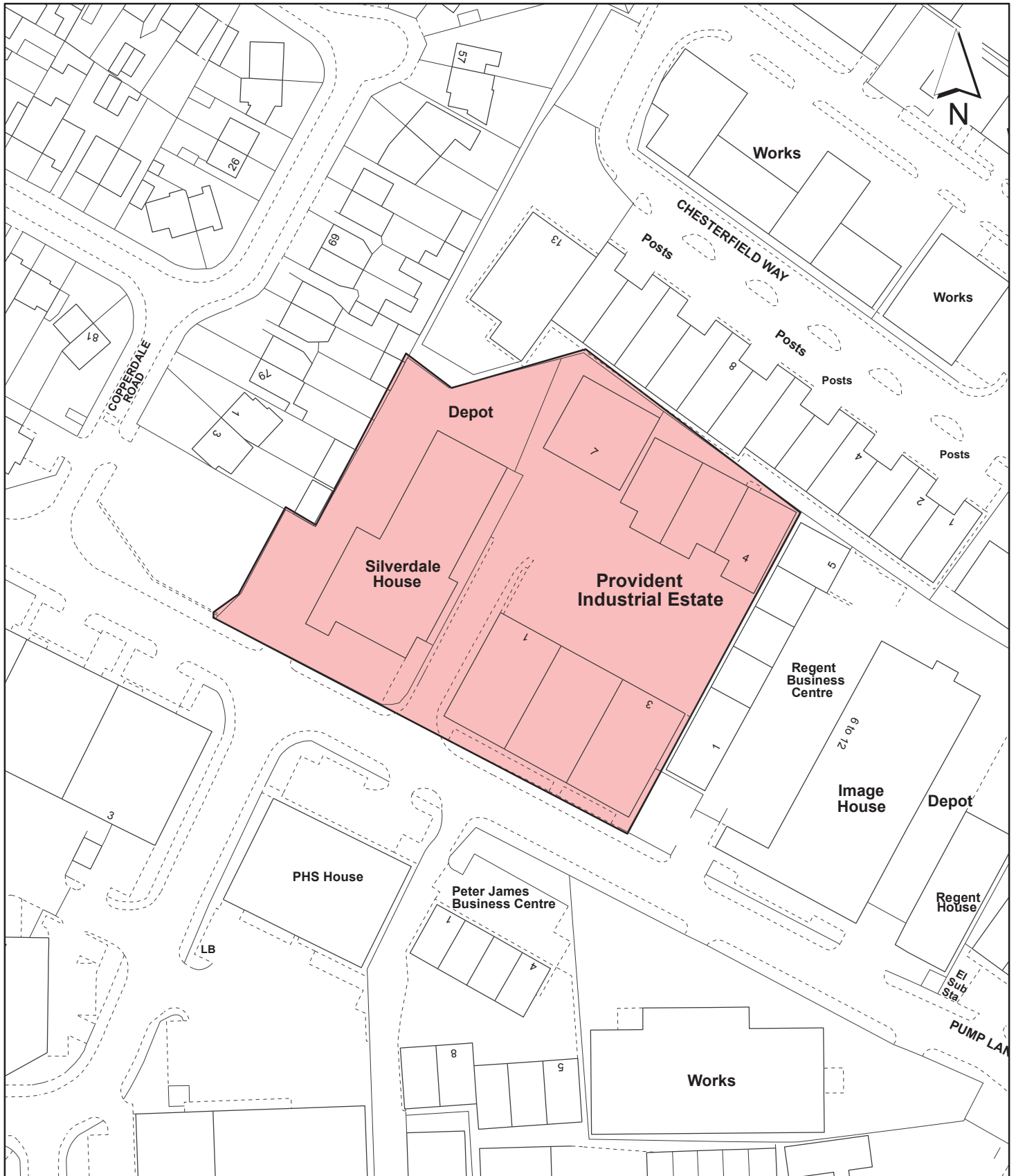


Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
Revised Early Minor Alterations to the London Plan (October 2013)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations July 2014  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design  
Hillingdon Supplementary Planning Guidance - Land Contamination

**Contact Officer:** Peter Higginbottom

**Telephone No:** 01895 250230





**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Silverdale House  
 Pump Lane  
 Hayes**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**49670/APP/2014/3855**

Scale

**1:1,250**

Planning Committee

**Major Page 83**

Date

**February 2015**



**HILLINGDON**  
 LONDON

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**Item No.**                    **Report of the  
Head of Planning & Enforcement**

**Address:**                    BUILDING B5, 4 ROUNDWOOD AVENUE

**Development:**            Extensions, refurbishment, and alterations, including re-cladding, to existing office building, together with associated works, including landscaping and alterations to car parking.

**LBH Ref Nos:**            37205/APP/2014/3056

**Drawing Nos:**            N/A

**Date applications approved at Committee**            Application heard at 9<sup>th</sup> December 2014 Majors Application Committee. Members resolved to approve the scheme subject to signing of the S106 Agreement.

**S106 Agreement**            That the recommendation to allow the alterations to 'Travel Plan' Head of Term wording to be approved.

## 1.0 CONSULTATIONS

### 1.1 Internal Consultees

<p><b>Planning Obligations Officer</b></p>	<p><b>The applicant has requested that wording of the 'Travel Plan' Head of Terms wording be amended from:</b></p> <p><b>'Travel Plan: the Stockley Business Park Travel Plan shall be revised prior to the occupation of the development; the developer shall sign up to the Travel Plan and submit it for approval prior to occupation of the site. This shall include a £20,000 Bond.'</b></p> <p><b>To:</b></p> <p><b>'Travel Plan: Provision of a Travel Plan including a £10,000 Bond'</b></p> <p><b>The Head of Term required the applicant to amend the existing site wide Travel Plan over which they have no control as a large number of different companies are located within Stockley Park.</b></p> <p><b>The new wording still requires the applicant to enter into a Travel but only for their building, over which they have control. This would then be appended to the site wide travel plan.</b></p>
--	--

	<b>No objections raised.</b>

## **2.0 RECOMMENDATION**

**That the Travel Plan Head Of Term be amended to read: 'Travel Plan: Provision of a Travel Plan including a £10,000 Bond'**

## **3.0 KEY PLANNING ISSUES**

3.1 The wording in the original committee report recommendation notes was overly onerous. The result of this was that the Head of Term required the applicant to amend the existing site wide Travel Plan over which they have no control as a large number of different companies are located within Stockley Park. Clearly the applicant could not have any form of control over other business and their practices.

The new wording still requires the applicant to enter into a Travel but only for their building, over which they have control. This would then be appended to the site wide travel plan.

3.2 The Council's S106 Officer reviewed the proposal and raises no objection.

3.3 Approval is recommended.

## **OBSERVATIONS OF BOROUGH SOLICITOR**

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it

must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

## **OBSERVATIONS OF THE DIRECTOR OF FINANCE**

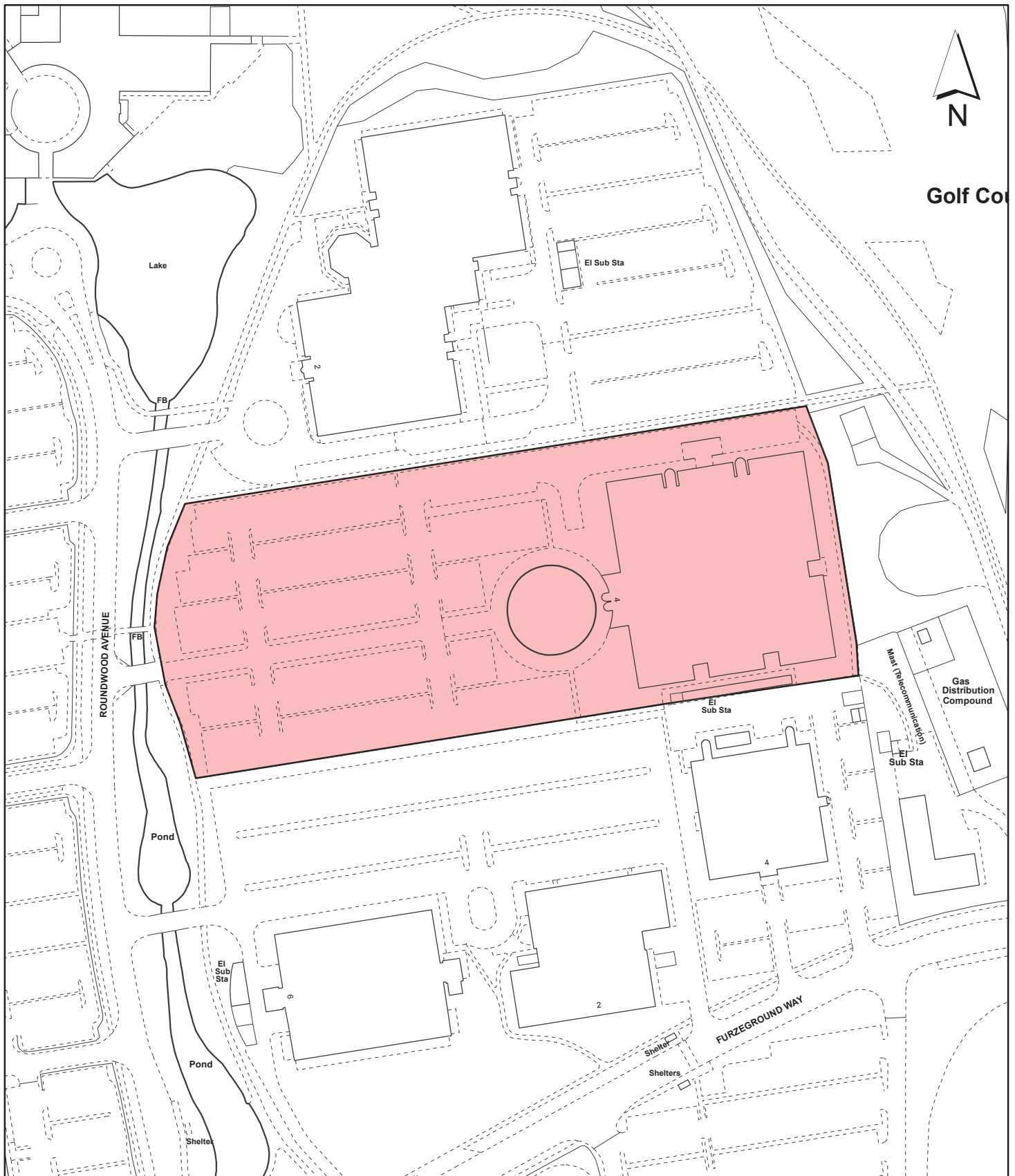
The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

## **Reference Documents**

None.

**Contact Officer:** MATT KOLASZEWSKI

**Telephone No:** 01895 250 230



Golf Co

**Notes**

Site boundary

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Site Address

**Building B5  
 4 Roundwood Avenue  
 Stockley Park**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**37205/APP/2014/3056**

Scale  
**1:1,750**

Planning Committee  
**Major Page 88**

Date  
**February 2015**



**HILLINGDON**  
 LONDON



# Plans for Major Applications Planning Committee

10th February 2015



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)

Page 89

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

**Address** E C HOUSE SWALLOWFIELD WAY HAYES

**Development:** Section 73 application seeking a variation to condition 2 (approved plans) of planning permission ref. 38065/APP/2014/2143 (Re-development of the site to provide 5 industrial units (Use Class B1(c), B2 and B8) with associated parking, servicing and landscaping (Involving demolition and refurbishment of existing units) dated 2/12/14) to remove the 2 metre gap between units 2 and 3 by extending either or both units.

**LBH Ref Nos:** 38065/APP/2015/206

**Date Plans Received:** 20/01/2015

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

**Date Application Valid:** 20/01/2015



Site - 11,090m<sup>2</sup>

All units areas:  
6,683m<sup>2</sup> GEA  
(5,728m<sup>2</sup> at ground  
floor and 955m<sup>2</sup> at  
mezzanine level)

Cars - 65

Surface finishes:

-  R.c. floor slab of the building
-  R.c. external yard slab, outside road and parking aprons
-  Concrete block paving
-  Bitoidal concrete building perimeter path
-  Gravel areas
-  Landscape areas to landscape architect's advice



- Rev. F: 15/12/2014: 15' door at the entrance to unit 1 moved to the rear entrance
- Rev. E: 25/12/14: Units 2 and 3 moved together - areas corrected
- Rev. D: 02/01/15: Boundary survey and perimeter paths updated
- Rev. C: 05/01/15: Landscaping areas around carpark layout
- Rev. B: 15/01/15: Track to temporary area about building
- Rev. A: 15/01/15: Landscape areas around building
- Rev. 0: 15/01/15: Landscape areas around building

Notes:  
1. All dimensions are in millimetres unless otherwise stated.  
2. All dimensions are to the centre of the wall unless otherwise stated.  
3. All dimensions are to the centre of the door unless otherwise stated.

EC HOUSE HAYES  
LONDON UB8 3DB

PROPOSED SITE PLAN

Project	16/20-TP-A-01
Date	16/12/2014
Scale	1:100
Author	F
Checker	
Drawn	

**IAN C KING**  
ASSOCIATES - ARCHITECTS  
100, GERRARD STREET EAST, SUITE 200  
TORONTO, ONTARIO M5E 1B3  
CANADA  
TEL: 416.593.8888 FAX: 416.593.8889  
WWW.IANCKING.COM











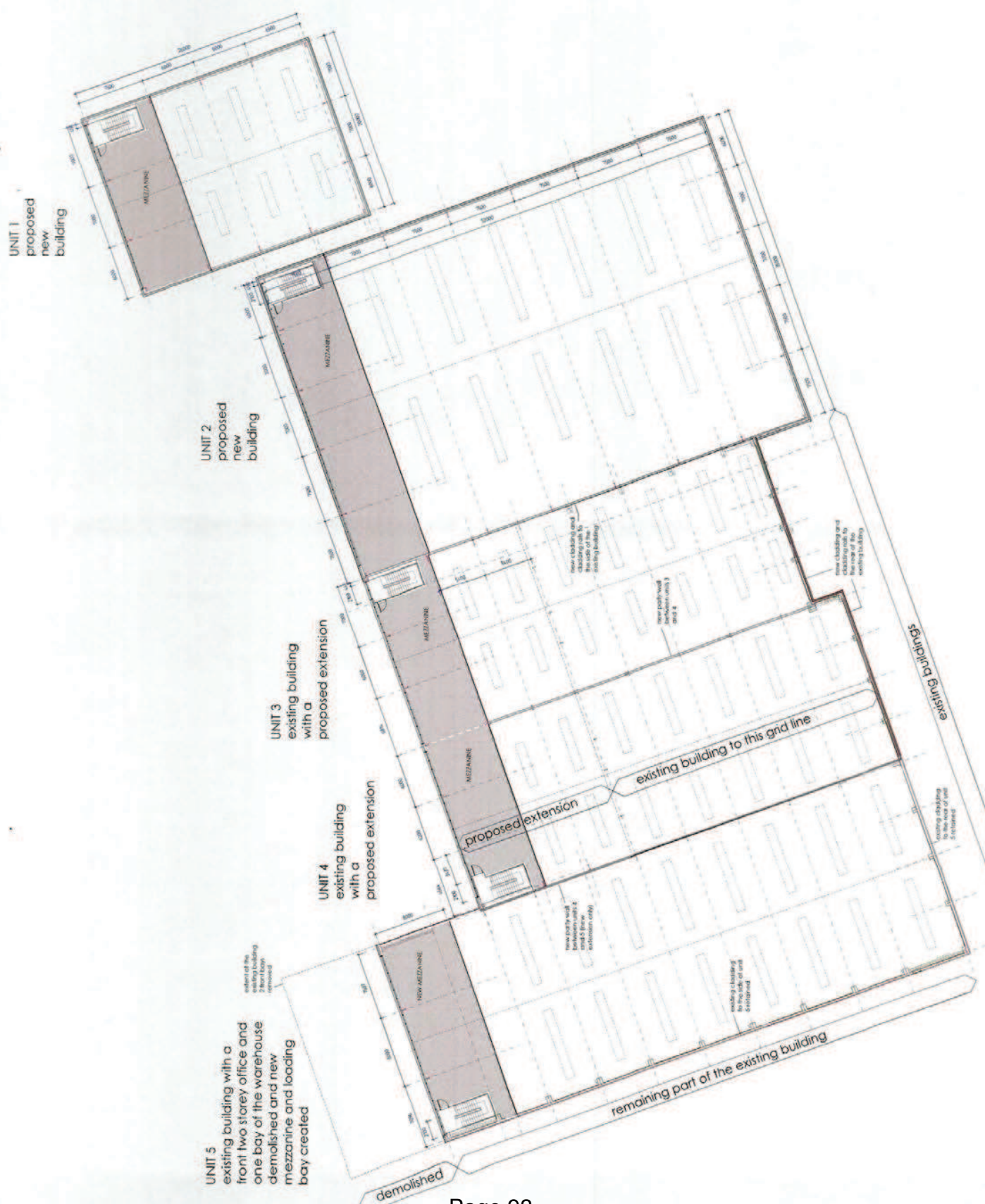
Unit	GJ Area	Mezz Area	Total GFA
1	557m <sup>2</sup>	180m <sup>2</sup>	737m <sup>2</sup>
2	1864m <sup>2</sup>	280m <sup>2</sup>	2144m <sup>2</sup>
3	924m <sup>2</sup>	155m <sup>2</sup>	1079m <sup>2</sup>
4	959m <sup>2</sup>	150m <sup>2</sup>	1109m <sup>2</sup>
5	1420m <sup>2</sup>	200m <sup>2</sup>	1620m <sup>2</sup>
<b>Total</b>	<b>5728m<sup>2</sup></b>	<b>965m<sup>2</sup></b>	<b>6693m<sup>2</sup></b>

Unit	GJ Area	Mezz Area	Total GFA
1	520m <sup>2</sup>	150m <sup>2</sup>	670m <sup>2</sup>
2	1611m <sup>2</sup>	257m <sup>2</sup>	2068m <sup>2</sup>
3	899m <sup>2</sup>	142m <sup>2</sup>	1041m <sup>2</sup>
4	918m <sup>2</sup>	155m <sup>2</sup>	1073m <sup>2</sup>
5	1367m <sup>2</sup>	179m <sup>2</sup>	1546m <sup>2</sup>
<b>Total</b>	<b>5515m<sup>2</sup></b>	<b>863m<sup>2</sup></b>	<b>6378m<sup>2</sup></b>

11 DEC 2014  
 RECEIVED  
 PLANNING DEPARTMENT  
 LONDON BOROUGH OF HAVESHAM

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 EC HOUSE, HAYES LONDON UB8 100  
 PROPOSED FIRST FLOOR PLANS  
 Plan No: 1620-TP-N-03  
 Date: 6-2014 Scale: 1:200 (A1)  
 Rev: E  
 Drawn: [Name] Checked: [Name]

**IAN C KING**  
 ASSOCIATES - ARCHITECTS  
 1st Floor, Bridge Road, Broomfield, Essex, SS16 5JL  
 Tel: 020 8871 2022 Fax: 020 8871 2023  
 Email: ian@iancking.co.uk  
 IAN C KING ASSOCIATES - ARCHITECTS IS THE TRADE NAME OF IANCKING ASSOCIATES LTD





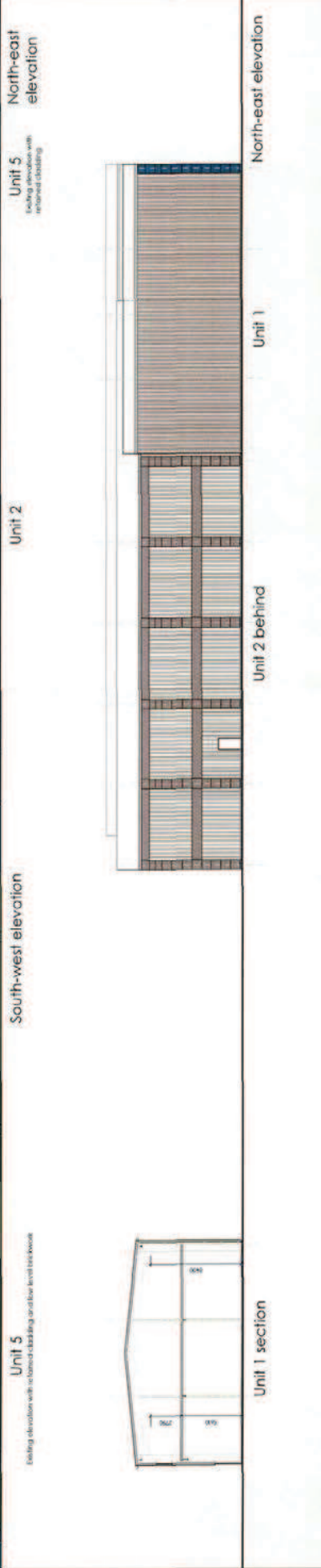
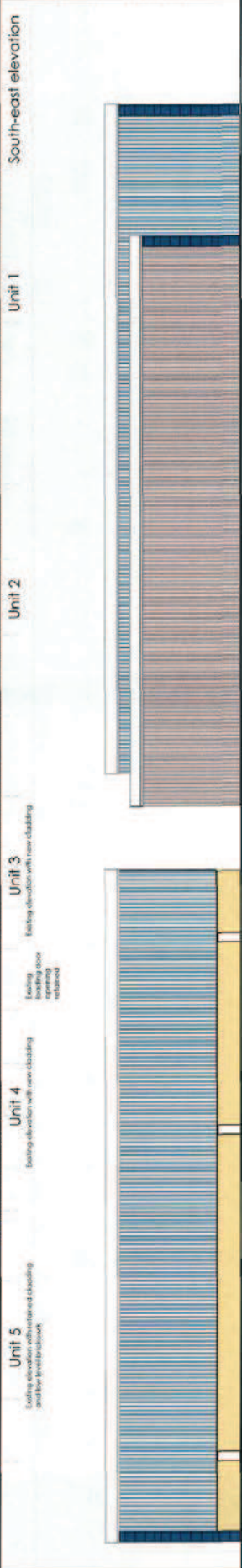
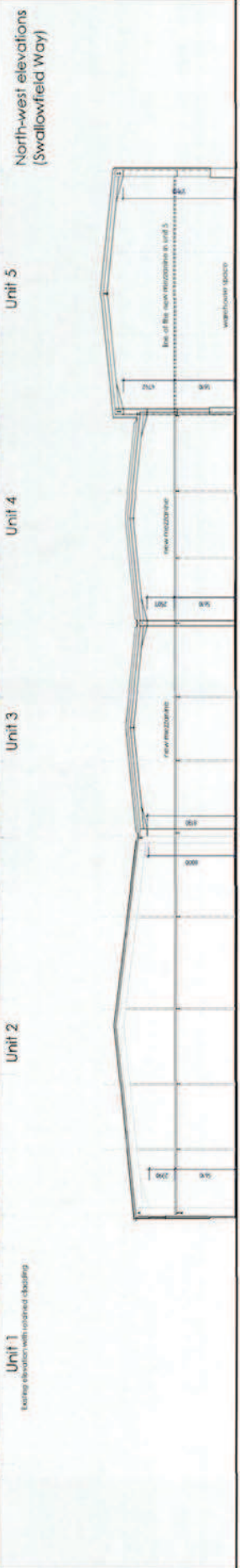
1. Proposed building is located on the site of the former EC House, Hayes, London UB8 3PH. The site is bounded to the north by Swallowfield Way, to the east by the railway line, to the south by the railway line, and to the west by the railway line. The site is bounded to the north by Swallowfield Way, to the east by the railway line, to the south by the railway line, and to the west by the railway line.

IAN KING ARCHITECTS  
 11 DEC 2014  
 EC HOUSE, HAYES  
 LONDON UB8 3PH

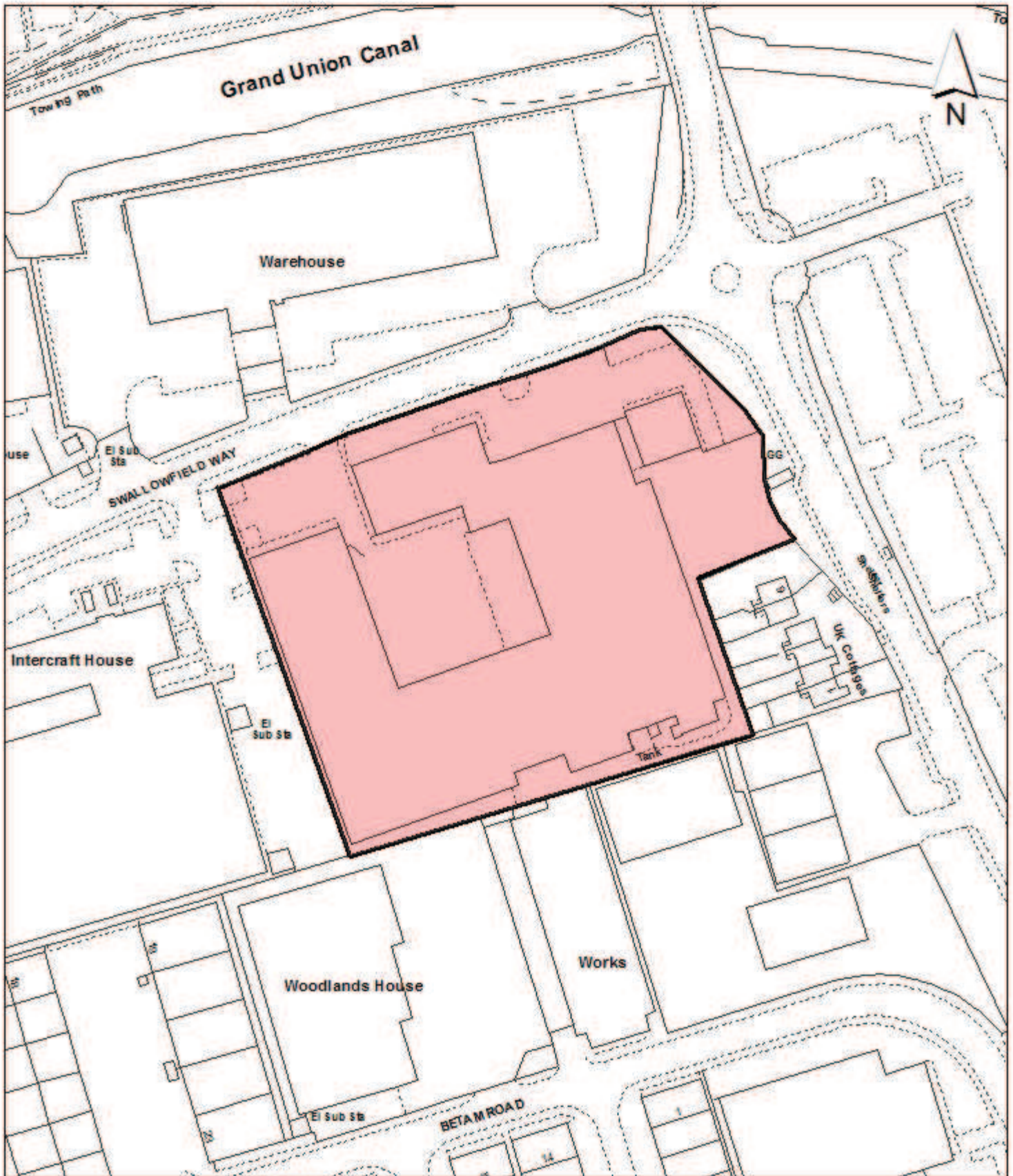
Key D  
 0 10 20 30 40 50 60 70 80 90 100  
 1:100  
 Key E  
 0 10 20 30 40 50 60 70 80 90 100  
 1:100

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 EC HOUSE, HAYES  
 LONDON UB8 3PH

THE PROPOSED ELEVATIONS  
 Proj No: 1670-TP-N-04  
 Date: 12/01/14  
 Scale: 1:200 (A1)  
 Rev: C  
 IAN KING ASSOCIATES - ARCHITECTS  
 15, GERRARD STREET, SW 1E, LONDON SW14 8JG  
 T: 020 7461 1000  
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Site Address

**E C House  
Swallowfield Way  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON**  
Residents Services  
Planning Section

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

Planning Application Ref:

**38065/APP/2015/206**

Scale

**1:1,250**

Planning Committee

**Major Page 95**

Date

**February 2015**



**HILLINGDON**  
LONDON

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

**Address** BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

**Development:** Variation of condition 7 (to extend opening hours until 22:00 Monday to Saturday) of planning permission ref: 532/APP/2001/1858 dated 15/10/2002: Provision of replacement sports pitches (including new synthetic playing surfaces), erection of floodlighting, boundary fences and storage building, together with associated parking and access improvements (Site 3). (S73 application).

**LBH Ref Nos:** 532/APP/2014/4036

**Date Plans Received:** 13/11/2014

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

**Date Application Valid:** 13/11/2014









**GENERAL NOTES**

**Column Type**

SC15-600 / 6011 / RL-3  
15m Christy Lighting Base Hinge Raise & Lower Column.

**Floodlight Information**

16x2kw Philips Optivision  
MVP507-MB & NB  
Ultra Low Glare Fitting

**Lamp Information**

Philips  
MHN-LA 2000w-400v-842 Metal Halide

Initial Lamp Lumens  
220,000lm

Lamp Lumens at 4000Hrs  
198,000lm

Pitch 120m\*75m (200lux) Avrg Illumination

Pitch - E.h.ave = 231 Lux

Pitch B Uniformity  
E.min / E.max = 0.64

Pitch B Diversity  
E.min / E.max = 0.48

MUGA 81.49m\*21.46m

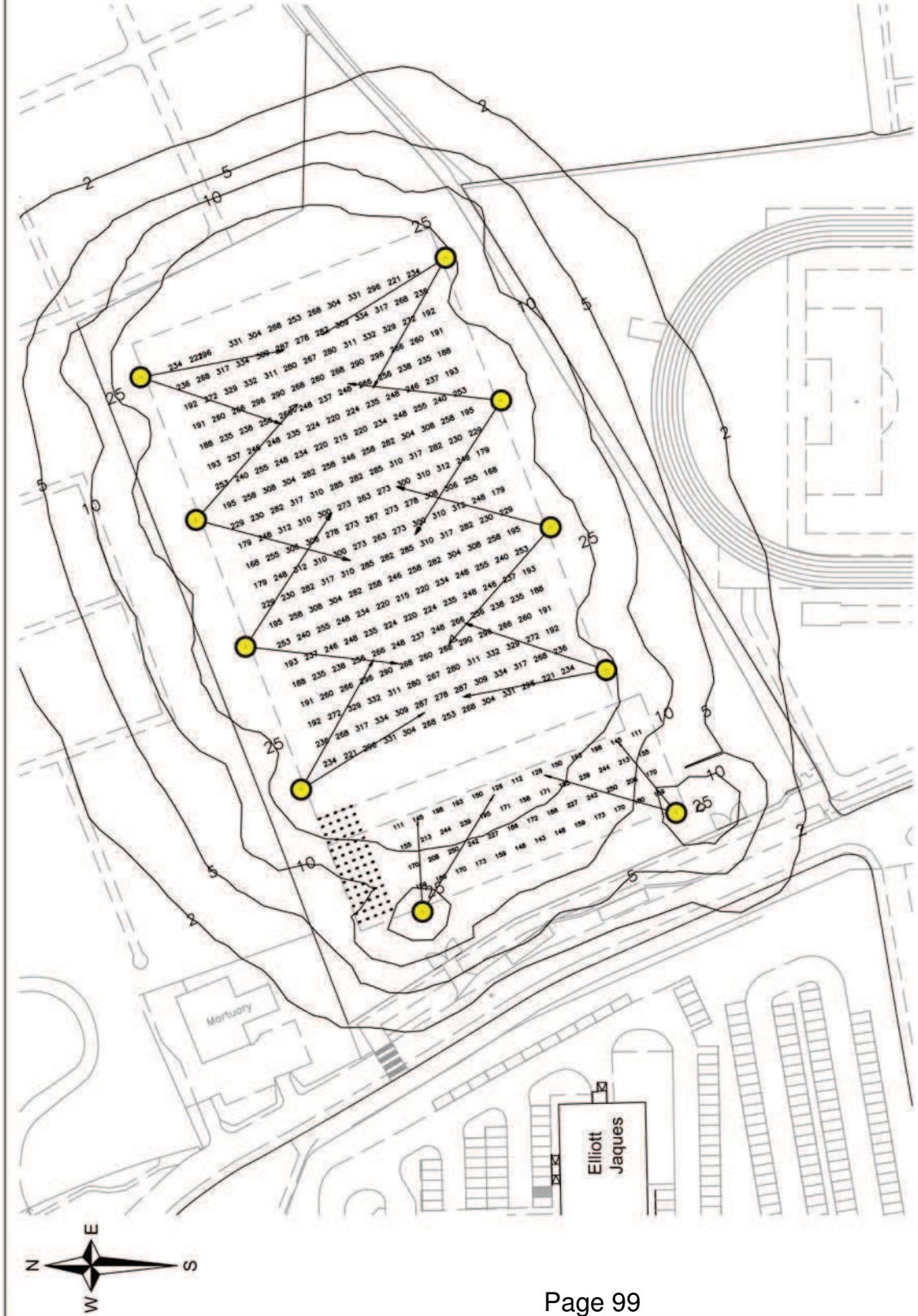
Allowance for backlighting

Vertical Spill Illumination Contour Lines

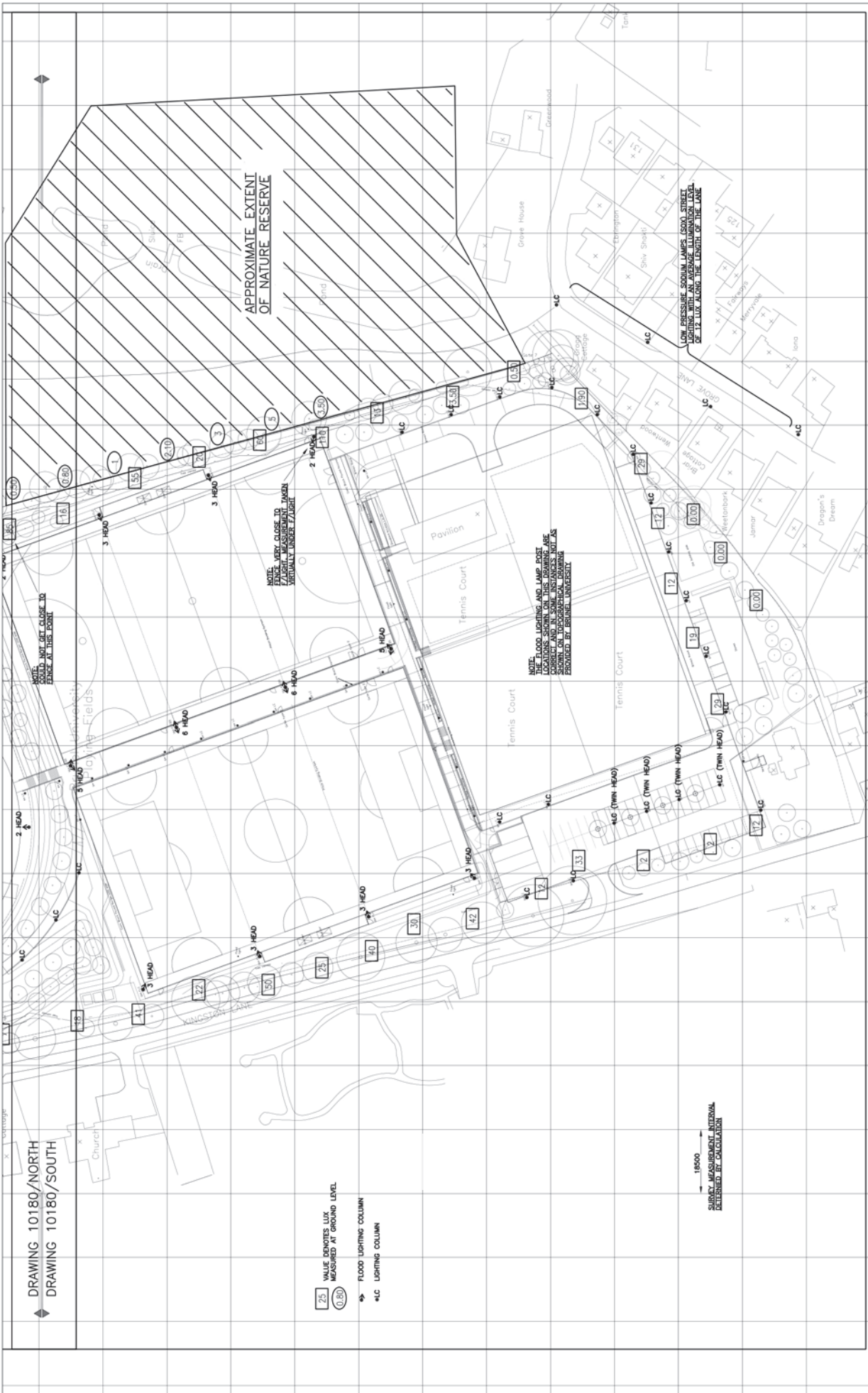
Vertical spill illumination levels are taken normal to TV camera located at pitch centre

Contour lines present Environmental Zone boundaries for E1 - E4

- E1 2 lux (Areas of outstanding natural beauty)
- E2 5 lux (Residential rural areas)
- E3 10 lux (Residential suburbs)
- E4 25 lux (Town-centres and commercial areas)



Drawing status For Information Drawn By: PAD Checked By: @A3 Scale: 1:1000 Building name: Cemetery Pitch	Date: 12.11.14 Project Ref No:	Project Brunei University Estate Site 3 Sports Park Cemetery Pitch Lux Levels	Drawing number BUSPPV-GW-00-ETL-001	Rev 0
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Revision Date	Purpose of revision	Drawn	Checked	Rev 0



DRAWING 10180/NORTH  
DRAWING 10180/SOUTH

75 VALUE DENOTES LUX MEASURED AT GROUND LEVEL  
0.80  
FLOOD LIGHTING COLUMN  
LC LIGHTING COLUMN

18000  
SURVEY MEASUREMENT INTERNAL DERIVED BY CALCULATION

APPROXIMATE EXTENT OF NATURE RESERVE

NOTE: VERY CLOSE TO LIGHT MEASUREMENT VIRTUALLY UNDER FLIGHT

NOTE: FLOOD LIGHTING AND LAMP JARREY LIGHTING MEASUREMENTS WERE CARRIED OUT IN SOME INSTANCES. NOTES PROVIDED BY BRUNEL UNIVERSITY

LOW BROWNESS SIGNAL LAMPERS (SMA) STREET LIGHTING WITH AN AVERAGE ILLUMINATION LEVEL OF 12 LUX ALONG THE LENGTH OF THE LANE

NOTES:  
1. DO NOT SCALE THIS DRAWING.  
2. THE ILLUMINATION VALUES SHOWN ON THIS DRAWING ARE FOR INFORMATION ONLY. OTHER RELEVANT DRAWING GOALS AND THE SPECIFICATION.

Client  
**BRUNEL UNIVERSITY**

Drawing  
**ILLUMINATION RESULTS SOUTH AREA**

Scale: 1:500  
Date: 23/8/10  
Checked by: SR

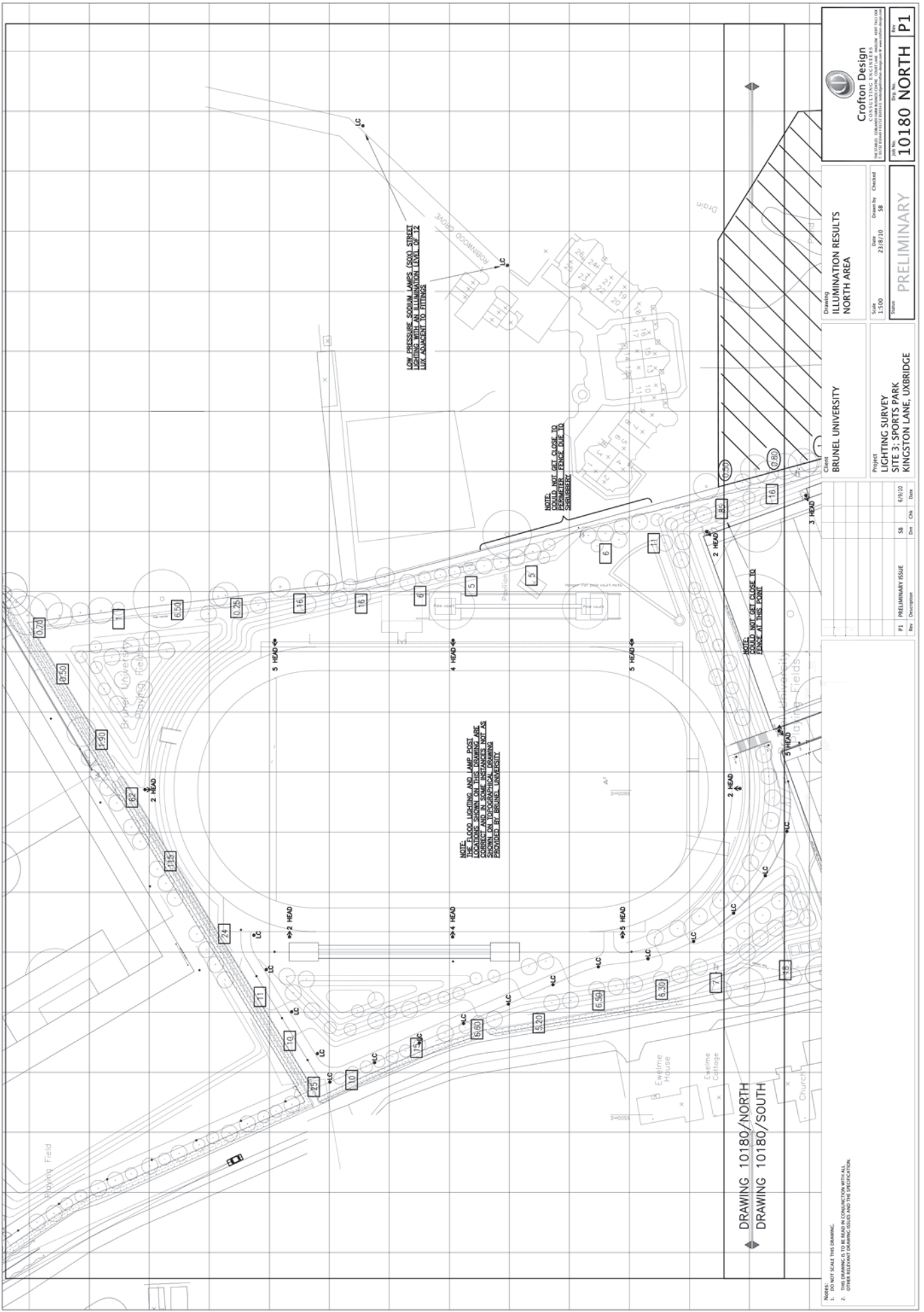
Project  
**LIGHTING SURVEY SITE 3: SPORTS PARK KINGSTON LANE, UXBIDGE**

Issue No. **10180 SOUTH**  
Rev. **P1**

STATUS: **PRELIMINARY**

Crofton Design  
CONSULTANTS  
10180 SOUTH SOUTH AREA  
10180 SOUTH SOUTH AREA





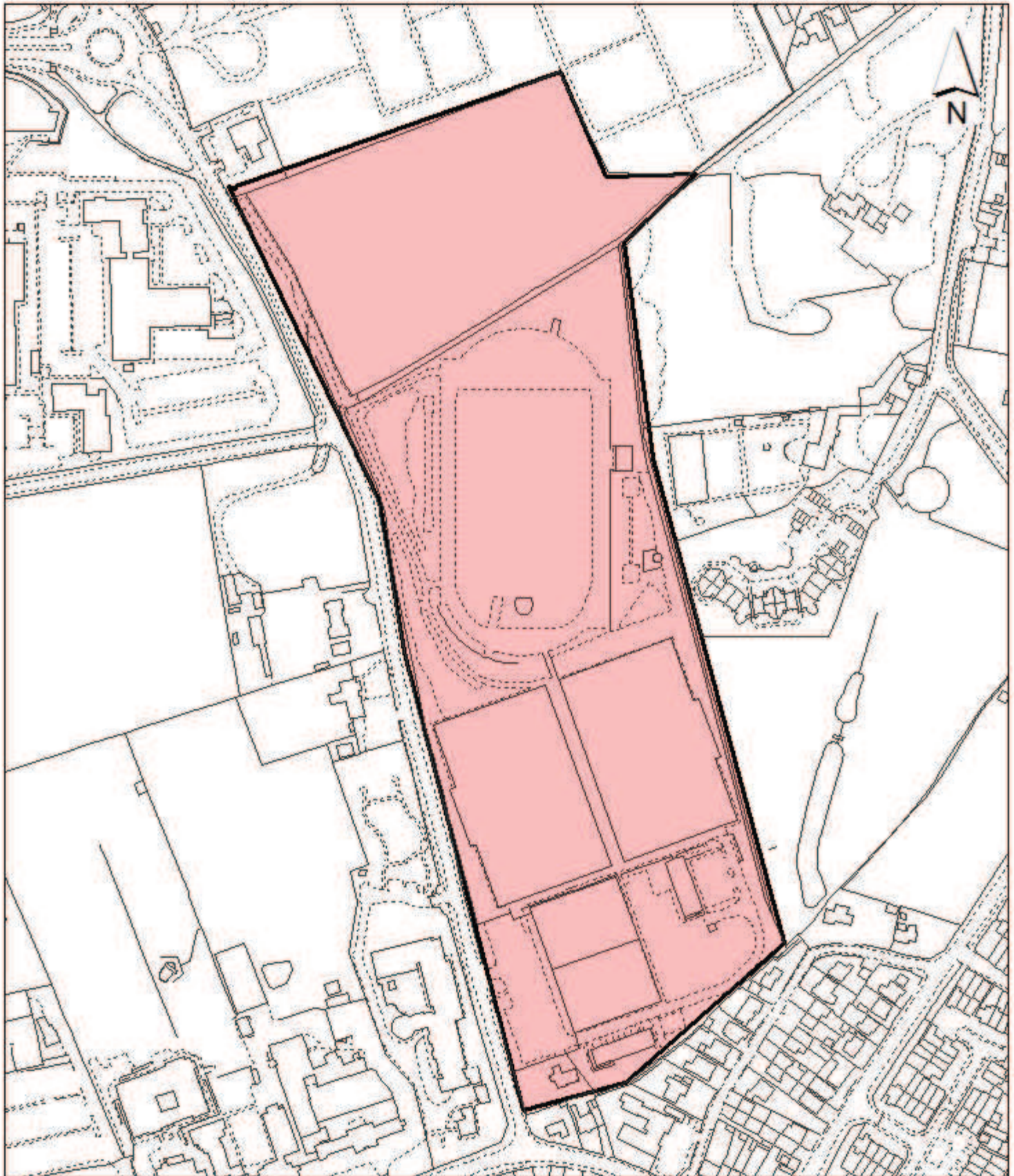

**Crofton Design**  
 CONSULTANTS  
 10180 NORTH  
 PRELIMINARY

Drawing: ILLUMINATION RESULTS NORTH AREA  
 Scale: 1:1500  
 Date: 23/8/10  
 Checked by: SR  
 Status: PRELIMINARY

Client: BRUNEL UNIVERSITY  
 Project: LIGHTING SURVEY SITE 3: SPORTS PARK KINGSTON LANE, UXBRIDGE  
 Issue: P1 PRELIMINARY ISSUE  
 Date: 6/9/10  
 Drawn by: SR  
 Checked by: SR

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Site Address

**Brunel University  
Kingston Lane  
Hillingdon**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**532/APP/2014/4036**

Scale

**1:2,750**

Planning Committee

**Major Page 102**

Date

**February 2015**



**HILLINGDON**  
LONDON

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

**Address** SILVERDALE HOUSE PUMP LANE HAYES

**Development:** Demolition of Silverdale House and the erection of a new industrial unit, use class B1(c), B2 and B8, at the Provident Industrial Estate, Pump Lane, Hayes.

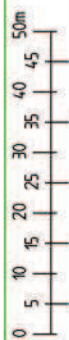
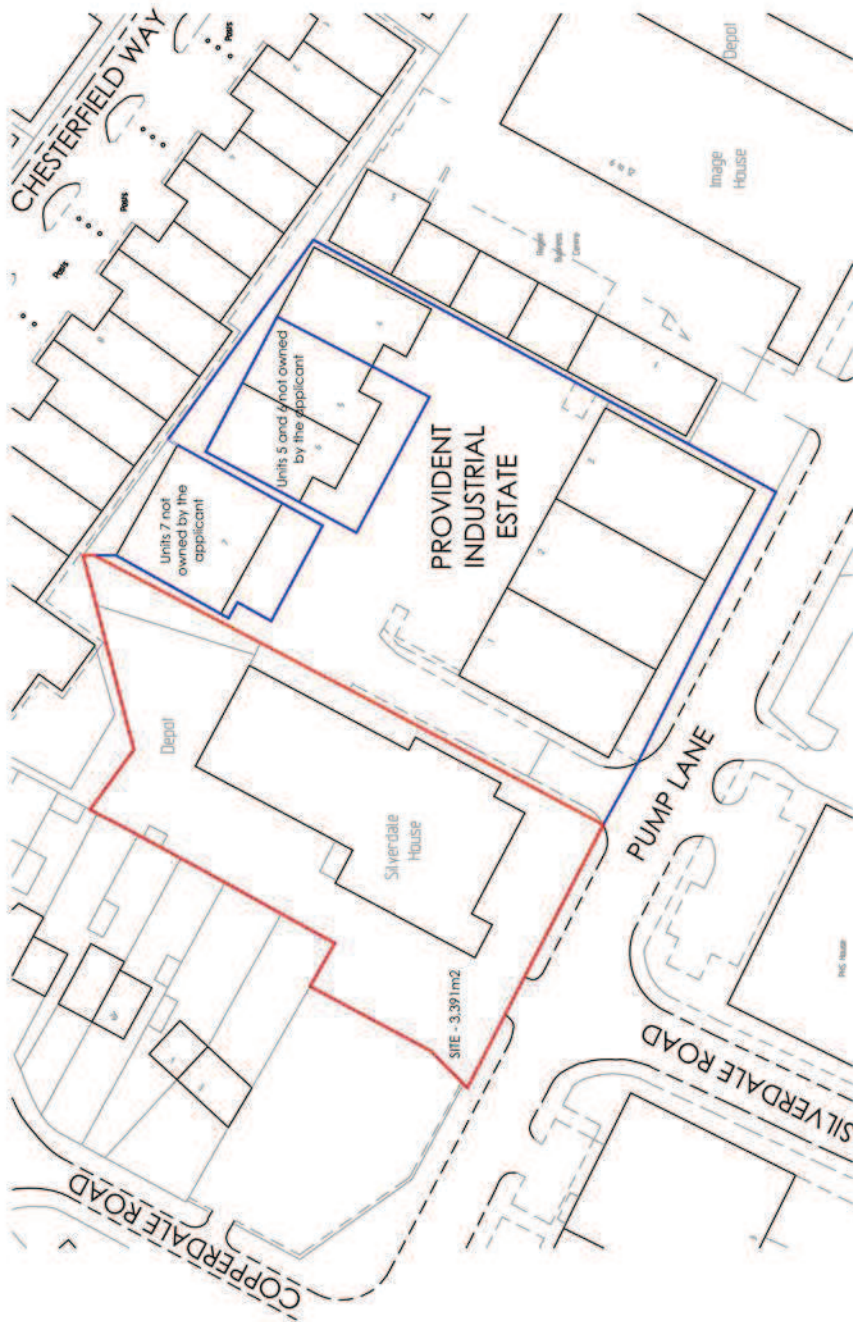
**LBH Ref Nos:** 49670/APP/2014/3854

**Date Plans Received:** 29/10/2014

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

**Date Application Valid:** 04/11/2014





BS  
EN  
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REGISTERED FIRM

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T: 020 8871 2989 E: i.c.king@iancking.co.uk | www.iancking.co.uk

Job Title **PROVIDENT INDUSTRIAL ESTATE,  
PUMP LANE, HAYES**

Dwg Title **SILVERDALE HOUSE  
SITE LOCATION PLAN**

Date **10-2014**

Scale **1:1250 (A4)**

Job No **1557 - TP3**

Dwg No **LP - 01 - A**



Date 10-2014  
 Scale 1:500 (A3)  
 Job No 1557 - TP3  
 Dwg No 01

Job Title PROVIDENT INDUSTRIAL ESTATE,  
 PUMP LANE, HAYES  
 Dwg Title SILVERDALE HOUSE  
 EXISTING SITE PLAN

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 T: 020 8871 2022 F: 020 8871 2981 E: [ic@iancorking.co.uk](mailto:ic@iancorking.co.uk) | [www.iancorking.co.uk](http://www.iancorking.co.uk)

BS EN ISO 9001  
**QCA**  
 REGISTERED FIRM

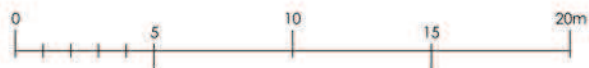
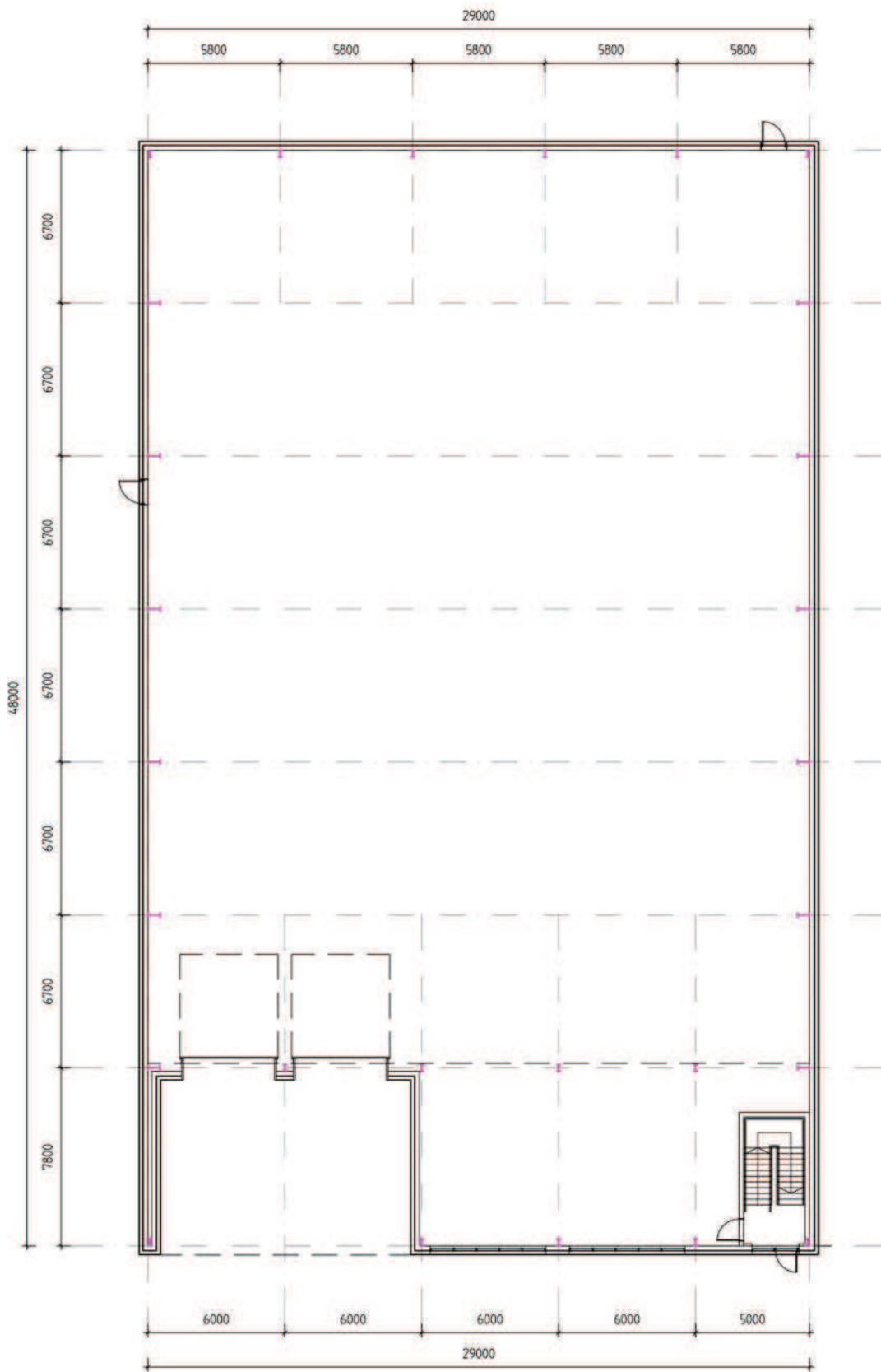


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GF m2	FF m2	GEA m2
1,450	250	1,700

GF m2	FF m2	GIA m2
1,300	230	1,530



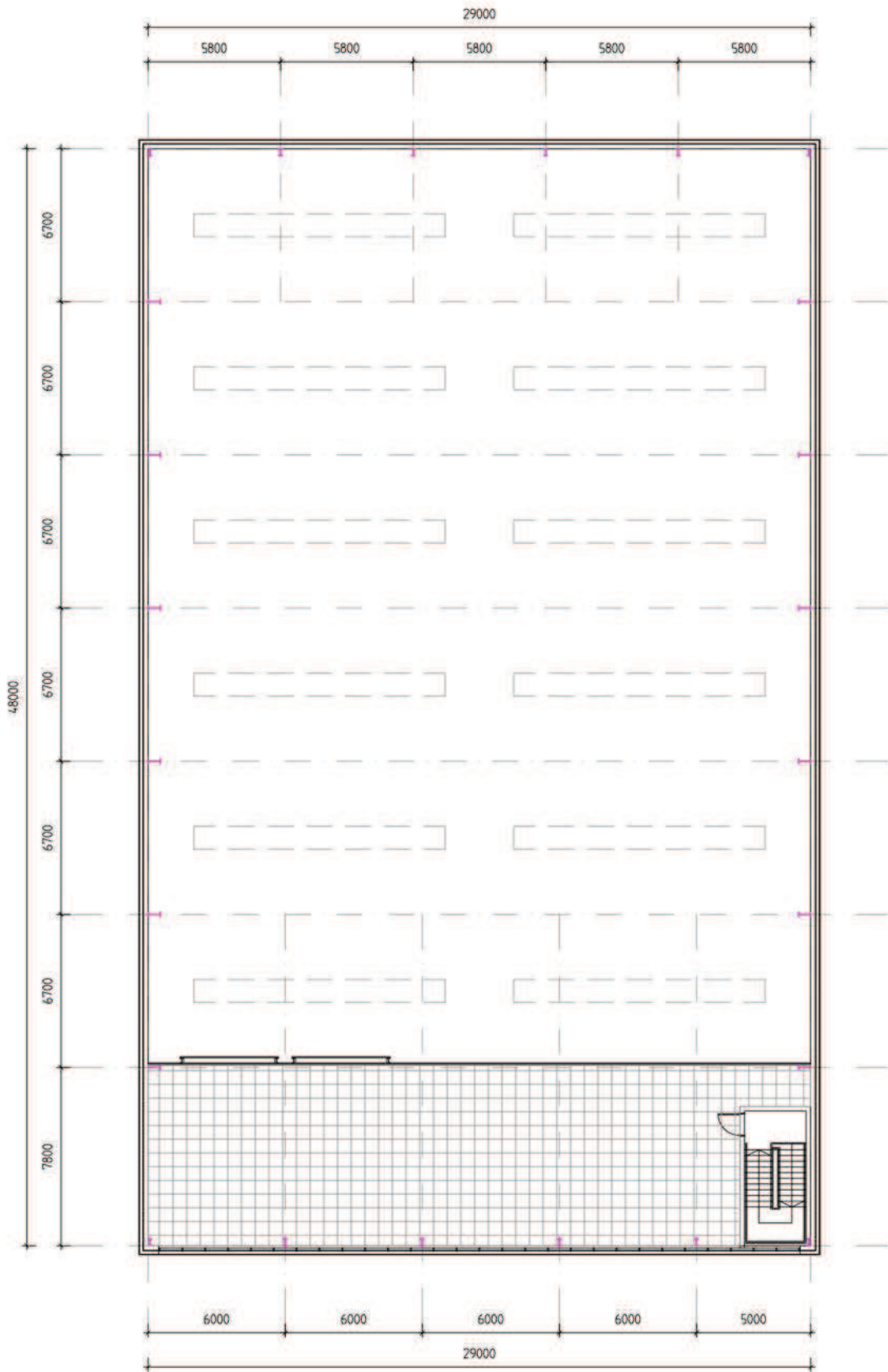
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Job Title: PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Dwg Title: UNIT 8 PROPOSED GROUND FLOOR PLAN

Date: 10-2014  
Scale: 1:200 (A3)  
Job No: 1557 - TP3  
Dwg No: 04



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Job Title: PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Dwg Title: UNIT 8 PROPOSED FIRST FLOOR PLAN

Date: 10-2014  
Scale: 1:200 (A3)  
Job No: 1557 - TP3  
Dwg No: 05



244m<sup>2</sup> of PV at roof level

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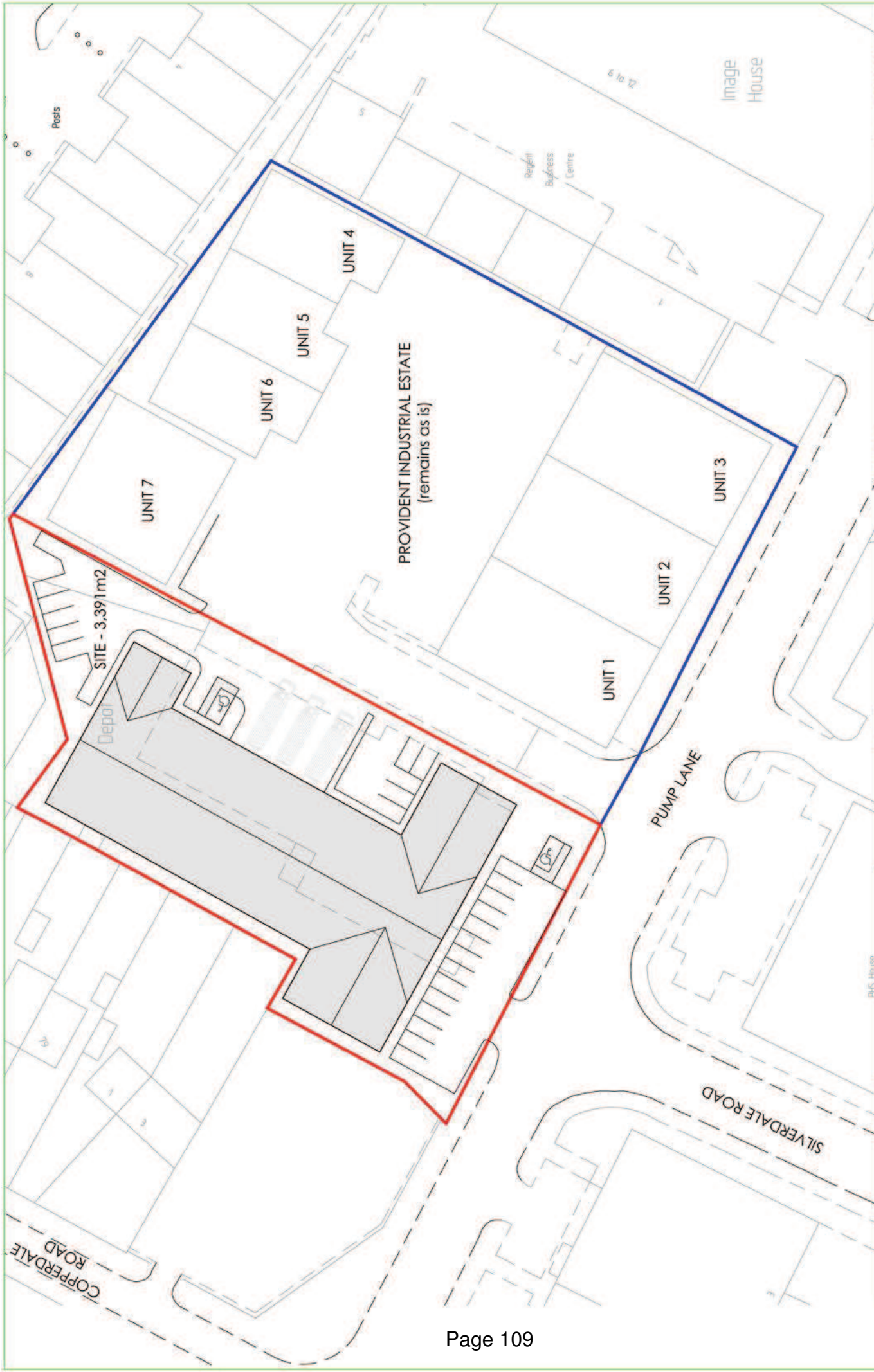


**IAN C KING**  
ASSOCIATES ARCHITECTS  
5 St George's Court, 131 Putney Bridge Road, London SW15 2PA  
T: 020 8871 2022 F: 020 8871 2989 E: ick@iancking.co.uk | www.iancking.co.uk

Job Title: PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Dwg Title: UNIT 8 PROPOSED ROOF PLAN

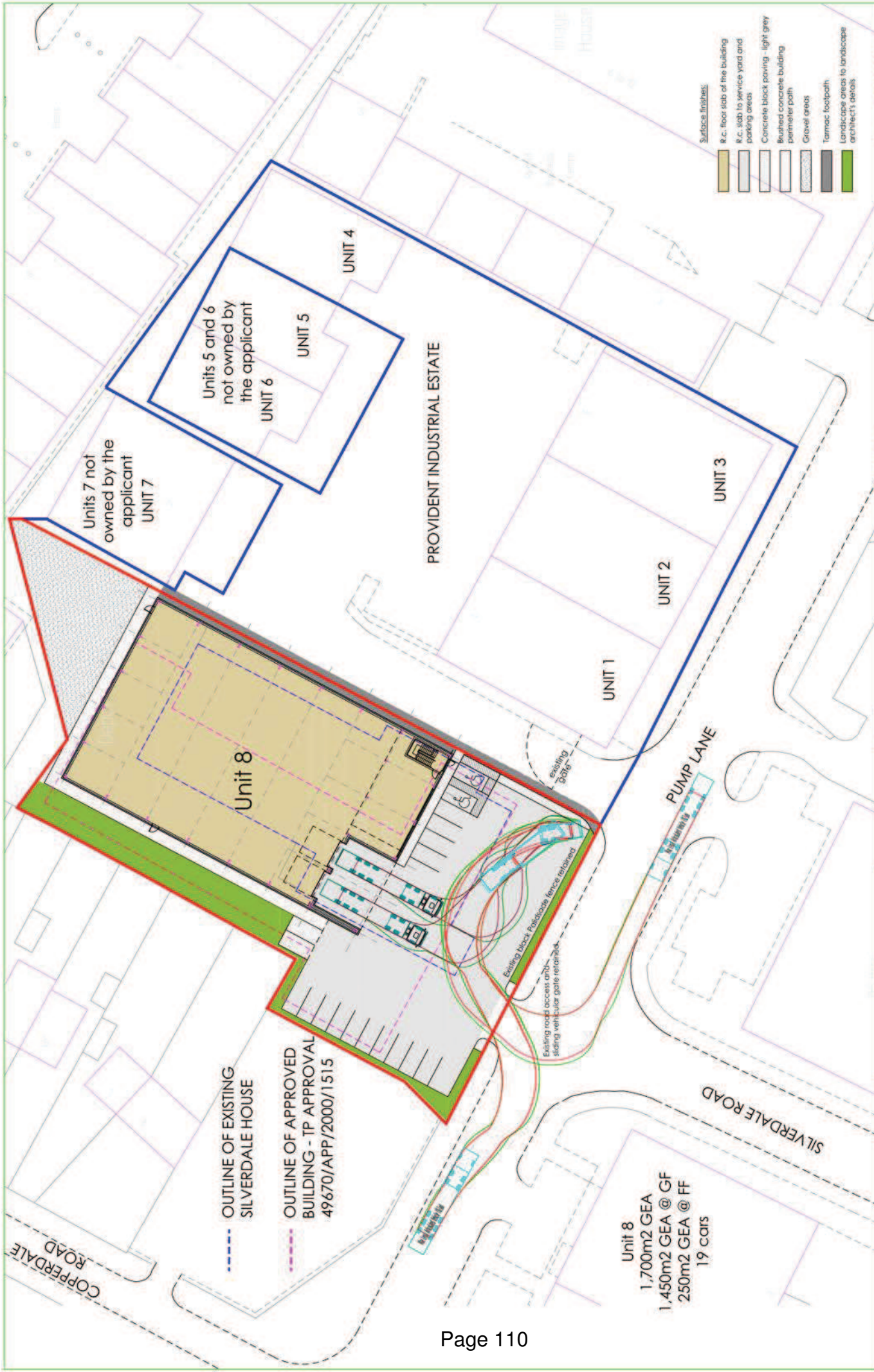
Date: 10-2014  
Scale: 1:200 (A3)  
Job No: 1557 - TP3  
Dwg No: 06 - A





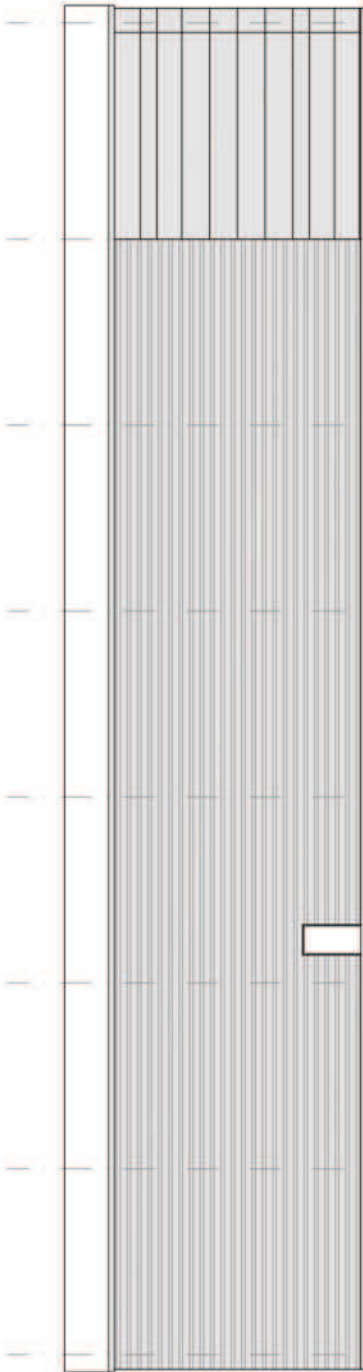
Notes This drawing is the sole copyright of IAN C KING Associates and no part may be reproduced without the written consent of the above				REGISTERED FIRM	<b>IAN C KING</b> ASSOCIATES ARCHITECTS <small>5 St George's Court, 191 Putney Bridge Road, London SW15 2PA          T: 020 8871 2981 F: 020 8871 2981 E: <a href="mailto:info@iancorking.co.uk">info@iancorking.co.uk</a>   <a href="http://www.iancorking.co.uk">www.iancorking.co.uk</a></small>	Job Title <b>PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES</b>	Date <b>10-2014</b>
					Dwg Title <b>PROPOSED SITE PLAN AS TP APPROVAL 49670/APP/2000/1515</b>	Scale <b>1:500 (A3)</b>	Job No <b>1557 - TP3</b>



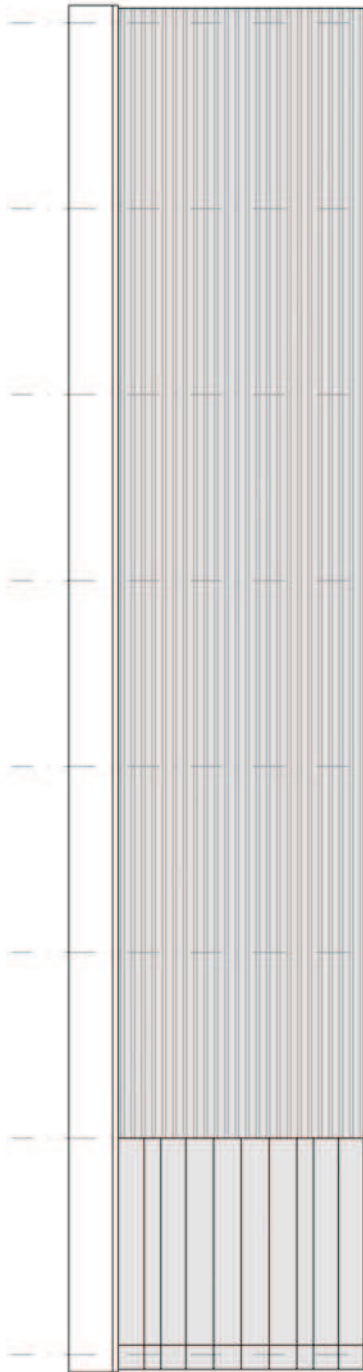


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		Dwg Title <b>PROPOSED SITE PLAN</b>	Scale <b>1:500 (A3)</b>
		Job No <b>1557 - TP3</b>	
		Dwg No <b>03 - B</b>	



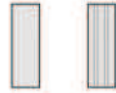


NORTH-WEST (SIDE) ELEVATION

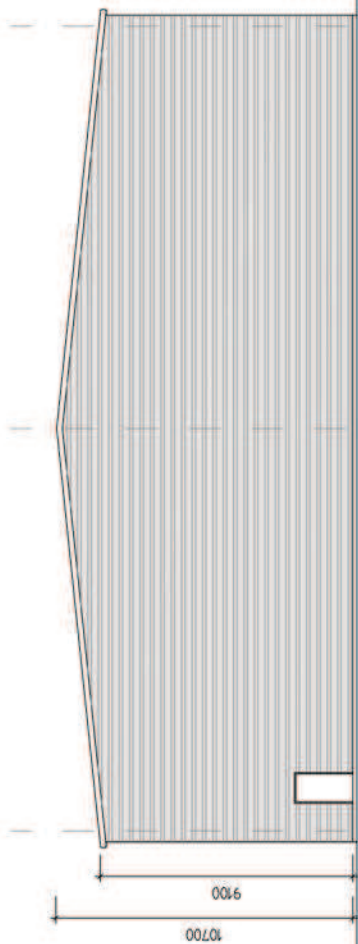


SOUTH-EAST (SIDE) ELEVATION

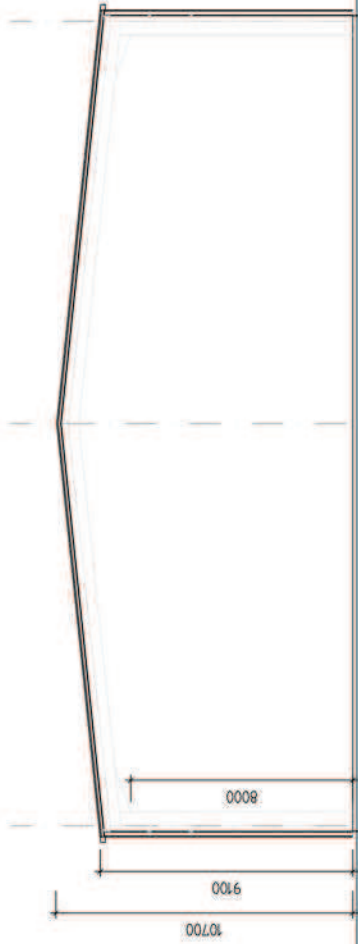
- Profiled roof cladding in HPS200 Goosewing gray BS 10A05
- Gutter - and RWPs - Metallic Silver RAL 9006 to match cladding
- Horizontally laid Microrib composite wall cladding in Metallic Silver RAL 9006
- Fire escape doors Metallic Silver RAL 9006
- Horizontally laid profiled wall cladding and related flashings in Metallic Silver RAL 9006



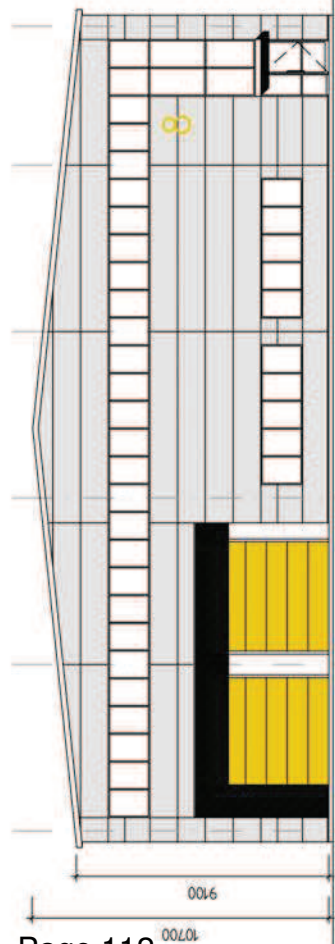
<p>Notes</p> <p>This drawing is the sole copyright of IAN C KING Associates and no part may be reproduced without the written consent of the above</p>	<p>Revision</p> <p>A 7-10-2014, Drawing title amended</p>	<p>BS EN ISO 9001</p> <p>REGISTERED FIRM</p>	<p><b>IAN C KING</b></p> <p>ASSOCIATES ARCHITECTS</p> <p>5 St George's Court, 81 Rutley Bridge Road, London SW15 2PA          T: 020 8871 2022 F: 020 8871 2891 E: ian@iancorking.co.uk www.iancorking.co.uk</p>	<p>Job Title</p> <p>PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES</p>	<p>Date</p> <p>7-2014</p>
				<p>Dwg Title</p> <p>UNIT 8, PROPOSED FRONT AND REAR ELEVATIONS</p>	<p>Scale</p> <p>1:200 (A3)</p>



NORTH-EAST (REAR) ELEVATION



SECTION



SOUTH-WEST (PUMP LANE) ELEVATION



SECTION THROUGH STAIRCASE

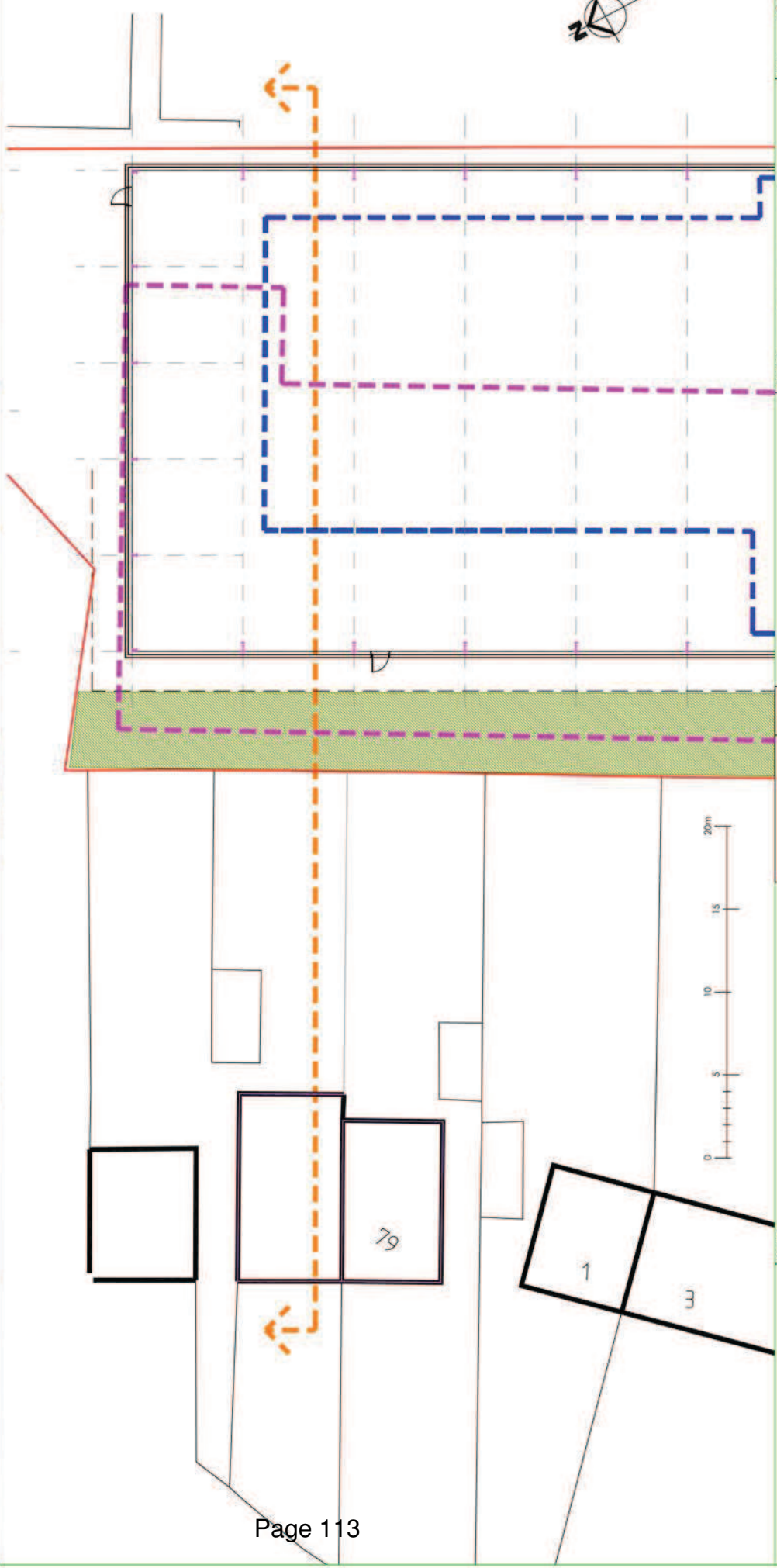
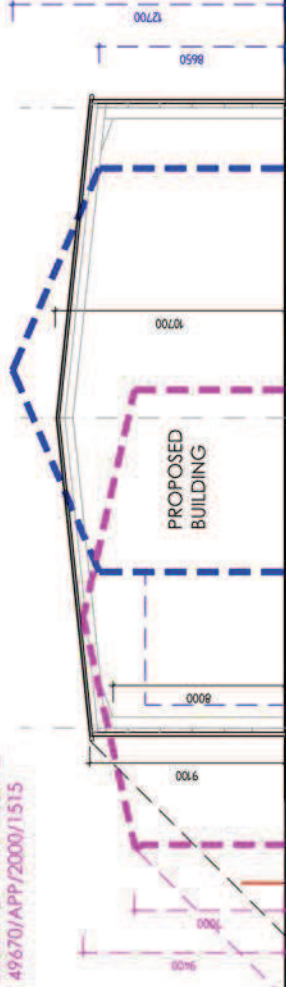
- Profiled roof cladding in HPS200 Goosewing gray BS 10A05
- Gutter - and RWPs - Metallic Silver RAL 9006 to match cladding
- Horizontally laid Micronib composite wall cladding in Metallic Silver RAL 9006
- Powder coated aluminium entrance doors and windows in Dark Grey RAL 7012.
- Entrance door leaf frames in RAL 9006 (Part M)
- Coloured insulated loading doors in yellow RAL 1021
- Fire escape doors Metallic Silver RAL 9006
- Horizontally laid profiled wall cladding and related flashings in Metallic Silver RAL 9006



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	<p>Dwg Title</p> <p>UNIT 8, PROPOSED SIDE ELEVATIONS AND SECTIONS</p>	<p>Scale</p> <p>1:200 (A3)</p>	<p>Job No</p> <p>1557 - TP2</p>	<p>Dwg No</p> <p>07 - A</p>	

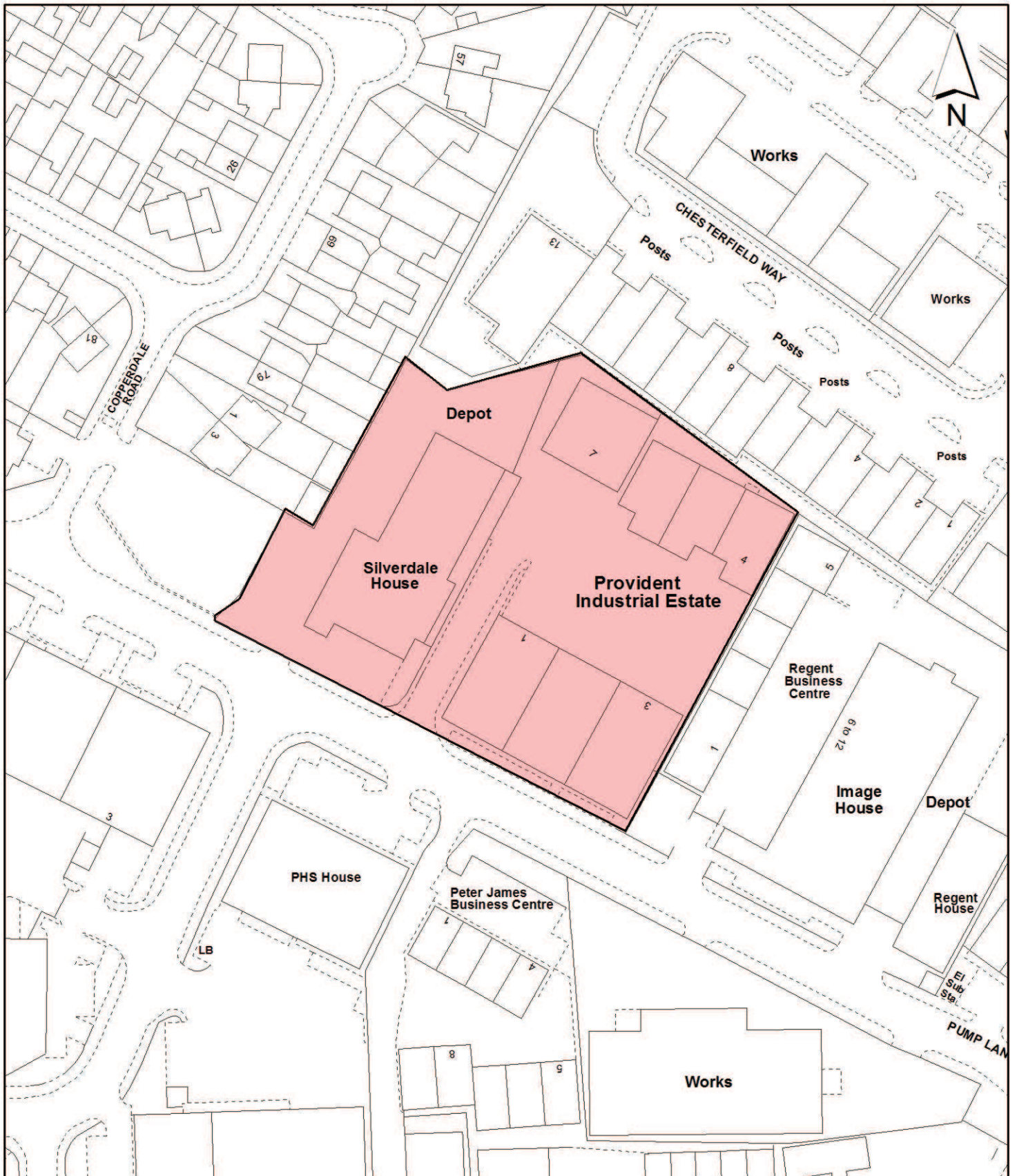
--- OUTLINE OF EXISTING SILVERDALE HOUSE

--- OUTLINE OF APPROVED BUILDING - TP APPROVAL 49670/APP/2000/1515



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	Dwg Title			UNIT 8	Scale	1:250 (A3)	Job No
SECTION COMPARISONS				Dwg No	09		





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Site Address

**Silverdale House  
Pump Lane  
Hayes**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**49670/APP/2014/3854**

Scale

**1:1,250**

Planning Committee

**Major Page 114**

Date

**February 2015**



**HILLINGDON**  
LONDON

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

**Address** SILVERDALE HOUSE PUMP LANE HAYES

**Development:** Redevelopment of the site to provide 6 industrial units (Use Classes B1(c), B2 and B8) and the provision of associated landscaping, parking and service space (involving demolition of existing building).

**LBH Ref Nos:** 49670/APP/2014/3855

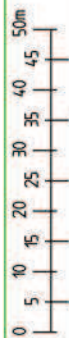
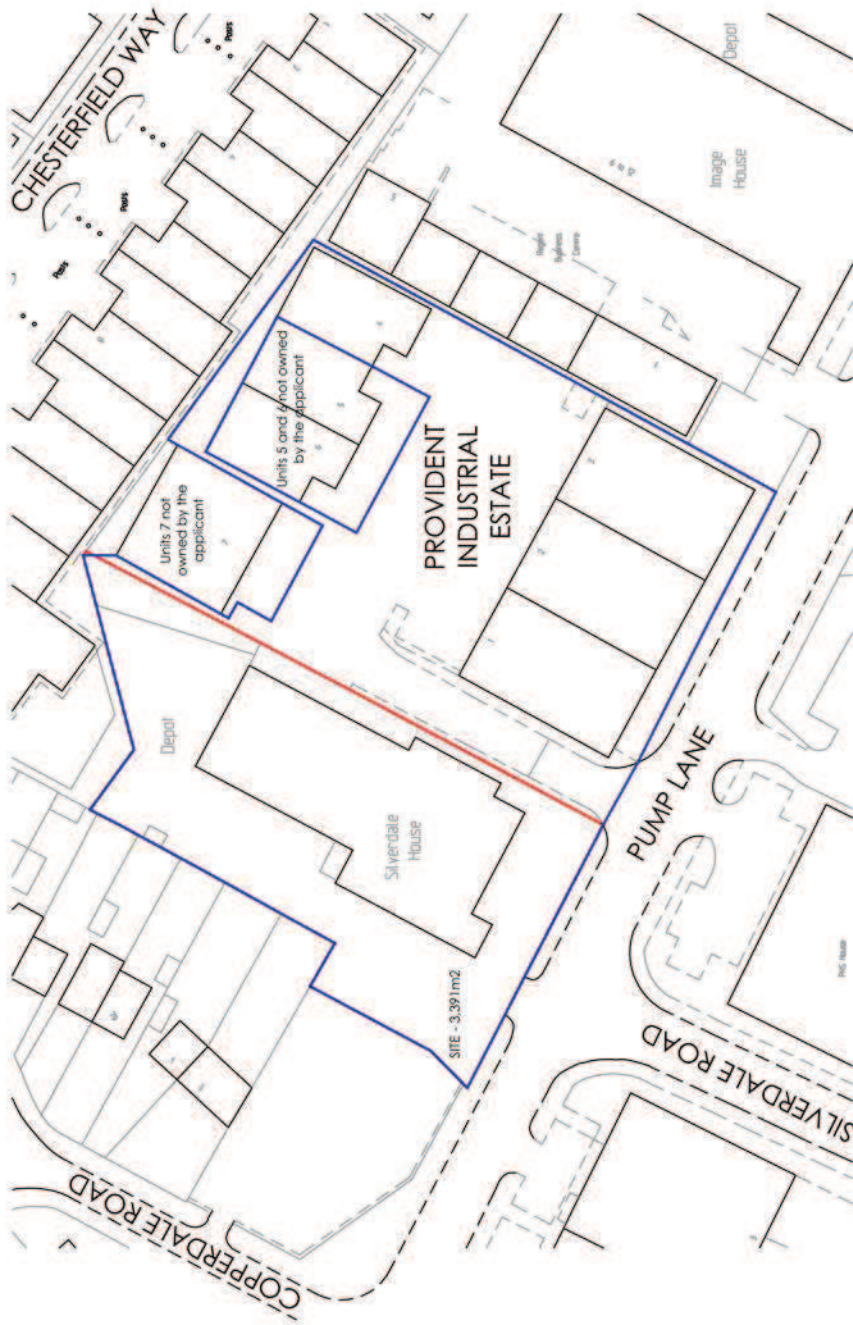
**Date Plans Received:** 29/10/2014

**Date(s) of Amendment(s):** 12/01/2015

**Date Application Valid:** 13/11/2014

29/10/2014





BS  
EN  
ISO  
9001  
REGISTERED FIRM

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**IAN C KING**

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T: 020 8871 2989 E: i.c.king@iacking.co.uk www.iacking.co.uk

Job Title **PROVIDENT INDUSTRIAL ESTATE,  
PUMP LANE, HAYES**

Dwg Title **SITE LOCATION PLAN**

Date **7-2014**

Scale **1:1250 (A4)**

Job No **1557 - TP2**

Dwg No **LP - 01 - A**



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					Dwg Title <b>EXISTING SITE PLAN</b>	Scale <b>1:500 (A3)</b>
				Job No <b>1557 - TP2</b>		
				Dwg No <b>01</b>		





- Surface finishes:
- R.C. floor slab of the building
  - Hot rolled asphalt roads, parking areas and yards
  - Concrete block paving - light grey
  - Brushed concrete building perimeter path
  - Gravel areas
  - Landscape areas to landscape architect's details

UNIT No	GF m <sup>2</sup>	FF m <sup>2</sup>	GEA m <sup>2</sup>
8	277	88	365
9	228	72	300
10	249	78	327
11	208	66	274
12	308	66	374
14	350	75	425
<b>Total</b>	<b>1,620</b>	<b>445</b>	<b>2,065</b>

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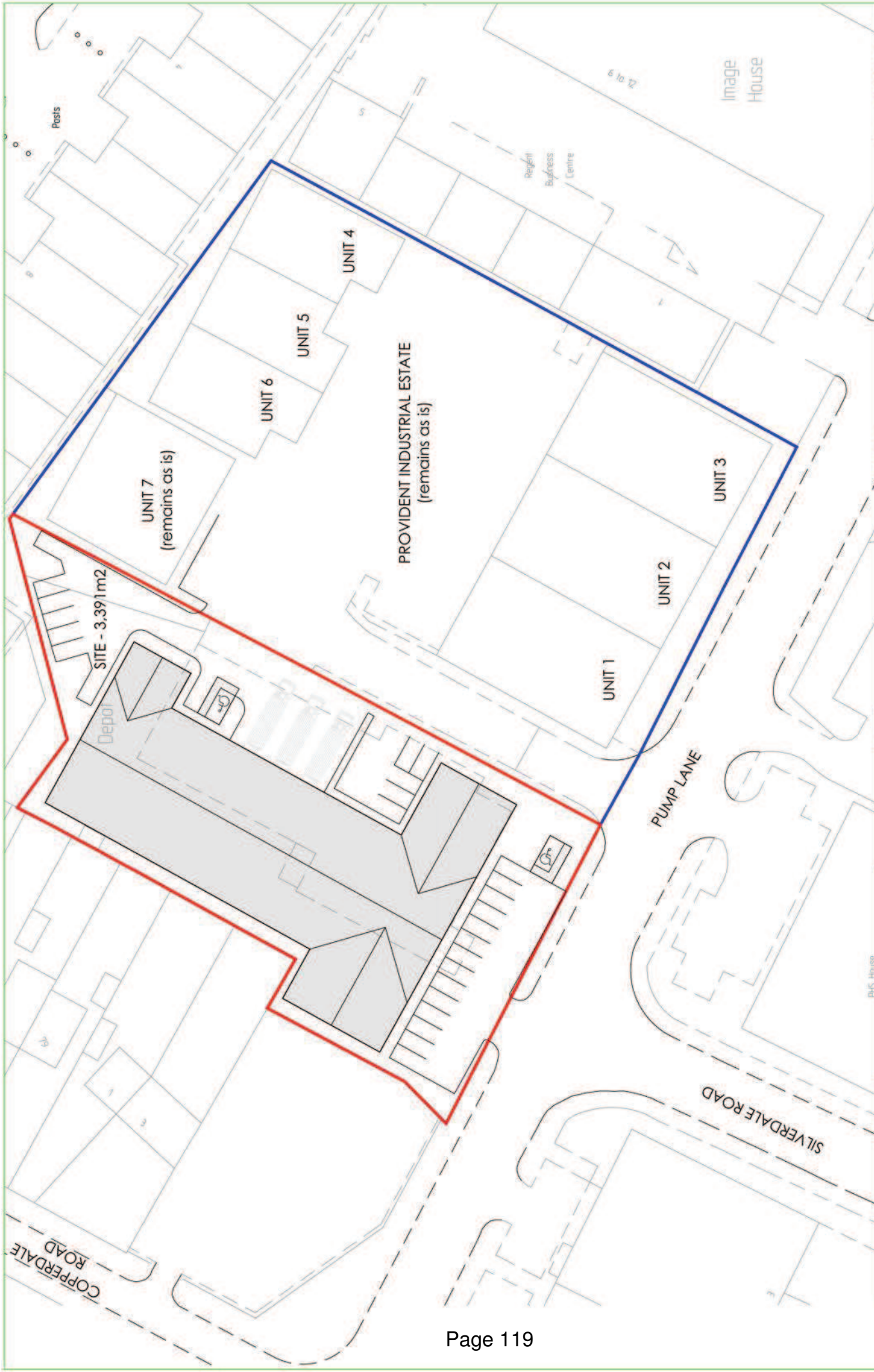
IAN C KING ASSOCIATES ARCHITECTS  
5 St George's Court, 191 Pinner Road, London SW19 2PA  
T: 020 8871 2021 F: 020 8871 2981 E: [info@iancorking.co.uk](mailto:info@iancorking.co.uk) | [www.iancorking.co.uk](http://www.iancorking.co.uk)

Job Title: UNITS 8-14, PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Dwg Title: PROPOSED SITE PLAN

Date: 7-2014  
Scale: 1:500 (A3)  
Job No: 1557 - TP2  
Dwg No: 03 - D

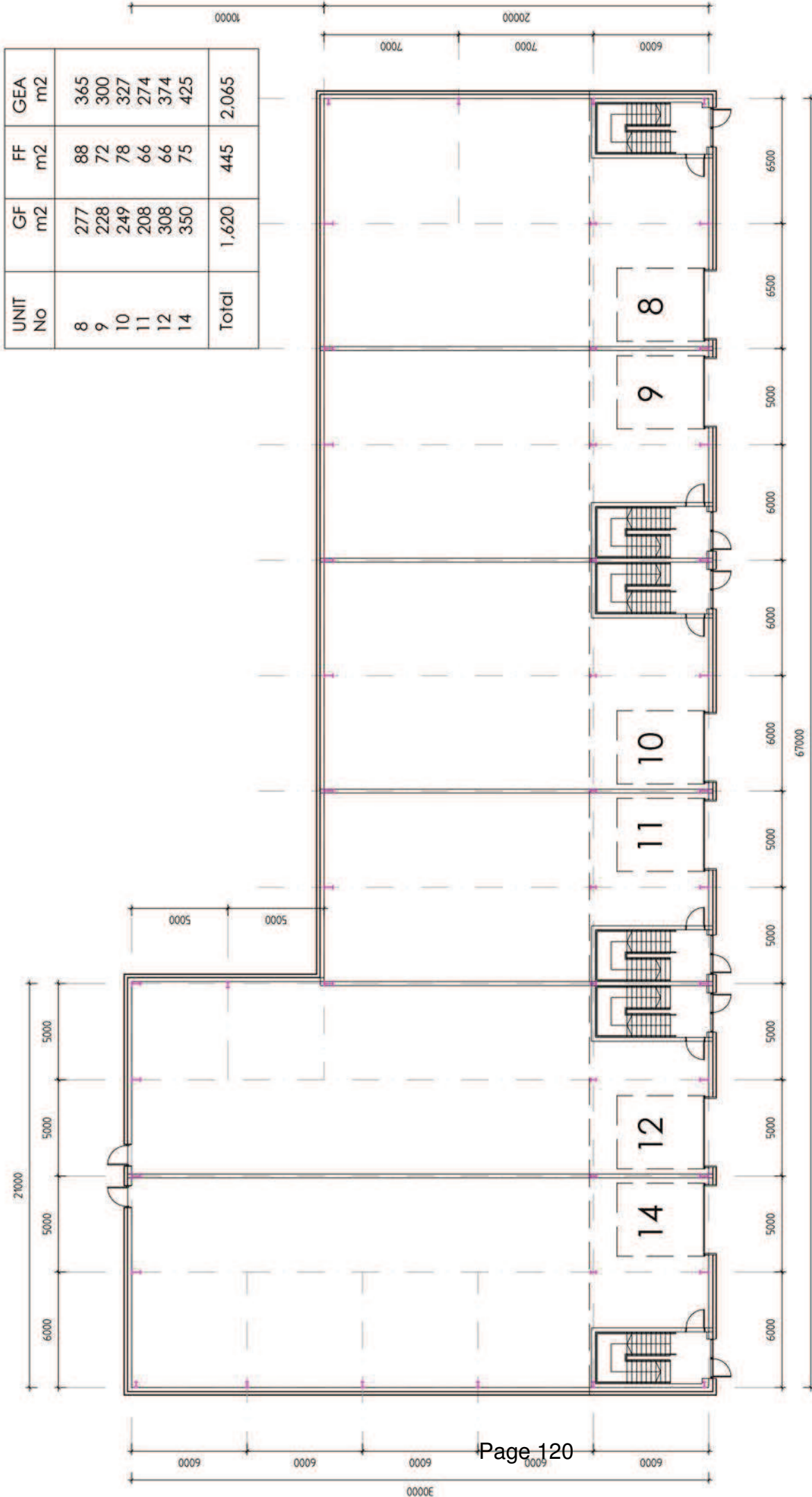






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				Dwg Title <b>PROPOSED SITE PLAN AS          TP APPROVAL 49670/APP/2000/1515</b>	Scale <b>1:500 (A3)</b>	Job No <b>1557 - TP2</b>

UNIT No	GF m2	FF m2	GEA m2
8	277	88	365
9	228	72	300
10	249	78	327
11	208	66	274
12	308	66	374
14	350	75	425
Total	1,620	445	2,065



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Revision

Revision	Date
7-2014	7-2014

Job Title PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES

Scale 1:200 (A3)

Job No 1557 - TP2

Dwg No 04

Dwg Title UNITS 8-14, PROPOSED GROUND FLOOR PLAN

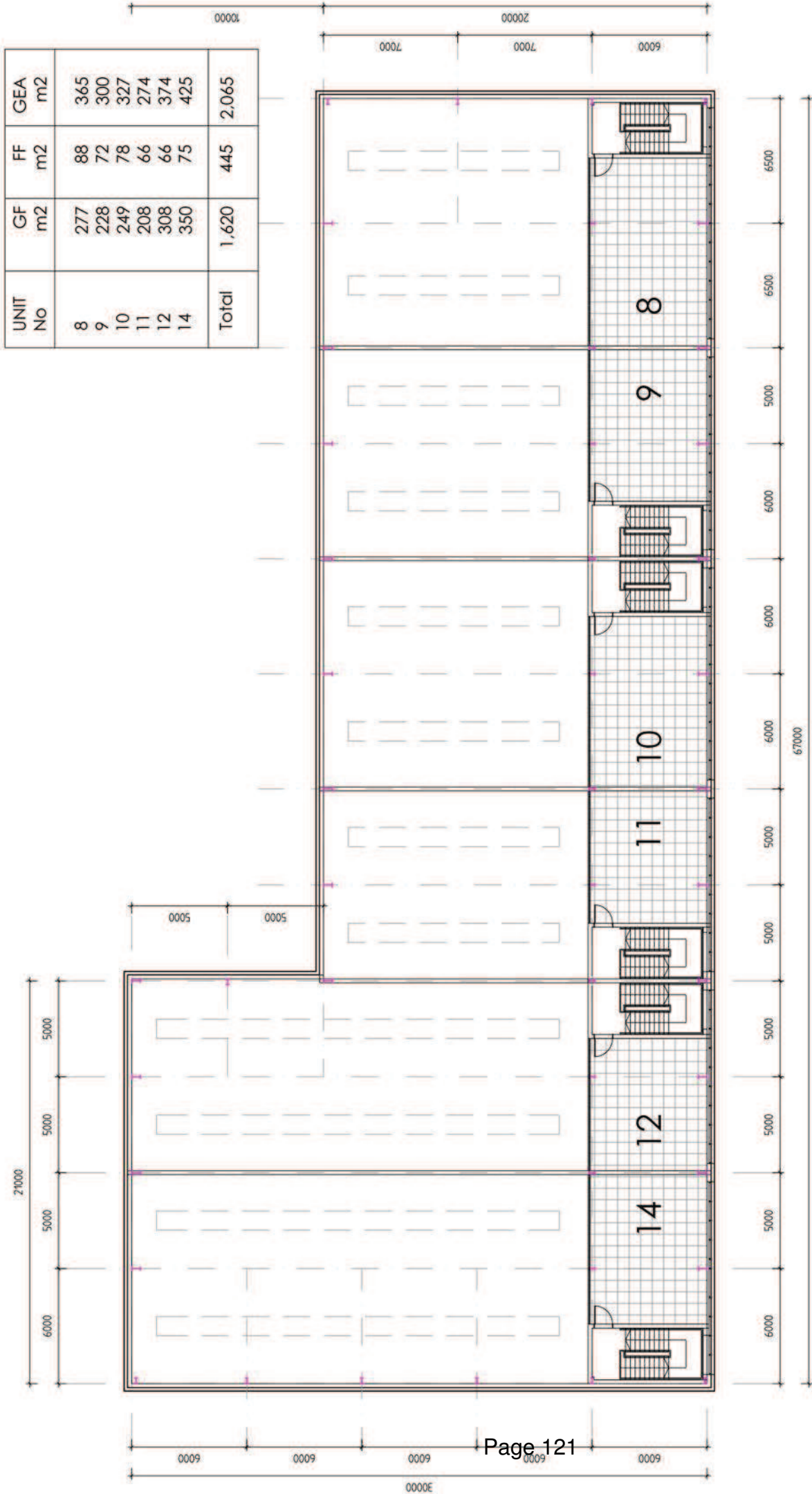
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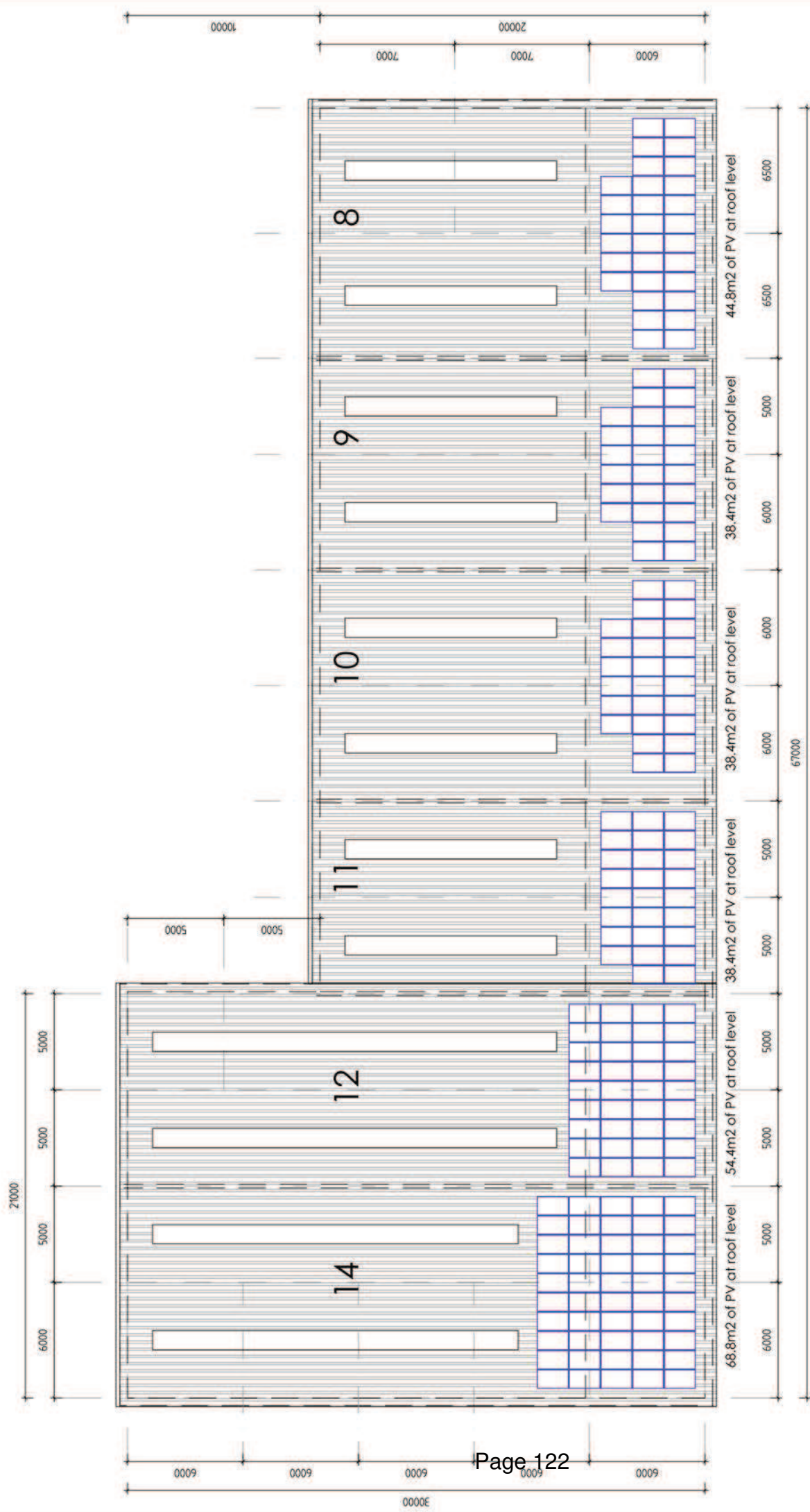


UNIT No	GF m <sup>2</sup>	FF m <sup>2</sup>	GEA m <sup>2</sup>
8	277	88	365
9	228	72	300
10	249	78	327
11	208	66	274
12	308	66	374
14	350	75	425
Total	1,620	445	2,065

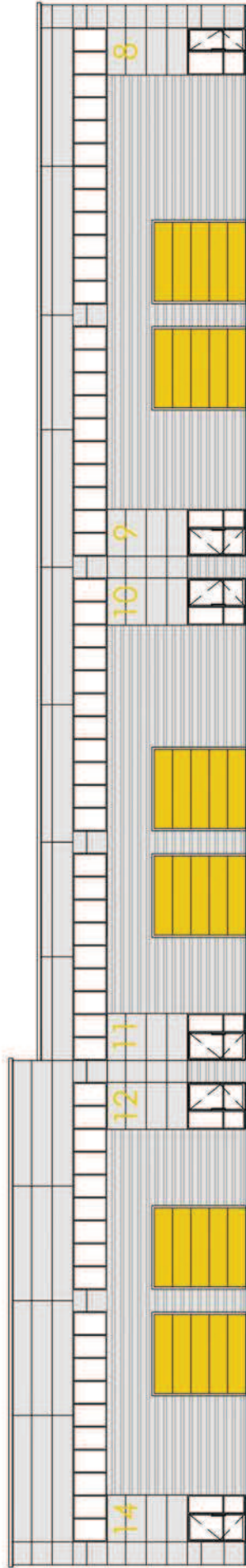


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		Dwg Title: UNITS 8-14, PROPOSED FIRST FLOOR PLAN	Scale: 1:200 (A3) Job No: 1557 - TP2 Dwg No: 05

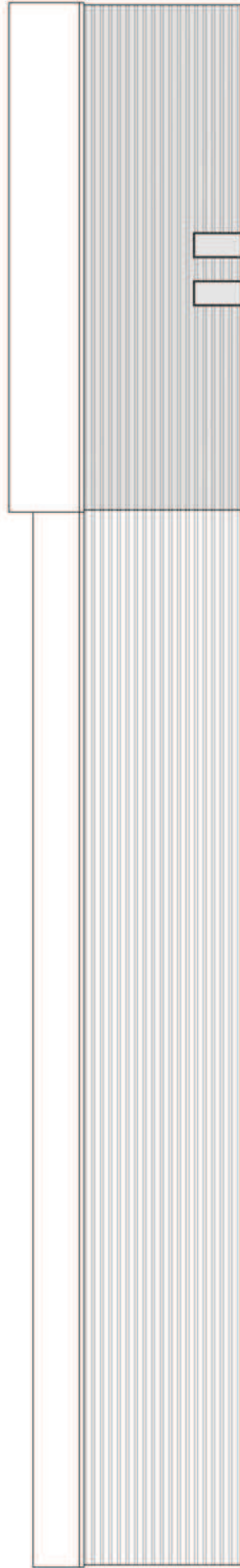
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				Date	7-2014
				Scale	1:200 (A3)
				Job No	1557 - TP2
				Dwg No	06 - B
				Dwg Title	UNITS 8-14, PROPOSED ROOF PLAN



SOUTH-EAST (FRONT) ELEVATION



NORTH-WEST (REAR) ELEVATION

- Profiled roof cladding in HPS200 Goosewing gray BS 10A05
- Gutter - and RWPs - Metallic Silver RAL 9006 to match cladding
- Horizontally laid Microrib composite wall cladding in Metallic Silver RAL 9006
- Powder coated aluminium entrance doors and windows in Dark Grey RAL 7012.
- Entrance door leaf frames in RAL 9006 (Part M)
- Coloured insulated loading doors in yellow RAL 1021
- Fire escape doors Metallic Silver RAL 9006
- Horizontally laid profiled wall cladding and related flashings in Metallic Silver RAL 9006



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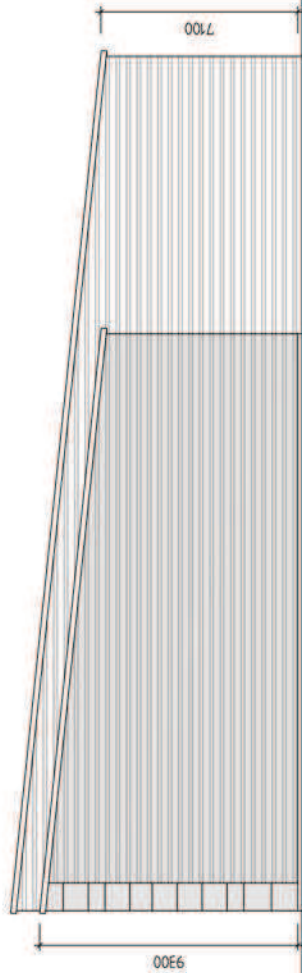


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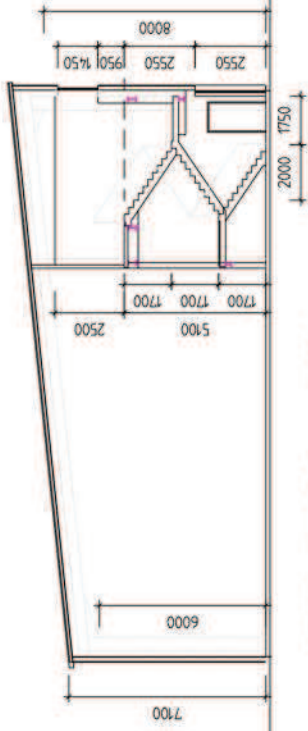
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Dwg Title UNITS 8-14, PROPOSED FRONT AND REAR ELEVATIONS

Date 7-2014  
Scale 1:200 (A3)  
Job No 1557 - TP2  
Dwg No 07 - C

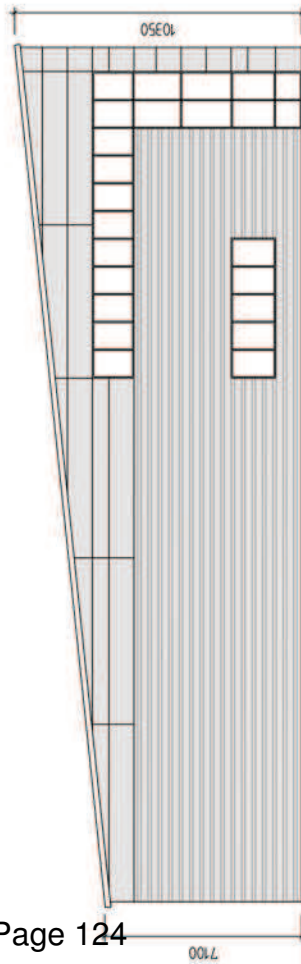




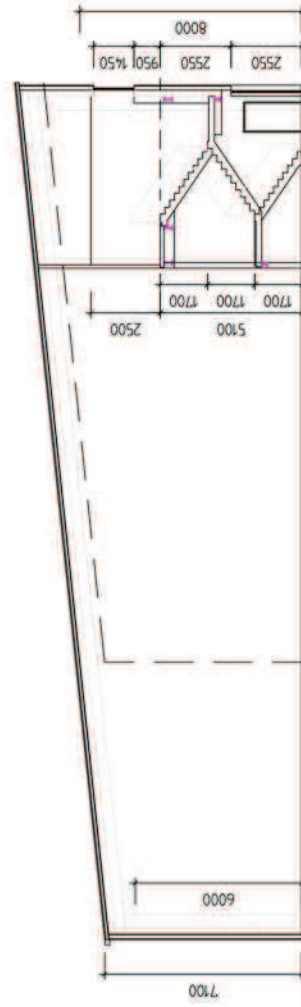
NORTH-EAST (SIDE) ELEVATION



SECTION THROUGH UNITS 8-11



SOUTH-WEST (PUMP LANE) ELEVATION



SECTION THROUGH UNITS 12 & 14

- Profiled roof cladding in HPS200 Goosewing gray BS 10A05
- Gutter - and RWPs - Metallic Silver RAL 9006 to match cladding
- Horizontally laid Microrib composite wall cladding in Metallic Silver RAL 9006
- Powder coated aluminium entrance doors and windows in Dark Grey RAL 7012.
- Fire escape doors Metallic Silver RAL 9006
- Horizontally laid profiled wall cladding and related flashings in Metallic Silver RAL 9006



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Job Title PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Dwg Title UNITS 8-14, PROPOSED SIDE ELEVATIONS AND SECTIONS

Date 7-2014  
Scale 1:200 (A3)  
Job No 1557 - TP2  
Dwg No 08 - E

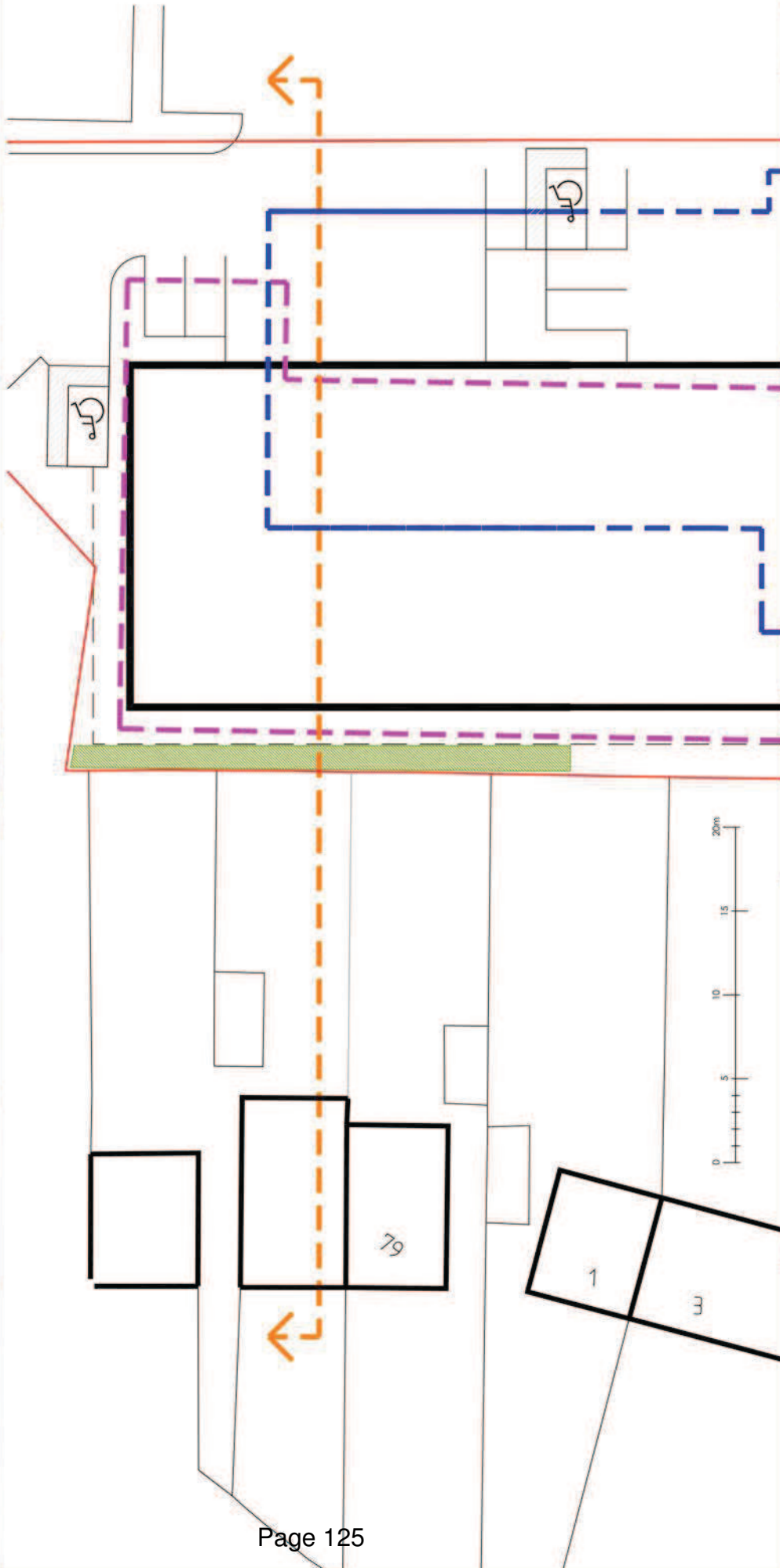
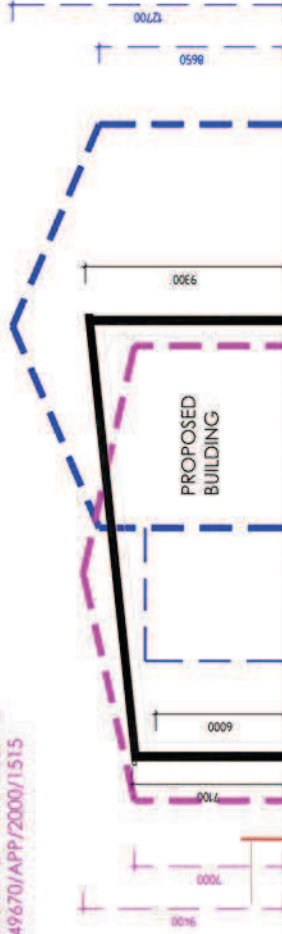


— OUTLINE OF EXISTING SILVERDALE HOUSE

— OUTLINE OF APPROVED BUILDING - TP APPROVAL 49670/APP/2000/1515

EXISTING RESIDENTIAL PROPERTY

PROPOSED BUILDING



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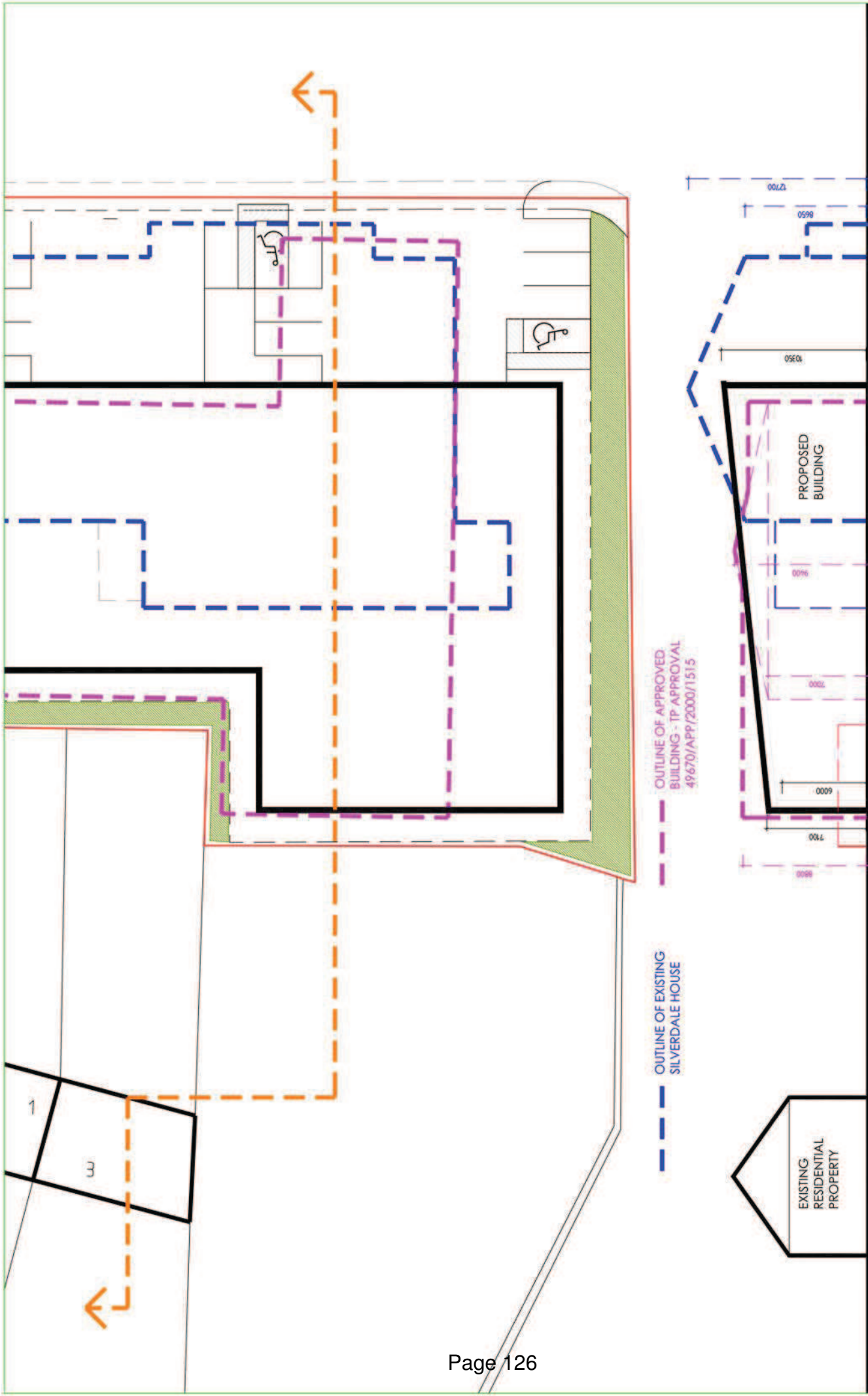


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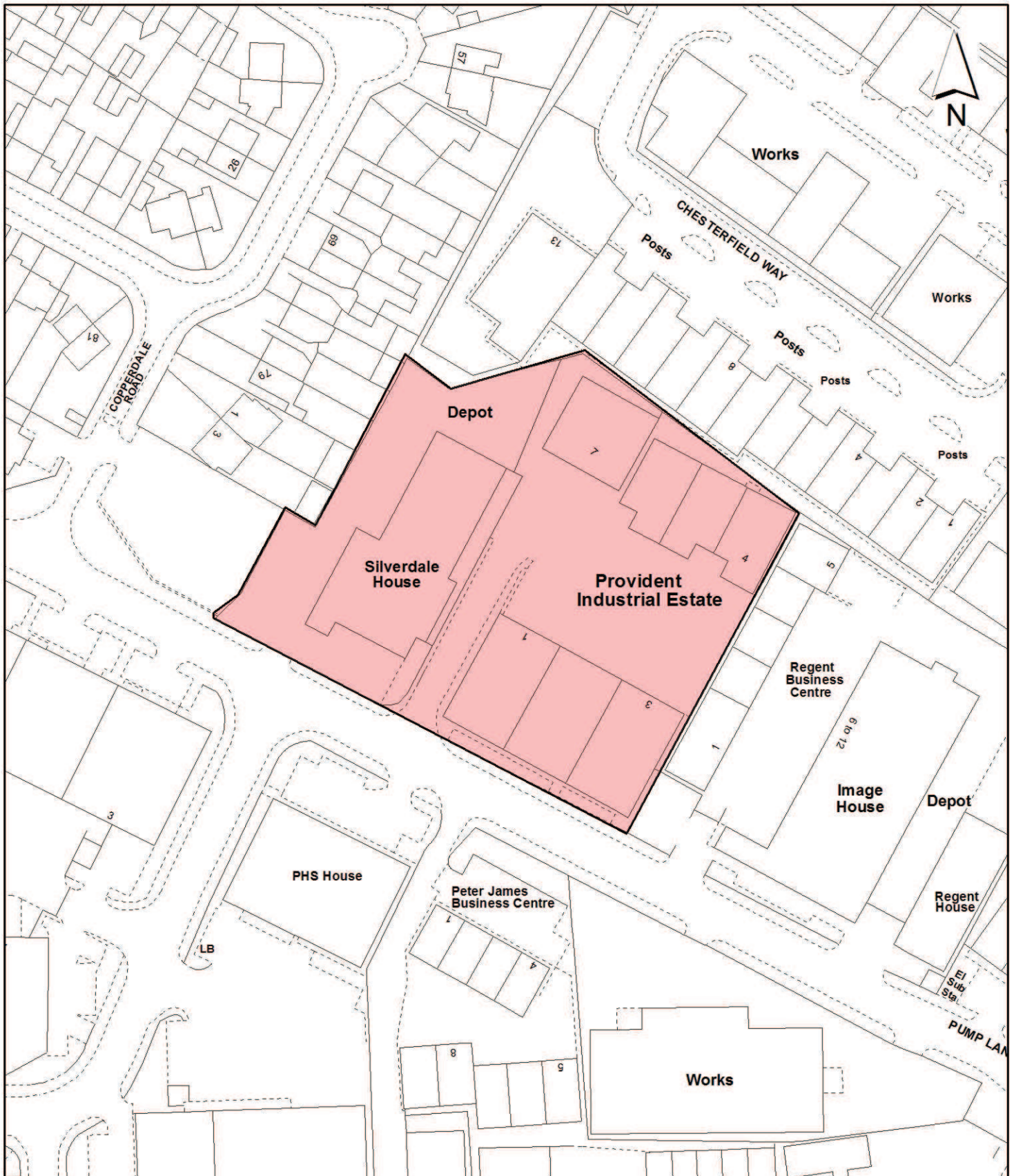
Job Title: PROVIDENT INDUSTRIAL ESTATE, PUMP LANE, HAYES  
Units 8-14  
SECTION COMPARISONS 1

Date: 7-2014  
Scale: 1:250 (A3)  
Job No: 1557 - TP2  
Dwg No: 09



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				Dwg Title <b>UNITS 8-14</b>	Scale <b>1:250 (A3)</b>
				SECTION COMPARISONS 2	
				Dwg No <b>10</b>	





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**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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

Planning Application Ref:

**49670/APP/2014/3855**

Scale

**1:1,250**

Planning Committee

**Major Page 127**

Date

**February 2015**



**HILLINGDON**  
LONDON

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

**Address** BUILDING B5,4 ROUNDWOOD AVENUE STOCKLEY PARK

**Development:** Extensions, refurbishment, and alterations, including re-cladding, to existing office building, together with associated works, including landscaping and alterations to car parking.

**LBH Ref Nos:** 37205/APP/2014/3056

**Date Plans Received:** 26/08/2014

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

**Date Application Valid:** 25/09/2014





Golf Course

Stockley Park

THE SITE  
4 ROUNDWOOD AVENUE

N

**esa**

Project 4 Roundwood Avenue // Stockley Park  
 Title SITE LOCATION PLAN  
 Scale 1:1250@A3

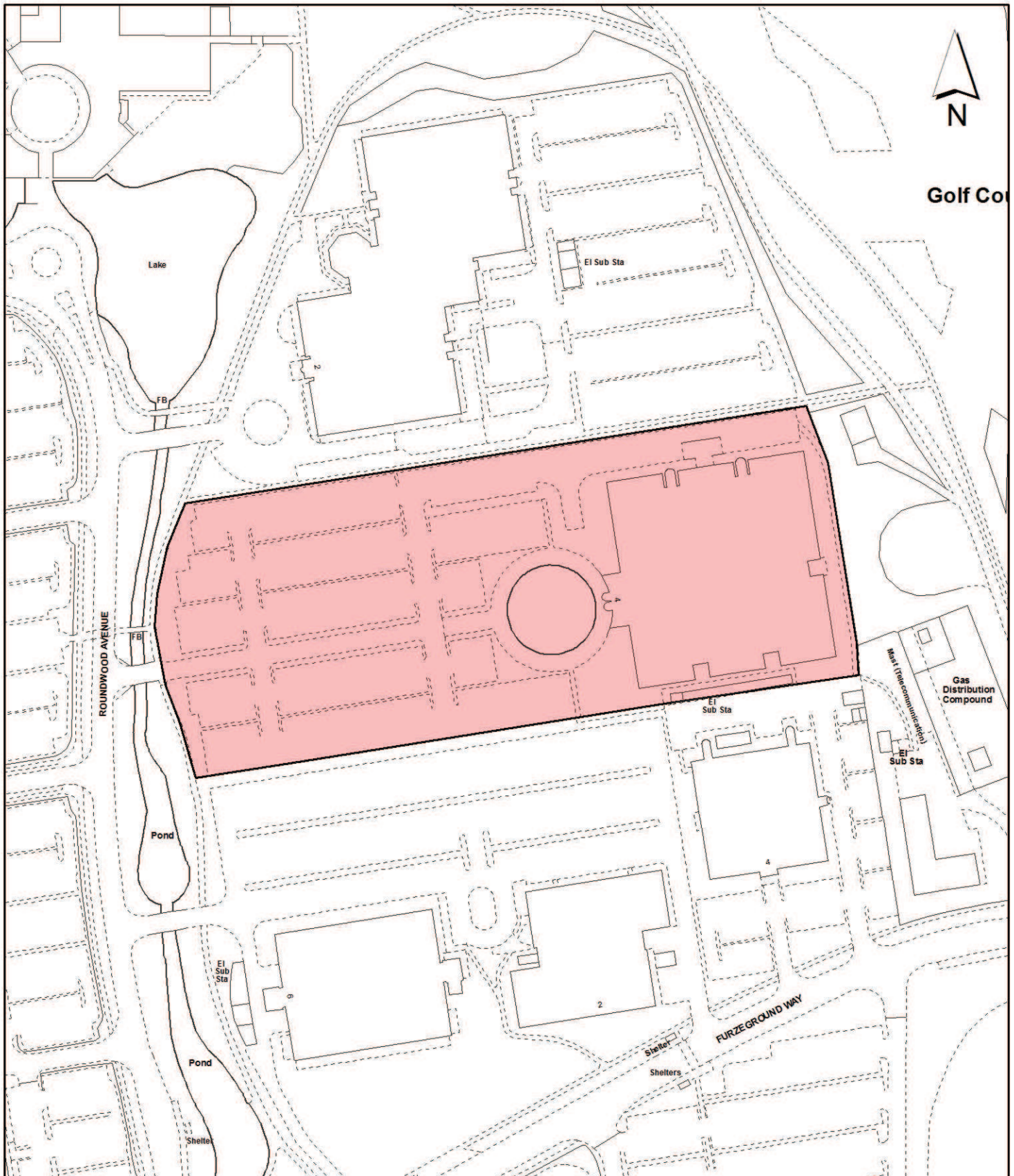
Client EXTON / SWIPT  
 Date June 2014  
 Dwg No. 050\_000\_ESP

75 Wells Street London W1T 3QH. Telephone. 020 7580 5886. www.esa-td.com



CS\_066267





Golf Co

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Site Address  
**Building B5**  
**4 Roundwood Avenue**  
**Stockley Park**

**LONDON BOROUGH OF HILLINGDON**  
**Residents Services**  
**Planning Section**  
 Civic Centre, Uxbridge, Middx. UB8 1UW  
 Telephone No.: Uxbridge 250111

Planning Application Ref:  
**37205/APP/2014/3056**

Scale  
**1:1,750**

Planning Committee  
**Major Page 130**

Date  
**February 2015**

