



HILLINGDON
LONDON



Major Applications Planning Committee

Date: TUESDAY, 14 APRIL 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

Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 5 March 2015 1 - 8
- 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.

Major Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|--|-------------------|---|------------------------------|
| 6 | Compound D Hotel Site, Terminal 5 Heathrow Airport, Hounslow - 47853/APP/2015/33 | Heathrow Villages | Reserved matters (landscaping) in compliance with condition 9 of outline permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453 bedroom hotel with associated parking). Recommendation: Approval | 9 - 16 88 - 91 |

| | | | | |
|---|---|------------------|--|---------------------------------------|
| 7 | 428A Victoria Road, Ruislip - 64445/APP/2014/2463 | South Ruislip | <p>Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.</p> <p>Recommendation: Approval</p> | <p>17 - 32</p> <p>92 - 97</p> |
| 8 | 428A Victoria Road, Ruislip - 64445/APP/2014/2465 | South Ruislip | <p>Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.</p> <p>Recommendation: Approval</p> | <p>33 - 48</p> <p>98 - 103</p> |

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|----|---|----------------|---|--|
| 9 | 428A & 428B Victoria Road, Ruislip - 64445/APP/2014/2467 | South Ruislip | <p>Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping</p> <p>Recommendation: Approval</p> | <p>49 - 74</p> <p>104 - 116</p> |
| 10 | Grand Union Office Park, Packet Boat Lane, Cowley - 1197/APP/2015/386 | Uxbridge South | <p>External alterations to units 1-8 including amendments to external materials, amendments to fenestration, insertion of rooflights/windows and addition of balconies and porticos.</p> <p>Recommendation: Approval</p> | <p>75 - 86</p> <p>117 - 144</p> |

PART I - Plans for Major Applications Planning Committee

Pages 87 - 144



Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

5 March 2015

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

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| | <p>MEMBERS PRESENT: Councillors: Ian Edwards (Vice-Chairman), Jazz Dhillon, Janet Duncan (Labour Lead), Duncan Flynn (Reserve) (In place of Brian Stead), Raymond Graham (Reserve) (In place of Eddie Lavery), Carol Melvin, John Morgan, John Morse (Reserve) (In place of Peter Curling), David Yarrow</p> |
| | <p>OFFICERS PRESENT: Matthew Duigan, Planning Service Manager, Adrien Waite Major Applications Manager, Johanna Hart, Planning Officer, Syed Shah, Highways Officer, Nicole Cameron, Legal Services, Ainsley Gilbert, Democratic Services Officer, Charles Francis, Democratic Services Officer</p> |
| 138. | <p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillors Eddie Lavery, Peter Curling, and Brian Stead. Councillors Duncan Flynn, Ray Graham, and John Morse were substituting.</p> |
| 139. | <p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p> |
| 140. | <p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 21 JANUARY 2015 AND 10 FEBRUARY 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 21 January 2015 and 10 February 2015 were agreed to be accurate.</p> |
| 141. | <p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>Members were reminded that a supplementary item had been added to the agenda, which had been published as 'Agenda B'.</p> |
| 142. | <p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all matters would be considered in Part 1.</p> |

143. **88-94 LONG LANE, ICKENHAM 52129/APP/2014/2996** (*Agenda Item 6*)

Officers introduced the report, explaining that the application was for the construction of an 85 bed care home on the site of five existing houses. The building would vary in height between 1.5 and 2.5 floors, with the roofspace being used to accommodate some residents. A new access road and 40 parking spaces would also be built. Most of the existing landscaping facing Long Lane would be retained.

Officers outlined a number of issues relating to the application, informing members that:

- As the development was partly on garden land, the impact of the loss of such land had to be considered; however, this did not prevent developments from taking place where the benefits of the scheme outweighed this impact.
- The application site was within the Ickenham Village Conservation Area, and as such the impact of the proposal on the conservation area had to be taken into account. Officers further explained that the Ickenham Village Conservation Area had been designated principally to protect three core assets: Ickenham Village Centre, Ickenham Manor, and Swakeley's House. The site was towards the edge of the conservation area and not close to any of the core assets.
- The site was 0.86 hectares and as such a full flood risk assessment was not required.
- There was a requirement for archaeological surveys to be undertaken by English Heritage; the recommendation was therefore for delegation of the decision to the Head of Planning, pending the result of these surveys.

Officers had identified four key areas which needed to be considered, and made comment upon them:

- the principle of the development, which was considered to be acceptable;
- the impact of the development on the conservation area, which officers felt needed further discussion. The recommendation was for approval as officers felt that the site's location on the edge of the conservation area and the limited impact of the proposal on the core areas made it acceptable;
- the impact of the development on neighbouring properties, which officers felt had been limited by intelligent design. It was noted that there would be at least 25 metres between the care home and the nearest neighbouring property, which was 10 meters in excess of the Council's policy requirement. There would also be a large amount of soft landscaping to screen the building from neighbours. The roof pitches had been amended during the application process to make them more sympathetic to the local area;
- the traffic impact of the proposal, which was considered to be negligible.

Attention was drawn to the addendum, which included additional conditions regarding deliveries, car parking management, and premature demolition.

Petitioners and their representatives made the following points:

- In their opinion, relevant planning policies were being ignored;
- The second consultation period ended only after officers had

- recommended the application for approval;
- There was a surplus of care home places in the borough;
 - Surface water flooding had long affected the area, and this proposal would make conditions worse;
 - The proposal would harm the conservation area;
 - Neighbouring properties would be blighted by the proposed building, including overlooking and reduced quality of outlook;
 - Traffic surveys were felt to be inadequate;
 - The potential for greater noise generation at the site owing to the care needs of patients;
 - The proposed parking provision and arrangements were inadequate;
 - The high number of trees to be felled;
 - The supply of care home places in Hillingdon was greater than demand from the borough.
 - The proposals constituted overdevelopment of the site.

The applicant explained that:

- Signature Senior Lifestyles provided accommodation and care for people with a wide range of needs.
- Facilities at homes were very good, and all rooms had en-suite bathrooms. The proposal also included two communal dining rooms, a cinema, and a spa bathroom.
- A survey by Caterwood Ltd. had shown that there was significant demand for additional care homes in the area, including dementia care, which the proposed home would provide.
- Signature Senior Lifestyles had worked hard to make the proposals sympathetic to the area, and had: reduced the height of the building, by as much as 1.5 metres in some places; increased the distance between it and neighbouring properties; removed windows from some walls.
- All high quality trees would be retained, and more trees would be planted than were currently on the site.
- Surface water would be carefully managed, using floodwater retention pods.
- The amount of parking would be sufficient for residents, visitors, and staff.
- The cost of living at a Signature Care Home started from £750 per month.

A letter from the Ickenham Residents Association was circulated by planning officers. The meeting adjourned from 8.02 until 8.17 to allow members to read and consider this.

When the meeting resumed, officers explained that most of the points made in the letter had been covered in the addendum report:

- Reference was made to the need for Hillingdon to contribute to the number of care home places required by London Plan.
- Separate legislation existed regarding the disposal of hazardous waste.
- Six months had elapsed between the application being validated in September and it being considered by the Major Applications Planning Committee, which was far longer than the standard thirteen weeks; it was not accepted therefore that the application was being rushed.

Councillors debated the principle of the application, and expressed concern about the amount of garden land which would be lost, and the high proportion of the site which would be built upon.

Councillors then considered the impact of the development on the conservation area. Points were raised about: the size of the building; the prominence of the proposed chimneys; the large difference between the density of the proposed building and the existing character of the area.

With regard to the impact on neighbours, members felt that the proposals would be detrimental to the outlook of some properties, and noted that the intensification of the use would also have an impact.

Members discussed the traffic implications of the proposal. They felt that the car park might need to be larger if significant numbers of partners chose to live with residents in the home, as they were more likely to drive. They were also concerned by the impracticality of the use of tandem parking spaces in a care facility. Doubts about the accuracy of the developer's traffic modelling were expressed.

RESOLVED:

That the application be refused for the reasons and with the informatives set out below.

The proposal by reason of its size, bulk, scale, height, site coverage and loss of gardens, would result in a cramped development of the site, which is visually incongruous and overdominant, therefore failing to harmonise with the established character of the surrounding area and causing harm to the appearance of the street scene. The principle of intensifying the use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the area and the Ickenham Village Conservation Area and the residential area as a whole. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One, and Policies BE4, BE13, BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.1 and 7.4 of the London Plan, guidance and the NPPF (March 2012).

Draft Informatives: I52, I53 and I59

Informative Archaeology: You are advised that had the Local Planning Authority not refused the application for the above reason it would have required that further archaeological works be undertaken in accordance with advice received from the Greater London Archaeological Advisory Service prior to determining an application, and had the development been considered acceptable in other regards the Local Planning Authority would have imposed conditions to prevent development occurring until appropriate archaeological investigations had been undertaken.

Informative Planning Obligations You are advised that had the Local Planning Authority not refused permission for the above reason, and

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| | <p>had the development been considered acceptable in other regards it would have required that the applicant enter into a legal agreement to secure planning obligations relating to highways works, a travel plan, construction training, employment training, air quality monitoring, and project monitoring & management as set out within the Officers Report and Addendum to the Major Applications Planning Committee on the 5th March 2015.</p> <p>NPPF Informative: The Local Planning authority has taken into consideration the requirements of paragraph 186 and 187 of the National Planning Policy Framework and has worked pro-actively with the applicant through extensive negotiations to address material planning issues wherever possible. Notwithstanding these discussions, the scheme was ultimately considered to fail to comply with the development plan for the reason identified above.</p> <p>The meeting adjourned from 9.23pm until 9.28pm.</p> |
| 144. | <p>HAYES AND HARLINGTON, STATION ROAD, HAYES 10057/APP/2014/4338 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the application which was to be considered under Schedule 7 of the Crossrail Act 2008. The application was for the approval of plans and specifications for the erection of a new station building, waiting room, external lift shaft and walkway, as well extended platforms and canopies. The existing, locally listed station building, would be demolished as part of the works. It was noted that changes to the highway were not covered by the application. Reference was made to the addendum report which gave details of additional comments received.</p> <p>Councillors felt that the station would be a great improvement, as it would be very accessible for disabled people. Members noted that the better train service to be offered by Crossrail would mean that more parking was required at the station, including more disabled parking. Members also felt that it was important to maintain the new access lifts.</p> <p>RESOLVED:</p> <p>That the application be approved as per officers recommendations, subject to an additional informative relating to ensuring the lift is kept open and available for use.</p> |
| 145. | <p>PRONTO INDUSTRIAL ESTATE AND 585 - 591 UXBRIDGE ROAD, HAYES 4404/APP/2014/2506 (<i>Agenda Item 8</i>)</p> <p>Officers explained that the application was for a change of use from use class B1 (c) - Light Industrial to class C3 - Dwelling House. The proposals would lead to the loss of unused light industrial space and the provision of 12 residential units. There was a surplus of light industrial space in the locality. A payment of £120,000 had been agreed in lieu of providing affordable housing.</p> |

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| | <p>Councillors noted the relatively close proximity of units to each other, and were pleased that large windows were planned to allow natural light to enter the properties.</p> <p>RESOLVED:</p> <p>That the application be approved as per officers' recommendation, subject to an appropriate Section 106 agreement being completed.</p> |
| 146. | <p>1 NOBEL DRIVE, HARLINGTON 46214/APP/2014/2827 (<i>Agenda Item 9</i>)</p> <p>Officers explained that the application was for the conversion and extension of an existing office building to form a 200 bedroom hotel. An 83 space car park along with coach parking and pick up/drop off bays would also be provided. The extension would match the style of the existing building. The traffic assessment suggested a net reduction in traffic volumes from the existing use as an office block. Officers referred to the addendum report which dealt with on street parking issues.</p> <p>Councillors raised concerns about the proximity of adjacent residential properties, and the noise which might be created by the hotel.</p> <p>RESOLVED:</p> <p>That the application be approved as per officers recommendation, subject to the additional and amended conditions set out below, and the completion of a Section 106 Agreement, and referral to the Greater London Authority.</p> <p>ADDITIONAL CONDITION: 'No occupation of the development hereby approved shall take place until a noise management and mitigation scheme to address the impacts of noise from the open spaces (terraces and balconies) on the nearest residential occupiers has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved scheme shall be implemented prior to occupation and maintained for the life of the development hereby approved.</p> <p>REASON To ensure the development does not have an adverse impact on the amenity of the nearest residential occupiers.'</p> <p>AMENDMENT TO CONDITION 19: 19.2c - add (including details of the heights and design of balustrading around roof terraces) 19.3d - add reference to 4 motorcycle spaces.</p> <p>REASON Add policy BE24 into the reason</p> |

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| 147. | <p>WEST DRAYTON GARDEN VILLAGE, PORTERS WAY, WEST DRAYTON 5107/APP/2014/4304 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report, which concerned the reserved matters of appearance and landscaping at the development. The proposals complied with all relevant policies.</p> <p>RESOLVED:</p> <p>That the application be approved as per officers recommendation.</p> |
| 148. | <p>CHEQUERS SQUARE, UXBRIDGE 35214/APP/2014/2232 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report. It had been agreed as an urgent item by the Chairman, in order to allow the Section 106 agreement to be agreed. The report recommended that the heads of terms of the S.106 agreement be amended to remove the need for a new lift and a new canopy to be provided.</p> <p>RESOLVED:</p> <p>That the changes to the heads of terms be agreed as per the recommendation.</p> |
| | <p>The meeting, which commenced at 7.05 pm, closed at 10.10 pm.</p> |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ainsley Gilbert on 01895 277488. 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 COMPOUND D HOTEL SITE, TERMINAL 5 HEATHROW AIRPORT
HOUNSLOW

Development: Reserved matters (landscaping) in compliance with condition 9 of outline permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453 bedroom hotel with associated parking).

LBH Ref Nos: 47853/APP/2015/33

Drawing Nos: Compound D Hotel - Landscaping Plan - 035-LA-220-,
Covering Letter - Reserved Matters and Condition:
Site Location Plan - ONE_Z0_XX_XX_AR_033100-T0

Date Plans Received: 06/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 08/01/2015

1. SUMMARY

Outline Planning Permission with LBH Ref: No. 5107/APP/2009/2348 for the erection of a 453 bedroom hotel with associated parking was granted on 09 March 2012. The outline application was for consideration of 'Means of Access', 'Layout', 'Scale' and 'Appearance' of the Development. The single matter which was reserved was 'Landscaping'.

Condition 9 of this consent relates to the approval of Landscaping 'Reserved Matters'.

Condition 9 requires the approval of the details of the landscaping and appearance of individual phases of the development. Condition 4 also describes the extent of the information required.

The landscaping details have been revised by the Council's Trees and Landscape Officer and he has advised that these are acceptable.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES4 **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 (Landscaping Plan) 035-LA-220-A and ONE_Z0_XX_XX_AR_033100-T01 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 RES5 **General compliance with supporting documentation**

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

.Compound D (Unum Partnership) Landscape schedule

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

REASON

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

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.

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

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises a 6,220m² roughly semi-circular shaped plot to the west of the new hotel. This site is delineated by the curved road (Wayfarer Road) forming the southern, western and northern boundaries. Beyond this road is the main landscape bund and roads leading to the elevated Welcome Roundabout, including an open grassed area that has outline consent for the T5 petrol filling station which has yet to be implemented.

3.2 Proposed Scheme

The proposal seeks approval of reserved matters of landscaping in respect of outline planning permission 5107/APP/2009/2348 as it relates to the Compound D site.

The outline permission allowed a part four part five storey hotel containing 453 bedrooms and associated parking. Matters relating to access, appearance, layout and scale were approved as part of the outline permission.

3.3 Relevant Planning History

47853/APP/2008/3326 Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow
Erection of 453 bedroom hotel with associated parking (Outline application).

Decision: 31-03-2009 Approved

47853/APP/2011/1642 Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

APPLICATION FOR A NEW PLANNING PERMISSION TO REPLACE AN EXTANT PLANNING PERMISSION COMPRISING: EXTENSION TO NORTHERN END OF THE TERMINAL 5 HOTEL (75 EXTRA BEDROOMS) AND ERECTION OF A 239-BEDROOM AIRLINE CREW HOTEL INCLUDING 77 PARKING SPACES (REFERENCE 47853/APP/2008/1333).

Decision: 27-03-2012 Approved

47853/APP/2013/2856 Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

Details pursuant to Conditions 3, 7, 8, 11, 16, 17, 18, 22, 23, 27 and 28 of Planning Permission 47853/APP/2008/3326

Decision: 17-02-2014 Approved

47853/APP/2014/2867 Compound D Hotel Site, Terminal 5 Heathrow Airport Hounslow

Details application seeking to approve conditions(s) 30 (Insulation Against Noise) and 31 (Detail of Air Extraction System) of planning permission reference 47853/APP/2008/3326 (Outline application) for the erection of a 453 bedroom hotel with associated parking.

Decision: 15-12-2014 Approved

Comment on Relevant Planning History

The most relevant planning history for the application site is the Outline Planning Permission (LBH Ref: 5107/APP/2009/2348 granted 09 March 2012), reserving matters of Landscaping

Condition 9 of this consent relate to the approval of Landscaping 'Reserved Matters' whilst Condition 4 requires the approval of the details and information of the landscaping of the development.

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:

BE13 New development must harmonise with the existing street scene.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th February 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

One adjoining occupier was consulted, site notices posted and the application was advertised in a local newspaper on the 16th January 2015.

No responses have been received in respect of the public consultation.

HEATHROW SAFEGUARDING

No objection.

Internal Consultees

TRESS AND LANDSCAPING

Unum's document titled, Hard & Soft Landscape Scheme, describes the planting philosophy, management objectives, management regimes, performance targets and monitoring arrangements. The appendix incorporates supporting documents: an annual maintenance schedule, schedule of maintenance operations and planting specification (plant schedules).

Unum's drawing No. 035-LA-220, Soft & Hard Landscape Plan, illustrates the hard and soft landscape details to be incorporated around the western edge of the site / Wayfarer's Road. This scheme makes the most of the restricted space and opportunities for landscape enhancement in this location.

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established under the grant of outline planning permission.

7.02 Density of the proposed development

Residential density is not relevant to this application which seeks approval of reserved matters of landscaping for a commercial development.

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

Matters relating to archaeology, and other heritage assets were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.04 Airport safeguarding

Heathrow Safeguarding and NATs Safeguarding have been consulted on the application and do not consider the proposals give rise to any safeguarding concerns.

7.05 Impact on the green belt

Matters relating to green belt were considered under the grant of the outline application and are not relevant to this application for reserved matters approval.

7.07 Impact on the character & appearance of the area

Matter relating to appearance, layout and scale were considered under the grant of the outline application. The landscape issues will be addressed within the Trees, landscaping and Ecology section of this report.

7.08 Impact on neighbours

Matters relating to neighbour impacts were considered under the grant of the outline application and it is noted that there are no residential occupiers in the vicinity of the site. Accordingly, these matters are not relevant to the consideration of this reserved matters application.

7.09 Living conditions for future occupiers

The proposal relates to a hotel which would not have future residential occupiers. The appropriateness of the design and layout of the hotel were considered under the outline consent.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Matters relating to highway impacts and pedestrian safety were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of highways layout, parking provision and in all other respects.

7.11 Urban design, access and security

Issues relating to design, layout and access were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

The proposed landscaping is not considered to give rise to any security concerns.

7.12 Disabled access

Issues relating to accessibility were considered under the grant of the outline permission and the proposed landscaping details do not raise any concerns in these respects.

7.13 Provision of affordable & special needs housing

Affordable housing is not a relevant consideration in respect to this application which seeks approval of landscaping details in relation to a hotel.

7.14 Trees, landscaping and Ecology

This application seeks approval of the landscaping which was part of the reserved matters under condition 2 of the original planning permission. Approval of the details of the landscaping and appearance of individual phases of the development were required as part of condition 3, which also prescribed the extent of the information required.

The proposed landscaping proposals are considered to fully comply with the concepts and design objective indicated at outline stage. Additional tree planting and soft landscaping is shown in appropriate locations around the site, to benefit the public realm.

Communal amenity space would be provided on a podium located on the first floor of the apartment block. The landscaping on the podium would comprise of hard and soft landscaping, including grass, trees planted within wooden planters, hedges, shrub planting and 1.25m high metal railings around the podium edges.

Overall, the development would provide for an appropriate landscape setting. The Council's Trees/Landscape Officer considers the proposed landscaping to be acceptable.

7.15 Sustainable waste management

Matters relating to waste management were considered under the grant of the outline application and should not be revisited as part of this application. It is noted that the landscaping proposals accord with the outline consent in respect of waste management and in all other respects.

7.16 Renewable energy / Sustainability

Matters relating to renewable energy and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.17 Flooding or Drainage Issues

Matters relating to flooding and drainage and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.18 Noise or Air Quality Issues

Matters relating to noise and air quality and general sustainability were considered under the grant of the outline application and should not be revisited as part of this application.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Necessary planning obligations were secured in granting outline planning permission for the development. Accordingly, no further obligations are necessary to mitigate development impacts.

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

10. CONCLUSION

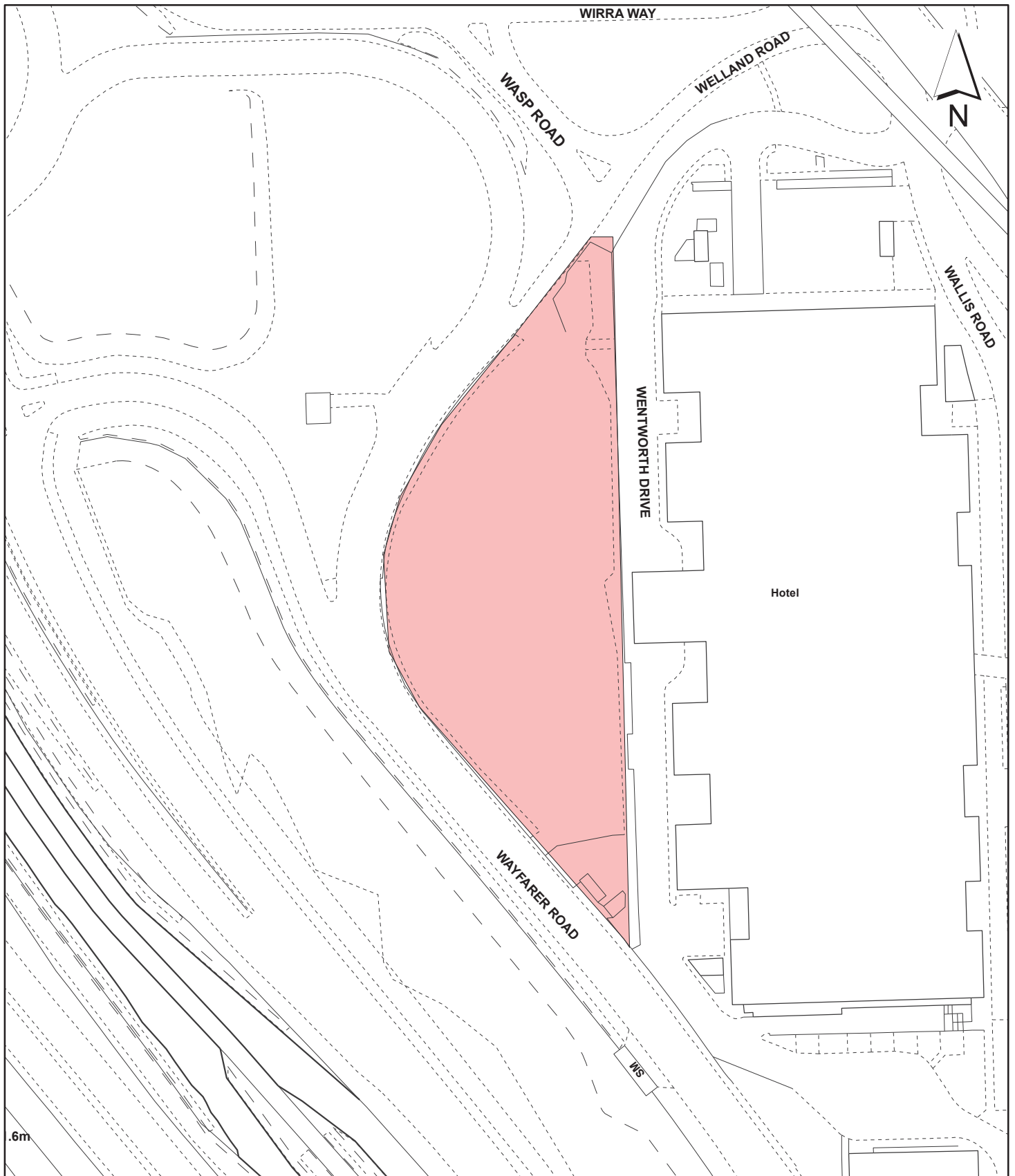
Conditions 4 and 9 of the outline planning consent (ref: 5107/APP/2009/2348) required the provision of details of the landscaping of the development. This Reserved Matter application considers the Landscaping to be acceptable, and in compliance with the relevant policies and planning guidance for the site. Therefore, the application 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)
The London Plan (March 2015)
National Planning Policy Framework 2012

Contact Officer: Tiago Jorge

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Compound D Hotel Site
 Terminal 5 Heathrow Airport
 Hounslow**

Planning Application Ref:
47853/APP/2015/33

Planning Committee
Major Page 16

Scale
1:1,250

Date
April 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 428A VICTORIA ROAD RUISLIP

Development: Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.

LBH Ref Nos: 64445/APP/2014/2463

Drawing Nos: 1242-PL120 Site Location Plan Unit A
Planning and Retail Assessment July 2014
Transport Statement July 2014
Marketing Summary July 2014
130938A/AT/B01 Rev A Swept Path Analysis
Travel Plan July 2014
N02-AW- Post Application Response 19 November 2014
N02-AW- Post Application Response 01 December 2014
1242-PL110 Rev F Proposed Site Plan with Existing Access
1242-PL111 Rev E Proposed Site Plan Assuming Citygrove Scheme
Letter dated 17 Feb 2015

Date Plans Received: 11/07/2014

Date(s) of Amendment(s): 11/03/2015

Date Application Valid: 15/07/2014

04/03/2015

11/07/2014

17/02/2015

1. SUMMARY

The applicant seeks to vary condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008, to allow a larger range of A1 goods to be sold from Unit A, a vacant A1 retail warehouse.

The range of goods that can be sold from Unit A has been extended through a number of applications to vary conditions restricting the type of goods. This proposal seeks to vary the existing condition to allow for the sale of food and drink from the retail unit.

The proposal is considered to comply with Policies AM7 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF). The application is therefore recommended for approval.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

1. Employment Strategy: An employment strategy to be entered into and adhered to address how local people will gain access to employment opportunities.

2. Travel Plan.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the following conditions be attached:

1 COM12 Use Within Same Use Class

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 1995 (as amended), Unit A as shown on Drawing No. 1242-PL120 shall be used for the sale of food and other convenience goods or the following non-food goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing, and for no other purposes, unless prior written consent is obtained from the Local Planning Authority.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians, in accordance with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 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 floor space 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 AM14 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NONSC Deliveries and Collections

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0700 hours to 2200 hours Monday to Saturdays; and 0900 hours to 1800 hours on Sundays and Bank Holidays.

REASON

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

4 NONSC Delivery and Servicing Plan

Prior to occupation, a delivery and service plan for Unit A and Unit B shall be submitted to and approved in writing by the Local Planning Authority. The delivery and service plan shall include measures to minimise the impact of servicing and deliveries on the strategic highway network in accordance with the London Freight Plan (November 2007) and the 'Delivering a road freight legacy' document (September 2013) and shall include monitoring measures and avoiding peak periods.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to ensure that the servicing and delivery activity associated with the development does not have an adverse impact on the strategic highway network in accordance with London Plan Policy 6.14 (July 2011).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

| | |
|------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| LE2 | Development in designated Industrial and Business Areas |

| | |
|----------|--|
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LPP 2.15 | (2011) Town Centres |
| NPPF | National Planning Policy Framework |

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers 1.57 hectares and comprises two retail units (Unit A and Unit B) measuring a total Gross External Area (GEA) of 4,970.7m², with car parking at the front. Unit A was previously occupied by Focus DIY whilst Unit B was previously occupied by Land of Leather. The retail units have been vacant since 2007 (Unit A) and 2009 (Unit B).

The site is accessed from a traffic light controlled junction on Victoria Road, whilst the service yard is accessed via a road along the southeast boundary.

Residential and commercial properties are located opposite the application site along Victoria Road. Residential properties are located to the north and northeast along with commercial units within the Braintree Road Industrial Estate. The former Express Dairy/Arla Foods site is located south and southeast of the application site. Part of the High Speed 2 (HS2) Draft Safeguarding Area (October 2012) is located at the rear of the site lies, beyond which lies London Underground and Chiltern Railway Line. RAF Northolt lies approximately 440m west of the site.

The application site is located within the Braintree Road Industrial and Business Area (IBA) and has a Public Transport Accessibility Level of 1b. The site is located approximately 300m away from the South Ruislip Core Shopping Area and is therefore outside the South Ruislip Local Centre.

3.2 Proposed Scheme

Outline planning permission for the demolition of existing buildings and the erection of 3,716m² of Non-Food Retail warehousing (Class A1), 929m² of open garden centre plus servicing, car parking, landscaping and access was granted in May 1996 (ref: 3953/DS/93/1523) and imposed a condition (condition 11) restricting the type of goods that could be sold from the retail units:

"The development hereby approved shall be used solely for the sale of the following non-food goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, self-assembly furniture and carpets. The premises shall be used for no other purposes, including any other use within Class A1 of the Town and Country Planning (Use Classes) Order 1987, unless prior written consent is obtained from the Local Planning Authority".

Planning application ref: 3953/EG/96/1602 was granted in May 1997 to vary condition 11 of planning permission ref: 3953DS/93/1523 to allow for extension of the range of goods available for sale from the premises. A condition was imposed (Condition 2) to allow the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related

goods, furniture, self-assembly furniture and carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers".

In September 2008 planning application ref: 64445/APP/2008/1295 was granted to vary condition 2 of planning permission ref. 3953/EG/96/1602, to allow for a further extension of the range of goods available for sale from Unit A (former Focus). A condition was imposed (condition 1) to allow the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, carpets, toys, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment".

In June 2014 planning application ref: 64445/APP/2013/1050 was granted to vary condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing".

The current proposal is for the variation of condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for the extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), to allow for the sale of food and drink from Unit A.

It is proposed that convenience goods would take up 56% of the gross floor space. No more than 20% of the gross floor area would be used of the sale of non-food (comparison) goods

Aldi is the proposed occupier of Unit A, which would have a Gross Internal Area of 1507.4sq.m.

3.3 Relevant Planning History

64445/APP/2008/1295 428a Victoria Road Ruislip

VARIATION OF CONDITION 2 OF PLANNING PERMISSION REF. 3953EG/96/1602 DATED 09/05/97 TO ALLOW FOR EXTENSION OF THE RANGE OF GOODS AVAILABLE FOR SALE FROM THE PREMISES TO ALLOW FOR THE SALE OF SPORTS GOODS AND EQUIPMENT BICYCLES AND ASSOCIATED EQUIPMENT, PLAY EQUIPMENT, BABY EQUIPMENT AND PRODUCTS, ELECTRONIC GAMES AND EQUIPMENT AND OTHER PRODUCTS ASSOCIATED WITH TOYS AND CHILDREN'S ENTERTAINMENT.

Decision: 03-09-2008 Approved

64445/APP/2008/2496 428a Victoria Road Ruislip
CHANGE OF USE OF RETAIL UNIT (A1) TO USE AS A BINGO CLUB (D2)

Decision:

64445/APP/2013/1000 428a Victoria Road Ruislip

Refurbishment of Unit A involving installation of mezzanine floor, installation of shop front, alterations to elevations, installation of trolley bays, alterations to car parking arrangements, involving demolition of existing mezzanine floor, external sales area, entrance porch and canopy

Decision: 12-11-2013 Approved

64445/APP/2013/1050 428a Victoria Road Ruislip

Variation of condition No.1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 to allow the sale of A1 non food goods and preclude the sale of food and drink (variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/97 to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment)

Decision: 12-11-2013 Approved

64445/APP/2014/2465 428a Victoria Road Ruislip

Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.

Decision:

64445/APP/2014/2467 428a & 428b Victoria Road Ruislip

Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping

Decision:

Comment on Relevant Planning History

See above

4. Planning Policies and Standards

An application for the refurbishment of Units A and B, is being considered under planning application ref: 64445/APP/2014/2467.

An application for the variation of Condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for a wider range of goods to be sold from Unit B, is being considered under planning application ref: 64445/APP/2014/2465.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.E5 (2012) Town and Local Centres
- PT1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations.

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- LE2 Development in designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LPP 2.15 (2011) Town Centres
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Consultation letters were sent to 46 local owners/occupiers and South Ruislip Residents Association. A site notice was also posted. No responses were received.

Greater London Authority:

The application complies with some of the relevant London Plan policies, but not with others for the following reasons:

Retail:

(i) Sequential test: It is requested that Hillingdon Council provide a view on the local assessment of site options within the borough and furthermore engage with Harrow Council on sites within its administrative area.

(ii) Test of scale: This application with other approved and potential retail floor space in South Ruislip continues to raise concern in relation to the cumulative impacts of the additional floor space on the defined network of retail centres.

(iii) Assessment of impact: The overall potential quantum of retail development in South Ruislip could

have adverse impacts on retail health and investment in town centres within Hillingdon and Harrow. Hillingdon Council should undertake a thorough review of the findings of the retail impact assessment findings on the town centre hierarchy with particular focus on potential cumulative impacts of the current application proposals, ASDA (ARLA application) and approved Sainsbury's food store expansion. This process should include consultation with Harrow Council.

(iv) Managing out of centre retail: The applicant is requested to indicate whether an alternative (residential) use has been considered as a development option for the site and Hillingdon Council are requested to provide an opinion on the site coming forward for alternative use.

Urban Design: The purpose of these design changes are to place the corporate brand of the new occupiers ALDI and B&M Home Stores and on the existing warehouse sheds and are acceptable in strategic planning terms. The main design concern with the refurbishment proposals relates to making the old retail warehouse units more energy efficient and is reflected in comments set out in the energy section of the report.

Transport: The applicant has only provided a highways assessment; however given the potential transport impact of the proposed development, TfL expects that the assessment should also consider the pedestrian, cycling and public transport network and reflect that the site has been vacant for at least five years. The applicant should also respond in full to all other London Plan compliance issues before Stage 2.

Sustainable energy: The applicant has not submitted an energy strategy and this should be provided in compliance with London Plan policy 4.7 and the guidance given in the report.

OFFICER COMMENTS:

The GLA comments in regards to the retail impacts of the development have been discussed elsewhere in this report. The other issues raised have been dealt with as part of planning application ref: 64445/APP/2014/2467.

TfL:

The application will involve the refurbishment of the existing retail units and the variation of condition to allow for the sale of perishable goods on site. The applicant expects a food retailer and retailer selling non perishable goods to occupy the two units. TfL's comments on these applications are as follows:

- It is not clear whether the impact assessment takes into account the existing vacancy of the two units as TfL would expect the existing number of trips to be zero. Furthermore, a multi-modal impact assessment has not been provided. TfL are therefore unable to ascertain the number of walking, cycling and public transport trips expected to be generated by the proposals. Notwithstanding this, TfL is satisfied there would be sufficient public transport capacity within the local area to accommodate a development of this nature.

- The applicant proposes 218 car parking spaces, inclusive of 16 disabled. The figure proposed is far in excess of the car parking maximum standards contained within the Further Alterations to the London Plan (FA LP). The FALP standards are as follows for a retail unit with a PTAL of 3.

Maximum standards for retail uses: space per sq.m of gross floor space

| Use | PTAL 6 and 5 | PTAL 4 to 2 | PTAL 1 |
|-----|--------------|-------------|--------|
|-----|--------------|-------------|--------|

| | | | |
|--|-------|-------|----|
| · Food | | | |
| Up to 500 m2 | 75 | 50-35 | 30 |
| Up to 2500 m2 | 45-30 | 30-20 | 18 |
| Over 2500 m2 | 38-25 | 25-18 | 15 |
| · Non food | 60-40 | 50-30 | 30 |
| · Garden Centre | 65-45 | 45-30 | 25 |
| · Town Centre/Shopping Mall/Dept Store | 75-50 | 50-35 | 30 |

Applying these standards would allow for an absolute maximum of 75 spaces for the food retail and 75 spaces for the non-food retail. The relevant car parking ranges for the food unit is 45-75 spaces and 50-75 spaces for the non-food retail unit. The proposals therefore represent an overprovision of 68 spaces. You should be aware that these figures represents an absolute maximum and with consideration to the site's moderate PTAL and existing highway congestion, TfL do not believe it would be appropriate to apply these standards at this location.

On that basis, to determine an appropriate number of spaces, a maximum standard in the range allowed (i.e. 25 for the food unit and 40 for the non food unit) is considered to provide a logical approach and this gives a maximum of 60 spaces for the non food unit and 56 for the food unit therefore giving a total number of 106 spaces. TfL therefore requests that the car parking is reduced from 218 to 106 spaces in accordance with London Plan policy 6.13. For the eventual number of spaces agreed on site 10% of all spaces will need to be fitted with active Electrical Vehicle Charging Points (EVCPs) with a further 10% fitted with passive charging infrastructure.

The applicant is proposing space for 28 cycles or 14 stands. The FALP does require additional spaces to be provided as follows:

- 1,507.4sqm of food retail - 9 long stay spaces and 22 short stay spaces
- 2,257sqm of non food retail - 5 long stay spaces and 9 short stay spaces

TfL therefore requests the cycle parking provision is increased accordingly. Furthermore, the long stay spaces should be provided within the retail units to provide a secure environment and shower and changing facilities should be provided for all staff employed on site.

A workplace travel plan has been provided and TfL consider the content acceptable. Little detail has been provided on the servicing requirements of the two units. Nevertheless, considering the nature of retail occupier TfL requests that a Delivery and Servicing Plan (DSP) is provided.

OFFICER COMMENTS:

The site currently provides 218 parking spaces, some of which would be relocated within the site. The number of parking spaces has been reduced and active and passive electric vehicle charging points have been provided. The number of cycle parking spaces has also been increased.

TfL:

Our latest position is that the car parking remains in excess of the London Plan maximum standards and the lack of shower and changing facilities is accepted on the basis that it has not been agreed with the tenants. The increase in cycle parking provision is welcomed. We expect a DSP to be secured by condition.

Internal Consultees

Highways:

Further to reviewing the Transport Statement submitted in support of the above, it is noted that the sample site selected from within the TRICS Database, in relation to the trip assessment of Unit A, only consider discount food stores. As the operator of this unit cannot be controlled, the trip assessment required to be undertaken in relation to non-discount food stores. In addition it is noted that the selection of sample sites in relation to the Saturday peak hour are limited with only two sites provided. As a result, the trip rates used in the Transport Statement undertaken for the Sainsbury's store, located adjacent to the junction of Victoria Road and Long Drive are required to be used in relation to the current proposals.

When considering the trip assessment associated with Unit B, it is noted that the sample sites are not representative due to the nature of goods sold. Therefore, the trip rates used in relation to the extant planning consent (ref: 64445/APP/2013/1050) in relation to Unit A, are required to be used.

Clarification is required to be provided in relation to the methodology used in determining the vehicle trips identified in table 5.5 and paragraph 5.10 of the Transport Statement. In addition, reference is required to be provided in relation to the amount (31%) of transferred trips travelling eastbound along Victoria Road.

The Transport Statement is required to demonstrate how the existing signal controlled junction that provides access to the site will be brought back into operation, in order that the proposals can be implemented. This will need to identify if any changes to the existing signal timings will be required in order that the access/junction will operate at optimum performance.

The Transport Statement informs that there will be 218 parking spaces provided within the site. However, the plans included with the document show 212 parking spaces.

All vehicle swept paths are required to include a 300mm margin of error.

The submitted vehicle swept paths are showing parking spaces located across the proposed servicing access to unit B. Therefore these are required to be deleted.

In order to provide a comparative assessment, vehicle swept paths of a 16.5m articulated vehicle servicing unit B, under the existing access arrangements are required to be provided.

Officer comments:

In regards to the parking spaces across the proposed servicing access to unit B, these spaces would be removed. The number of overall parking spaces has been reduced and is considered to be acceptable. The applicant has submitted additional/revised transport information which addresses the above comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Braintree Road Industrial and Business Area (IBA) and is therefore subject to Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), which designates Industrial and Business Areas (IBAs) for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui-Generis uses appropriate in an industrial area.

The application site has been used as Non-Food Retail warehousing (Class A1) since planning permission was granted in May 1996 (ref: 3953/DS/93/1523) until 2007 when Unit A (former Focus DIY) became vacant.

The range of goods that can be sold from Unit A has been extended through a number of applications to vary conditions restricting the type of goods. Previous permissions have extended the range of goods to include non-bulky items such as toys and children's entertainment, clothes, footwear, fashion accessories and home wares. The current proposal seeks to add food and drink to the range of non-food goods which are already permitted to be sold from Unit A.

SEQUENTIAL ASSESSMENT

Paragraph 24 of the National Planning Policy Framework (NPPF) establishes the requirement for a sequential assessment by advising that applications for main town centre uses such as retail development should be located within town centres, then in edge of centre locations and finally on out of centre sites. Annex 2 of the NPPF specifically includes local centres in the definition of town centres.

This approach is carried forward in the current London Plan (July 2011) and the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

- London Plan Policy 4.7 (Retail and Town Centre Development) requires retail and town centre development to relate to the size, role and function of a town centre and that development should be focused on sites within the town centres themselves.

- London Plan Policy 4.8 encourages a proactive approach to retail planning and bringing forward capacity for additional comparison goods retailing, particularly in the large international, metropolitan and major town centres with convenience retail supported in the district, neighbourhood and more local centres to secure a sustainable pattern of neighbourhood provision.

- Policy E5 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will accommodate additional retail growth within established centres in accordance with the conclusions of the latest evidence base. Growth for comparison goods will primarily be accommodated in District Centres as set out in Table 5.5 which excludes South Ruislip. Planning decisions will be taken in accordance with the provisions of national guidance, particularly the sequential and impact tests.

As the application site is located outside of the South Ruislip Local Centre a sequential assessment is required. The applicant has submitted a sequential assessment as part of the Planning and Retail Statement, which defines the application site as an "edge of centre location". The sequential assessment has used a combined approach to the individual units (Unit A and Unit B) and has applied a 25% discount to the proposed floor area of each unit.

The sequential assessment has been carried out on existing vacant premises in South Ruislip and nine other retail centres, including Ruislip, Northolt, South Harrow and Rayners Lane. These centres are the same as those reviewed as part of planning permission ref: 64445/APP/2013/1050, approved in June 2014.

The sequential assessment concludes that within the South Ruislip retail centre and the other retail centres studied, there were "no suitable, available or viable sites or units" which could accommodate Aldi, even with the 25% reduction in floor space to allow for the "'flexible' format". The application site is therefore the most suitable and viable option for the applicant.

IMPACT ON WIDER AREA

The applicant has submitted a retail assessment as part of the Planning and Retail Statement; the existing food store provision within the Study Area has been considered in line with the neighbouring Arla Foods proposals and adopted the same estimated turnovers. Currently, there is no retail offer comparable to Aldi within the Study Area. Given the relative location of other discount food retailers in this area and catchment areas, the retail assessment considers the anticipated trading effects of the proposed Aldi store on South Ruislip and nearby local centres including Ruislip, Eastcote, South Harrow, North Harrow and Rayners Lane. The retail assessment estimates that around 90% of the proposed Aldi store' convenience goods turnover will be derived from the Study Area.

In terms of the surrounding local centres, these are trading well with below national average vacancy rates. It is considered that the trade draw of the proposed Aldi store would be 40% from South Ruislip, 20% from Pinner, 10% from South Harrow, 10% from an out-of-centre supermarket in Pinner and 20% from the other centres. The impact of the proposed Aldi store on the estimated convenience goods turnover of existing centres would be as follows:

South Harrow (in town centre) - 1.5% impact
Pinner (in town centre) - 1.9% impact
South Ruislip (in town centre) - 2.7% impact

In addition, the retail assessment considered the cumulative impact of the proposed Aldi store, the proposed ASDA food store on the adjoining Arla Foods site and the proposed extension to Sainsbury on the Study Area. The cumulative impact was estimated to be as follows:

South Harrow (in town centre) - 9.1% impact
Pinner (in town centre) - 9.2% impact
South Ruislip (in town centre) - 21.4% impact

That said, these figures are somewhat misleading as they have not assessed any potential diversion of trade from the ASDA proposed as part of the ARLA foods scheme to the proposed Aldi. It is a general principle that like effects like and given the proximity of the two proposals, it is considered likely that a larger proportion of the Aldi trade would be drawn from the ASDA instead of the main town centres. It is therefore considered that these figures are likely to be an overestimate of impact and the cumulative impact would be lower.

Overall it is considered that the proposal would not have a significant impact on the convenience goods turnover of the local centres and they will continue to experience considerable growth in turnover. Taking into account comparison goods, the overall impact on the local centres would be relatively small and would not have a significantly detrimental impact.

The retail assessment therefore demonstrates that the proposal would not harm the vitality and viability of other local centres, given the anticipated trade draws. For the avoidance of any doubt officers consider there are no sequentially preferable sites and the proposal would not have an unacceptable adverse impact. As such, the scheme is considered to be consistent with the National Planning Policy Framework (NPPF) and the Hillingdon Local Plan: Parts One and Two.

7.02 Density of the proposed development

- This is not applicable to this application.
- 7.03 Impact on archaeology/CAs/LBs or Areas of Special Character**
- This is not applicable to this application.
- 7.04 Airport safeguarding**
- This is not applicable to this application.
- 7.05 Impact on the green belt**
- This is not applicable to this application.
- 7.06 Environmental Impact**
- This is not applicable to this application.
- 7.07 Impact on the character & appearance of the area**
- With regard to impact on the character and appearance of the area, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail unit. As this proposal does not involve any external alterations, the proposal would not harm the appearance of the application property and the street scene, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
- 7.08 Impact on neighbours**
- With regard to impact on residential amenity, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail park. As this proposal does not involve any external alterations, the proposed variation to a condition will not have a visual impact on nearby residential properties.
- 7.09 Living conditions for future occupiers**
- This is not applicable to this application.
- 7.10 Traffic impact, car/cycle parking, pedestrian safety**
- With regard to impact on traffic, parking and pedestrian safety, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail park. As this proposal does not involve any alterations to the car parking or traffic arrangements, the proposed variation to a condition would not cause harm to traffic and parking.
- 7.11 Urban design, access and security**
- This is not applicable to this application.
- 7.12 Disabled access**
- This is not applicable to this application.
- 7.13 Provision of affordable & special needs housing**
- This is not applicable to this application.
- 7.14 Trees, Landscaping and Ecology**
- This is not applicable to this application.
- 7.15 Sustainable waste management**
- This is not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- This is not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- This is not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- This is not applicable to this application.
- 7.19 Comments on Public Consultations**
- No responses were received during the public consultation.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

- Crime and Amenity of the area

It should be noted that due to the vacancy of the unit, there has been a history of anti-social behaviour and vandalism at the site and such activity has a detrimental impact on the amenity of the area in general. Whilst this matter is currently dealt with through on-site security, bringing the retail unit back into use would be a preferable way to reduce such incidents and would serve to improve the amenity of the area. This benefit weighs in favour of the development.

- Jobs

The proposal would provide 65 new jobs. Bringing the vacant unit back into use would ensure job provision to the benefit of the local economy. It is recommended that an employment strategy is secured to encourage local employment. The benefits of the additional local jobs provided also weighs in favour of the development.

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

This is not applicable to this application.

10. CONCLUSION

The applicant seeks to vary condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008, to allow a larger range of A1 goods to be sold from Unit A, a vacant A1 retail warehouse.

The range of goods that can be sold from Unit A has been extended through a number of applications to vary conditions restricting the type of goods. This proposal seeks to vary the existing condition to allow for the sale of food and drink from the retail unit.

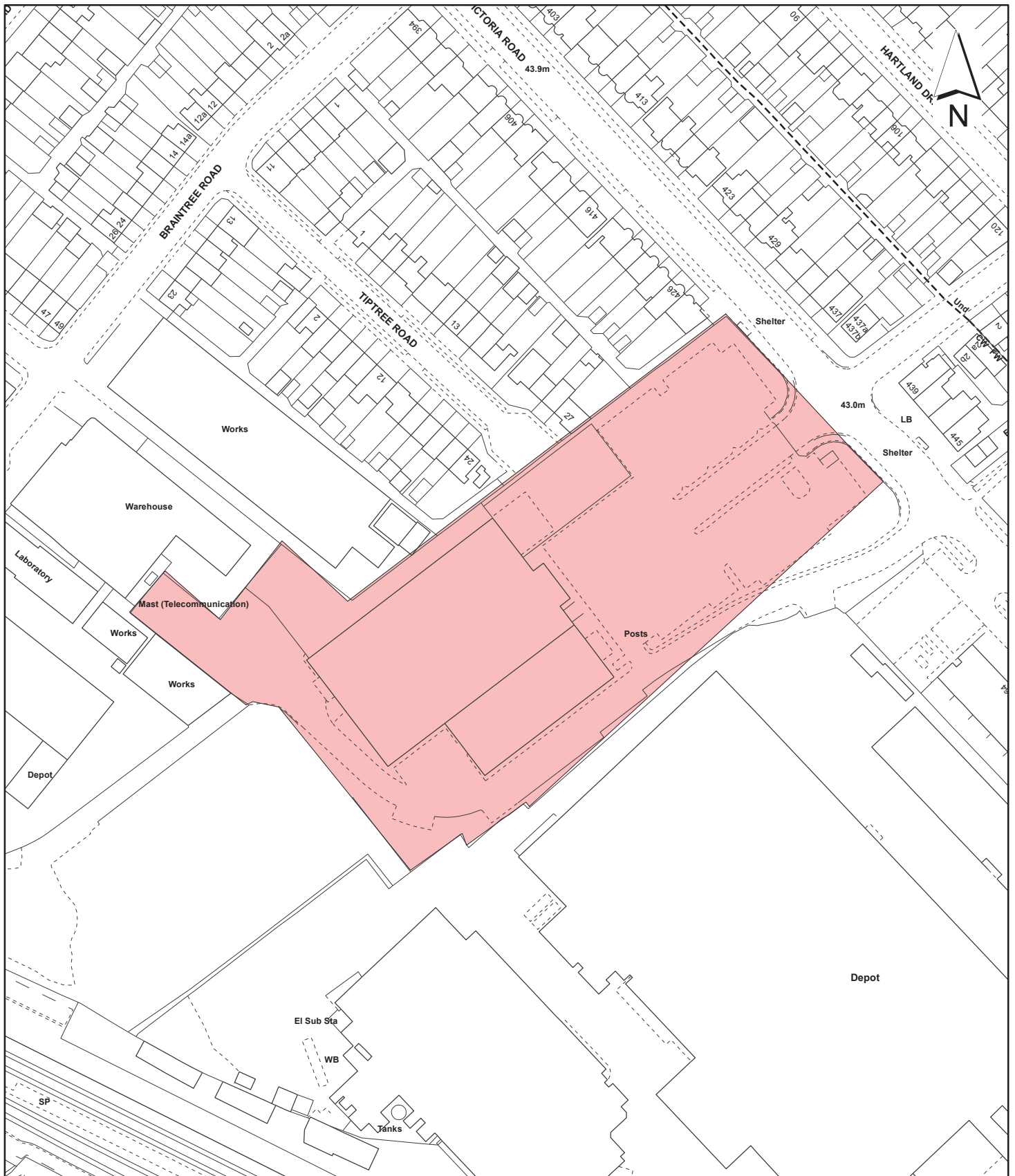
The proposal is considered to comply with Policies AM7 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF). The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework (March 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**428A Victoria Road
 Ruislip**

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

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

Planning Application Ref:
64445/APP/2014/2463

Scale
1:1,600

Planning Committee
Major Page 32

Date
April 2015



Report of the Head of Planning, Sport and Green Spaces

| | | | |
|--------------------------------|--|---------------------------------|--|
| Address | 428A VICTORIA ROAD RUISLIP | | |
| Development: | Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products. | | |
| LBH Ref Nos: | 64445/APP/2014/2465 | | |
| Drawing Nos: | 1242-PL122 Site Location Plan Unit E Planning and Retail Assessment July 2014 Marketing Summary July 2014 Transport Statement July 2014 Letter dated 17 Feb 2015 1242-PL111 Rev E Proposed Site Plan Assuming Citygrove Scheme 1242-PL110 Rev F Proposed Site Plan with Existing Access 130938A/AT/B01 Rev A Swept Path Analysis Travel Plan July 2014 N02-AW- Post Application Response 01 December 2014 N02-AW- Post Application Response 19 November 2014 | | |
| Date Plans Received: | 11/07/2014 | Date(s) of Amendment(s): | 11/03/2015 |
| Date Application Valid: | 15/07/2014 | | 11/07/2014 17/02/2015 04/03/2015 |

1. SUMMARY

The applicant seeks to vary condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008, to allow a larger range of A1 goods to be sold from Unit B, a vacant A1 retail warehouse.

The range of goods that can be sold from Unit B has been extended through a number of applications to vary conditions restricting the type of goods. This proposal seeks to vary the existing condition to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.

The proposal is considered to comply with Policies AM7 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF). The application is therefore recommended for approval.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose

of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

1. **Employment Strategy:** An employment strategy to be entered into and adhered to address how local people will gain access to employment opportunities.

2. **Travel Plan.**

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the following conditions be attached:

1 COM12 Use Within Same Use Class

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 1995 (as amended), Unit B as shown on Drawing No. 1242-PL122 shall be used solely for the sale of the following goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing, including food and drink from no more than 10% of the floor area, toiletries from no more than 5% of the floor area and pet products, including food for non-human consumption, from no more than 5% of the floor area unless prior written consent is obtained from the Local Planning Authority.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians, in accordance with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 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 AM14 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NONSC Deliveries and Collections

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0700 hours to 2200 hours Monday to Saturdays; and 0900 hours to 1800 hours on Sundays and Bank Holidays.

REASON

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

4 NONSC Delivery and Servicing Plan

Prior to occupation, a delivery and service plan for Unit A and Unit B shall be submitted to and approved in writing by the Local Planning Authority. The delivery and service plan shall include measures to minimise the impact of servicing and deliveries on the strategic highway network in accordance with the London Freight Plan (November 2007) and the 'Delivering a road freight legacy' document (September 2013) and shall include monitoring measures and avoiding peak periods.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to ensure that the servicing and delivery activity associated with the development does not have an adverse impact on the strategic highway network in accordance with London Plan Policy 6.14 (July 2011).

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

| | |
|----------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| LE2 | Development in designated Industrial and Business Areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LPP 2.15 | (2011) Town Centres |
| NPPF | National Planning Policy Framework |

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers 1.57 hectares and comprises two retail units (Unit A and Unit B) measuring a total Gross External Area (GEA) of 4,970.7m², with car parking at the front. Unit A was previously occupied by Focus DIY whilst Unit B was previously occupied by Land of Leather. The retail units have been vacant since 2007 (Unit A) and 2009 (Unit B).

The site is accessed from a traffic light controlled junction on Victoria Road, whilst the service yard is accessed via a road along the southeast boundary.

Residential and commercial properties are located opposite the application site along Victoria Road. Residential properties are located to the north and northeast along with commercial units within the Braintree Road Industrial Estate. The former Express Dairy/Arla Foods site is located south and southeast of the application site. Part of the High Speed 2 (HS2) Draft Safeguarding Area (October 2012) is located at the rear of the site lies, beyond which lies London Underground and Chiltern Railway Line. RAF Northolt lies approximately 440m west of the site.

The application site is located within the Braintree Road Industrial and Business Area (IBA) and has a Public Transport Accessibility Level of 1b. The site is located approximately 300m away from the South Ruislip Core Shopping Area and is therefore outside the South Ruislip Local Centre.

3.2 Proposed Scheme

Outline planning permission for the demolition of existing buildings and the erection of 3,716m² of Non-Food Retail warehousing (Class A1), 929m² of open garden centre plus servicing, car parking, landscaping and access was granted in May 1996 (ref: 3953/DS/93/1523) and imposed a condition (condition 11) restricting the type of goods that could be sold from the retail units:

"The development hereby approved shall be used solely for the sale of the following non-food goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, self-assembly furniture and carpets. The premises shall be used for no other purposes, including any other use within Class A1 of the Town and Country Planning (Use Classes) Order 1987, unless prior written consent is obtained from the Local Planning Authority".

Planning application ref: 3953/EG/96/1602 was granted in May 1997 to vary condition 11 of planning permission ref: 3953DS/93/1523 to allow for extension of the range of goods

available for sale from the premises. A condition was imposed (Condition 2) to allow the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, self-assembly furniture and carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers".

In September 2008 planning application ref: 64445/APP/2008/1295 was granted to vary condition 2 of planning permission ref. 3953/EG/96/1602, to allow for a further extension of the range of goods available for sale from Unit A (former Focus). A condition was imposed (condition 1) to allow the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related goods, furniture, carpets, toys, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment".

In June 2014 planning application ref: 64445/APP/2013/1050, was granted to vary condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for the sale of the following non-food goods:

"DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing".

The current proposal is for the variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602, dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products from Unit B.

No more than 10% of the floor area shall be used for food and drink; toiletries from no more than 5% floor area; and no more than 5% of the floor area for pet products, including food for non-human consumption.

B&M Home Stores is the proposed occupier of Unit B, which would have a Gross Internal Area of 2,257sq.m.

3.3 Relevant Planning History

64445/APP/2008/1295 428a Victoria Road Ruislip

VARIATION OF CONDITION 2 OF PLANNING PERMISSION REF. 3953EG/96/1602 DATED 09/05/97 TO ALLOW FOR EXTENSION OF THE RANGE OF GOODS AVAILABLE FOR SALE FROM THE PREMISES TO ALLOW FOR THE SALE OF SPORTS GOODS AND EQUIPMENT

BICYCLES AND ASSOCIATED EQUIPMENT, PLAY EQUIPMENT, BABY EQUIPMENT AND PRODUCTS, ELECTRONIC GAMES AND EQUIPMENT AND OTHER PRODUCTS ASSOCIATED WITH TOYS AND CHILDREN'S ENTERTAINMENT.

Decision: 03-09-2008 Approved

64445/APP/2008/2496 428a Victoria Road Ruislip
CHANGE OF USE OF RETAIL UNIT (A1) TO USE AS A BINGO CLUB (D2)

Decision:

64445/APP/2013/1000 428a Victoria Road Ruislip

Refurbishment of Unit A involving installation of mezzanine floor, installation of shop front, alterations to elevations, installation of trolley bays, alterations to car parking arrangements, involving demolition of existing mezzanine floor, external sales area, entrance porch and canopy

Decision: 12-11-2013 Approved

64445/APP/2013/1050 428a Victoria Road Ruislip

Variation of condition No.1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 to allow the sale of A1 non food goods and preclude the sale of food and drink (variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/97 to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment)

Decision: 12-11-2013 Approved

64445/APP/2014/2463 428a Victoria Road Ruislip

Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.

Decision:

64445/APP/2014/2467 428a & 428b Victoria Road Ruislip

Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping

Decision:

Comment on Relevant Planning History

An application for the refurbishment of Units A and B, is being considered under planning application ref: 64445/APP/2014/2467.

An application for the variation of Condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for a wider range of goods to be sold from Unit A, is being considered under planning application ref: 64445/APP/2014/2463.

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.E5 (2012) Town and Local Centres
- PT1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations.

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- LE2 Development in designated Industrial and Business Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- LPP 2.15 (2011) Town Centres
- NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 46 local owners/occupiers and South Ruislip Residents Association. A site notice was also posted. No responses were received.

Greater London Authority:

The application complies with some of the relevant London Plan policies, but not with others for the following reasons:

Retail:

(i) Sequential test: It is requested that Hillingdon Council provide a view on the local assessment of site options within the borough and furthermore engage with Harrow Council on sites within its administrative area.

(ii) Test of scale: This application with other approved and potential retail floor space in South Ruislip continues to raise concern in relation to the cumulative impacts of the additional floor space on the defined network of retail centres.

(iii) Assessment of impact: The overall potential quantum of retail development in South Ruislip could have adverse impacts on retail health and investment in town centres within Hillingdon and Harrow. Hillingdon Council should undertake a thorough review of the findings of the retail impact assessment findings on the town centre hierarchy with particular focus on potential cumulative impacts of the current application proposals, ASDA (ARLA application) and approved Sainsbury's food store expansion. This process should include consultation with Harrow Council.

(iv) Managing out of centre retail: The applicant is requested to indicate whether an alternative (residential) use has been considered as a development option for the site and Hillingdon Council are requested to provide an opinion on the site coming forward for alternative use.

Urban Design: The purpose of these design changes are to place the corporate brand of the new occupiers ALDI and B&M Home Stores and on the existing warehouse sheds and are acceptable in strategic planning terms. The main design concern with the refurbishment proposals relates to making the old retail warehouse units more energy efficient and is reflected in comments set out in the energy section of the report.

Transport: The applicant has only provided a highways assessment; however given the potential transport impact of the proposed development, TfL expects that the assessment should also consider the pedestrian, cycling and public transport network and reflect that the site has been vacant for at least five years. The applicant should also respond in full to all other London Plan compliance issues before Stage 2.

Sustainable energy: The applicant has not submitted an energy strategy and this should be provided in compliance with London Plan policy 4.7 and the guidance given in the report.

OFFICER COMMENTS:

The GLA comments in regards to the retail impacts of the development have been discussed elsewhere in this report. The other issues raised have been dealt with as part of planning application ref: 64445/APP/2014/2467.

TfL:

The application will involve the refurbishment of the existing retail units and the variation of condition to allow for the sale of perishable goods on site. The applicant expects a food retailer and retailer selling non perishable goods to occupy the two units. TfL's comments on these applications are as follows:

- It is not clear whether the impact assessment takes into account the existing vacancy of the two units as TfL would expect the existing number of trips to be zero. Furthermore, a multi-modal impact assessment has not been provided. TfL are therefore unable to ascertain the number of walking, cycling and public transport trips expected to be generated by the proposals. Notwithstanding this, TfL is satisfied there would be sufficient public transport capacity within the local area to accommodate a development of this nature.

- The applicant proposes 218 car parking spaces, inclusive of 16 disabled. The figure proposed is far in excess of the car parking maximum standards contained within the Further Alterations to the London Plan (FALP). The FALP standards are as follows for a retail unit with a PTAL of 3.

Maximum standards for retail uses: space per sq.m of gross floor space

| Use | PTAL 6 and 5 | PTAL 4 to 2 | PTAL 1 |
|--|--------------|-------------|--------|
| · Food | | | |
| Up to 500 m2 | 75 | 50-35 | 30 |
| Up to 2500 m2 | 45-30 | 30-20 | 18 |
| Over 2500 m2 | 38-25 | 25-18 | 15 |
| · Non food | 60-40 | 50-30 | 30 |
| · Garden Centre | 65-45 | 45-30 | 25 |
| · Town Centre/Shopping Mall/Dept Store | 75-50 | 50-35 | 30 |

Applying these standards would allow for an absolute maximum of 75 spaces for the food retail and 75 spaces for the non-food retail. The relevant car parking ranges for the food unit is 45-75 spaces and 50-75 spaces for the non-food retail unit. The proposals therefore represent an overprovision of 68 spaces. You should be aware that these figures represents an absolute maximum and with consideration to the site's moderate PTAL and existing highway congestion, TfL do not believe it would be appropriate to apply these standards at this location.

On that basis, to determine an appropriate number of spaces, a maximum standard in the range allowed (i.e. 25 for the food unit and 40 for the non food unit) is considered to provide a logical approach and this gives a maximum of 60 spaces for the non food unit and 56 for the food unit therefore giving a total number of 106 spaces. TfL therefore requests that the car parking is reduced from 218 to 106 spaces in accordance with London Plan policy 6.13. For the eventual number of spaces agreed on site 10% of all spaces will need to be fitted with active Electrical Vehicle Charging Points (EVCPs) with a further 10% fitted with passive charging infrastructure.

The applicant is proposing space for 28 cycles or 14 stands. The FALP does require additional spaces to be provided as follows:

- 1,507.4sqm of food retail - 9 long stay spaces and 22 short stay spaces
- 2,257sqm of non food retail - 5 long stay spaces and 9 short stay spaces

TfL therefore requests the cycle parking provision is increased accordingly. Furthermore, the long stay spaces should be provided within the retail units to provide a secure environment and shower and changing facilities should be provided for all staff employed on site.

A workplace travel plan has been provided and TfL consider the content acceptable. Little detail has been provided on the servicing requirements of the two units. Nevertheless, considering the nature of retail occupier TfL requests that a Delivery and Servicing Plan (DSP) is provided.

OFFICER COMMENTS:

The site currently provides 218 parking spaces, some of which would be relocated within the site. The number of parking spaces has been reduced and active and passive electric vehicle charging points have been provided. The number of cycle parking spaces has also been increased.

TfL:

Our latest position is that the car parking remains in excess of the London Plan maximum standards and the lack of shower and changing facilities is accepted on the basis that it has not been agreed with the tenants. The increase in cycle parking provision is welcomed. We expect a DSP to be secured by condition.

Internal Consultees

Highways:

Further to reviewing the Transport Statement submitted in support of the above, it is noted that the sample site selected from within the TRICS Database, in relation to the trip assessment of Unit A, only consider discount food stores. As the operator of this unit cannot be controlled, the trip assessment required to be undertaken in relation to non-discount food stores. In addition it is noted that the selection of sample sites in relation to the Saturday peak hour are limited with only two sites provided. As a result, the trip rates used in the Transport Statement undertaken for the Sainsbury's store, located adjacent to the junction of Victoria Road and Long Drive are required to be used in relation to the current proposals.

When considering the trip assessment associated with Unit B, it is noted that the sample sites are not representative due to the nature of goods sold. Therefore, the trip rates used in relation to the extant planning consent (ref: 64445/APP/2013/1050) in relation to Unit A, are required to be used.

Clarification is required to be provided in relation to the methodology used in determining the vehicle trips identified in table 5.5 and paragraph 5.10 of the Transport Statement. In addition, reference is required to be provided in relation to the amount (31%) of transferred trips travelling eastbound along Victoria Road.

The Transport Statement is required to demonstrate how the existing signal controlled junction that provides access to the site will be brought back into operation, in order that the proposals can be implemented. This will need to identify if any changes to the existing signal timings will be required in order that the access/junction will operate at optimum performance.

The Transport Statement informs that there will be 218 parking spaces provided within the site. However, the plans included with the document show 212 parking spaces.

All vehicle swept paths are required to include a 300mm margin of error.

The submitted vehicle swept paths are showing parking spaces located across the proposed servicing access to unit B. Therefore these are required to be deleted.

In order to provide a comparative assessment, vehicle swept paths of a 16.5m articulated vehicle servicing unit B, under the existing access arrangements are required to be provided.

Officer comments:

In regards to the parking spaces across the proposed servicing access to unit B, these spaces would be removed. The number of overall parking spaces has been reduced and is considered to be acceptable. The applicant has submitted additional/revised transport information which addresses the above comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Braintree Road Industrial and Business Area (IBA) and is therefore subject to Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies (November 2012), which designates Industrial and Business Areas (IBAs) for business, industrial and warehousing purposes (Use Classes B1-B8) and for Sui-Generis uses appropriate in an industrial area.

The application site has been used as Non-Food Retail warehousing (Class A1) since planning permission was granted in May 1996 (ref: 3953/DS/93/1523) until 2009 when Unit B (former Land of Leather) became vacant.

SEQUENTIAL ASSESSMENT

Paragraph 24 of the National Planning Policy Framework (NPPF) establishes the requirement for a sequential assessment by advising that applications for main town centre uses such as retail development should be located within town centres, then in edge of centre locations and finally on out of centre sites. Annex 2 of the NPPF specifically includes local centres in the definition of town centres.

This approach is carried forward in the current London Plan (July 2011) and the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

- London Plan Policy 4.7 (Retail and Town Centre Development) requires retail and town centre development to relate to the size, role and function of a town centre and that development should be focused on sites within the town centres themselves.

- London Plan Policy 4.8 encourages a proactive approach to retail planning and bringing forward capacity for additional comparison goods retailing, particularly in the large international, metropolitan and major town centres with convenience retail supported in the district, neighbourhood and more local centres to secure a sustainable pattern of neighbourhood provision.

- Policy E5 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will accommodate additional retail growth within established centres in accordance with the conclusions of the latest evidence base. Growth for comparison goods will primarily be accommodated in District Centres as set out in Table 5.5 which excludes South Ruislip. Planning decisions will be taken in accordance with the provisions of national guidance, particularly the sequential and impact tests.

As the application site is located outside of the South Ruislip Local Centre a sequential assessment is required. The applicant has submitted a sequential assessment as part of the Planning and Retail Statement, which defines the application site as an "edge of centre location". The sequential assessment has used a combined approach to the individual units (Unit A and Unit B) and has applied a 25% discount to the proposed floor area of each unit.

The sequential assessment has been carried out on existing vacant premises in South Ruislip and nine other retail centres, including Ruislip, Northolt, South Harrow and Rayners Lane. These centres are the same as those reviewed as part of planning permission ref: 64445/APP/2013/1050, approved in June 2014.

The sequential assessment concludes that within the South Ruislip retail centre and the other retail centres studied, there were "no suitable, available or viable sites or units" which could accommodate B&M Home Stores, even with the 25% reduction in floor space to allow for the "'flexible' format". The application site is therefore the most suitable and viable option for the applicant.

IMPACT ON WIDER AREA

The applicant has submitted a retail assessment as part of the Planning and Retail Statement. The retail assessment considers the anticipated trading effects of the proposed B&M Home Stores on South Ruislip and nearby local centres including Ruislip, Eastcote, South Harrow, North Harrow and Rayners Lane. In terms of the surrounding local centres, these are trading well with below national average vacancy rates.

The range of goods sold by B&M Home Store is very similar to the range of non-food A1 goods approved under application ref: 64445/APP/2013/1050, dated June 2014, but also includes a limited food range of ambient, non-perishable packaged goods only such as confectionary, soft drinks and cupboard staples such as tinned food, cereals, teas and coffee, etc. The food range would take up no more than 10% of the gross retail area. It is important to note that the range of food and drink goods sold by B&M Home Stores is based on impulse buys only and does not constitute the range required for a main weekly grocery trolley shop or top-up shop. The proposed turnover of the food and drink element of the proposed B&M Home Store represents less than 0.5% of the forecast turnover of the South Ruislip local centre in 2017.

The retail assessment therefore demonstrates that the proposal would not harm the vitality and viability of other local centres, given the anticipated trade draws. For the avoidance of any doubt officers consider there are no sequentially preferable sites and the proposal would not have an unacceptable adverse impact. As such, the scheme is considered to be consistent with the National Planning Policy Framework (NPPF) and the Hillingdon Local Plan: Parts One and Two.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

With regard to impact on the character and appearance of the area, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail unit. As this proposal does not involve any external alterations, the proposal would not harm the appearance of the application property and the street scene, in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

With regard to impact on residential amenity, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail park. As this proposal does not involve any external alterations, the proposed variation to a condition will not have a visual impact on nearby residential properties.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

With regard to impact on traffic, parking and pedestrian safety, this proposal seeks an alteration to a condition restricting the sale of goods at an existing retail park. As this proposal does not involve any alterations to the car parking or traffic arrangements, the proposed variation to a condition would not cause harm to traffic and parking.

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

This is not applicable to this application.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

- Crime and Amenity of the area

It should be noted that due to the vacancy of the unit, there has been a history of anti-social behaviour and vandalism at the site and such activity has a detrimental impact on the amenity of the area in general. Whilst this matter is currently dealt with through on-site security, bringing the retail unit back into use would be a preferable way to reduce such incidents and would serve to improve the amenity of the area. This benefit weighs in favour of the development.

- Jobs

The proposal would provide 65 new jobs. Bringing the vacant unit back into use would ensure job provision to the benefit of the local economy. It is recommended that an employment strategy is secured to encourage local employment. The benefits of the additional local jobs provided also weighs in favour of the development.

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

This is not applicable to this application.

10. CONCLUSION

The applicant seeks to vary condition 1 of planning permission ref. 64445/APP/2008/1295,

dated 03/09/2008, to allow a larger range of A1 goods to be sold from Unit B, a vacant A1 retail warehouse.

The range of goods that can be sold from Unit B has been extended through a number of applications to vary conditions restricting the type of goods. This proposal seeks to vary the existing condition to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.

The proposal is considered to comply with Policies AM7 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework (NPPF). The application is therefore recommended for approval.

11. Reference Documents

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

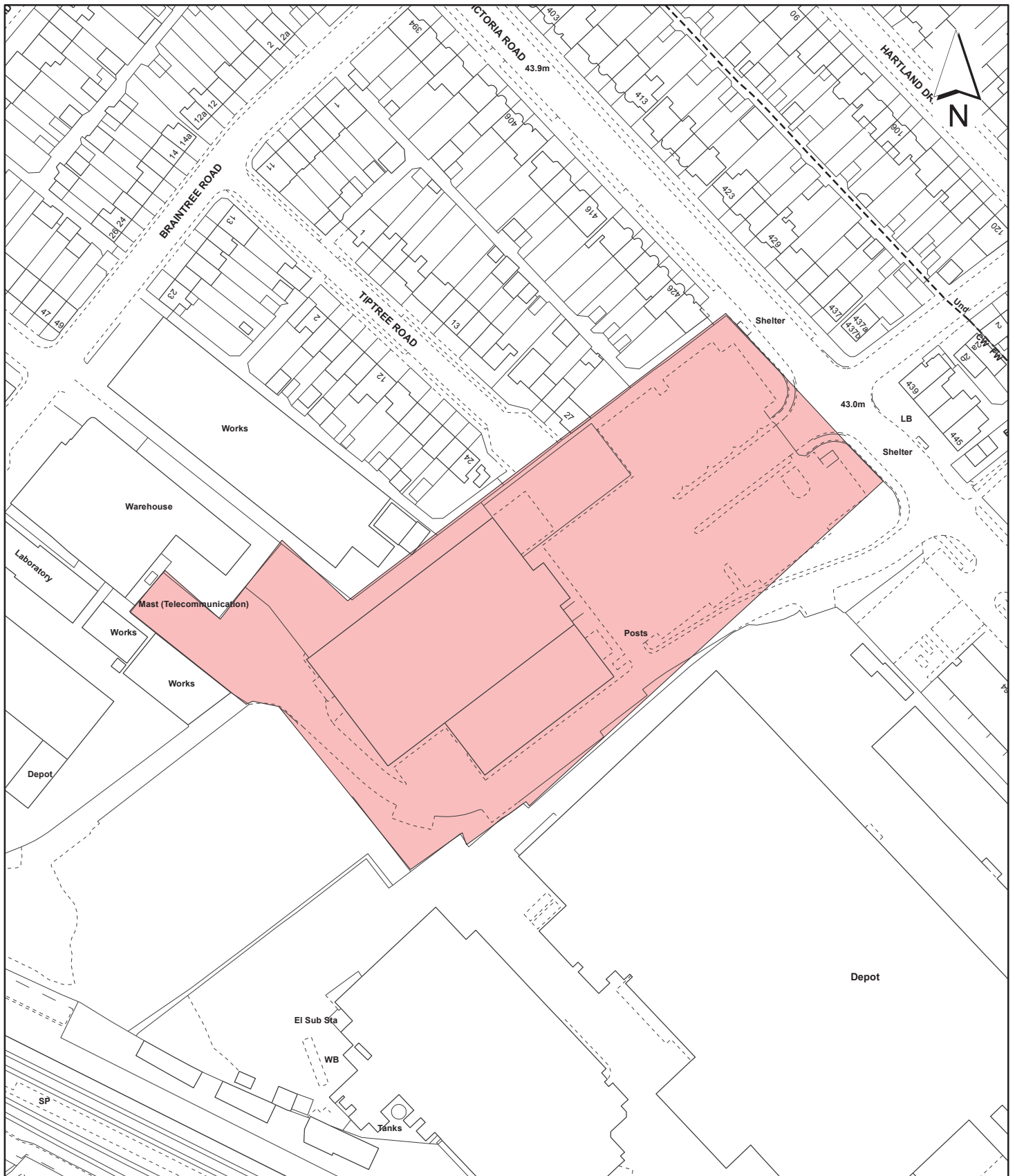
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

London Plan (July 2011)


National Planning Policy Framework (March 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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| | |
|---|---------------------------|
| Site Address | |
| 428A Victoria Road Ruislip | |
| Planning Application Ref: 64445/APP/2014/2465 | Scale 1:1,600 |
| Planning Committee Major Page 48 | Date April 2015 |

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 428A & 428B VICTORIA ROAD RUISLIP

Development: Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping

LBH Ref Nos: 64445/APP/2014/2467

Drawing Nos: Design and Access Statement Issue :
1242-PL101 Site Location Plan
1242-PL102 Existing Site Plan
1242-PL103 Existing Floor Plans & Cross Section
1242-PL104 Existing Elevations
Transport Statement July 2014
N02-AW- Post Application Response 19 November 2014
1242-PL122 Site Location Plan Unit E
1242-PL120 Site Location Plan Unit F
130938A/AT/B01 Rev A Swept Path Analysis
Photos of Existing Boundary Wall January 2014
Travel Plan July 2014
1242-PL113 Rev C Proposed Elevations
Sustainability Statement - Units A B Victoria Road South Ruslip February 2015
N02-AW- Post Application Response 01 December 2014
1242-PL112 Rev B Proposed Floor Plan & Cross Section
1242-PL111 Rev E Proposed Site Plan Assuming Citygrove Scheme
Letter dated 17 Feb 2015
1242-PL110 Rev F Proposed Site Plan with Existing Access

| | | | |
|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 11/07/2014 | Date(s) of Amendment(s): | 11/03/2015 |
| Date Application Valid: | 15/07/2014 | | 17/02/2015 |
| | | | 05/02/2015 |
| | | | 11/07/2014 |
| | | | 04/03/2015 |

1. SUMMARY

Planning permission is sought for the refurbishment of the existing retail units, Units A and B, which have been vacant since 2007 and 2009 respectively.

The refurbishment would provide revised floor layouts to Units A and B, demolish the external sales area, install new shop fronts and erect an entrance porch and canopy. The proposed works include alterations to elevations, a revised parking layout and the installation of trolley bays along with associated landscaping.

The proposed scheme would not result in a detrimental impact on the character and appearance of the surrounding area or on the visual amenity of neighbouring residential properties, and would not cause harm to pedestrian or highway safety. The proposed

development complies with Policies AM7, AM14, BE13, BE15 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

2. RECOMMENDATION

That subject to the Mayor not directing the Council under Article 6 of the Town and Country Planning (Mayor of London) Order 2008 to refuse the application, or under Article 7 of the Order that he is to act as the local planning authority for the purpose of determining the application, delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A. That the Council enter into a legal agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or any other legislation to secure the following:

1. Employment Strategy: An employment strategy to be entered into and adhered to address how local people will gain access to employment opportunities.

2. Travel Plan.

B. That the applicant meets the Council's reasonable costs in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed.

C. That the officers be authorised to negotiate the terms of the proposed agreement.

D. That, if the S106 agreement has not been finalised within 3 months, under the discretion of the Head of Planning and Enforcement, the application is refused under delegated powers on the basis that the applicant has refused to address planning obligation requirements.

E. That if the application is approved, the following conditions be attached:

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,

1242-PL101 Site Location Plan
1242-PL120 Site Location Plan Unit A
1242-PL122 Site Location Plan Unit B
1242-PL102 Existing Site Plan
1242-PL103 Existing Floor Plans & Cross Section
1242-PL104 Existing Elevations

1242-PL110 Rev F Proposed Site Plan with Existing Access
1242-PL111 Rev E Proposed Site Plan Assuming Citygrove Scheme
1242-PL112 Rev B Proposed Floor Plan & Cross Section
1242-PL113 Rev C Proposed Elevations
130938A/AT/B01 Rev A Swept Path Analysis

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

REASON

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

3 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 Means of enclosure/boundary treatments
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
 - 2.e Other structures

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

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011)

4 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

5 COM12 Use Within Same Use Class Unit A

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 1995 (as amended), Unit A as shown on Drawing No. 1242-PL120 shall be used for the sale of food and other convenience goods or the following non-food goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing, and for no other purposes, unless prior written consent is obtained from the Local Planning Authority.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians, in accordance with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 COM12 Use Within Same Use Class Unit B

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or the Town and Country Planning (General Permitted Development) Order 1995 (as amended), Unit B as shown on Drawing No. 1242-PL122 shall be used

solely for the sale of the following goods: DIY articles, garden materials and goods, building and decorating equipment and related goods, self-assembly furniture, carpets, office goods and equipment, white goods and other electrical goods and accessories, gas appliances and computers, sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment, clothing and footwear, soft and hard furnishings, household goods and homewares and for the sale of ancillary goods which are part of the usual product mix of retailers of the foregoing, including food and drink from no more than 10% of the floor area, toiletries from no more than 5% of the floor area and pet products, including food for non-human consumption, from no more than 5% of the floor area unless prior written consent is obtained from the Local Planning Authority.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to limit retail activity on sites which are more readily accessible by private motor vehicles than by public transport, bicycles or pedestrians, in accordance with Policy LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 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 AM14 and LE2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

8 COM15 Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SUDS features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards (safe access and egress must be demonstrated);
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime; including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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. incorporate water saving measures and equipment

v. provide details of water collection facilities to capture excess rainwater;

vi. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water runoff is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close as its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or January 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

9 COM17 Control of site noise rating level

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 residential property. 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

10 COM22 Operating Hours

The premises shall not be used except between:-
0800 and 2000 Mondays to Saturdays
1000 to 1700 Sundays, Public or Bank Holidays.

REASON

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

11 COM27 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the

parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

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

12 COM29 No 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 other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policies BE13 and OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3.

13 NONSC Deliveries and Collections

Deliveries and collections, including waste collections, shall be restricted to the following hours: 0700 hours to 2200 hours Monday to Saturdays; and 0900 hours to 1800 hours on Sundays and Bank Holidays.

REASON

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

14 NONSC Delivery and Servicing Plan

Prior to occupation, a delivery and service plan for Unit A and Unit B shall be submitted to and approved in writing by the Local Planning Authority. The delivery and service plan shall include measures to minimise the impact of servicing and deliveries on the strategic highway network in accordance with the London Freight Plan (November 2007) and the 'Delivering a road freight legacy' document (September 2013) and shall include monitoring measures and avoiding peak periods.

The development shall be carried out in strict accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON

In order to ensure that the servicing and delivery activity associated with the development does not have an adverse impact on the strategic highway network in accordance with London Plan Policy 6.14 (July 2011).

15 NONSC Non Standard Condition

Prior to the commencement of development, details of trolley traps to prevent shopping trolleys exiting the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the occupation of the retail

stores.

REASON

To prevent the abandonment of shopping trolleys and associated anti-social behaviour, to the detriment of Health and Safety and the character and appearance of the local area in accordance with Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

| | |
|----------|---|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| 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 |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LPP 2.15 | (2011) Town Centres |
| NPPF | National Planning Policy Framework |

3 115 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 114C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

5 143 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to

avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

6 147 Damage to Verge - For Council Roads:

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

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

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

7

The Applicant is advised that the application site falls partially within land that may be required to construct and/or operate phase one of a high speed rail line between London and the West Midlands, known as High Speed Two (HS2). Powers to construct and operate HS2 are to be sought by promoting a hybrid Bill which was deposited in Parliament on 25th November 2013. As a result the application site, or part of it, may be compulsorily purchased. More information can be found at www.hs2.org.uk.

8 125 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).

3. CONSIDERATIONS

3.1 Site and Locality

The application site covers 1.57 hectares and comprises two retail units (Unit A and Unit B) measuring a total Gross External Area (GEA) of 4,970.7m², with car parking at the front. Unit A was previously occupied by Focus DIY whilst Unit B was previously occupied by Land of Leather. The retail units have been vacant since 2007 (Unit A) and 2009 (Unit B).

At present Unit A has a total Gross External Area (GEA) of 3974m² (including an existing mezzanine, external sales area and entrance porch and canopy). Unit B has a total Gross External Area (GEA) of 997.4sq.m.

The site is accessed from a traffic light controlled junction on Victoria Road, whilst the service yard is accessed via a road along the southeast boundary.

Residential and commercial properties are located opposite the application site along Victoria Road. Residential properties are located to the north and northeast along with

commercial units within the Braintree Road Industrial Estate. The former Express Dairy/Arla Foods site is located south and southeast of the application site. Part of the High Speed 2 (HS2) Draft Safeguarding Area (October 2012) is located at the rear of the site lies, beyond which lies London Underground and Chiltern Railway Line. RAF Northolt lies approximately 440m west of the site.

The application site is located within the Braintree Road Industrial and Business Area (IBA) and has a Public Transport Accessibility Level of 1b. The site is located approximately 300m away from the South Ruislip Core Shopping Area and is therefore outside the South Ruislip Local Centre.

3.2 Proposed Scheme

Planning permission is sought for the refurbishment of the existing retail units, Units A and B, which have been vacant since 2007 and 2009 respectively.

The refurbishment would provide revised floor layouts to Units A and B, providing a Gross Internal Area of 1507.4sq.m to Unit A, and a Gross Internal Area of 2,257sq.m to Unit B.

New shop fronts would be installed and an entrance porch and canopy erected. The proposed works include alterations to elevations, a revised parking layout and the installation of trolley bays along with associated landscaping. The scheme would involve the demolition of the existing mezzanine floor (139.2m² GEA) and the external sales area (866.2m² GEA).

The proposed scheme would provide 196 parking spaces within the car park at the front of the site; the parking provision would include 13 disabled parking spaces, 8 parent and child spaces, 20 active electric vehicle charging points and 11 passive electric vehicle charging points. Covered cycle parking for 34 cycles would also be provided.

Aldi is the proposed occupier of Unit A whilst B&M Home Stores is the proposed occupier of Unit B.

3.3 Relevant Planning History

64445/APP/2008/1295 428a Victoria Road Ruislip

VARIATION OF CONDITION 2 OF PLANNING PERMISSION REF. 3953EG/96/1602 DATED 09/05/97 TO ALLOW FOR EXTENSION OF THE RANGE OF GOODS AVAILABLE FOR SALE FROM THE PREMISES TO ALLOW FOR THE SALE OF SPORTS GOODS AND EQUIPMENT BICYCLES AND ASSOCIATED EQUIPMENT, PLAY EQUIPMENT, BABY EQUIPMENT AND PRODUCTS, ELECTRONIC GAMES AND EQUIPMENT AND OTHER PRODUCTS ASSOCIATED WITH TOYS AND CHILDREN'S ENTERTAINMENT.

Decision: 03-09-2008 Approved

64445/APP/2008/2496 428a Victoria Road Ruislip

CHANGE OF USE OF RETAIL UNIT (A1) TO USE AS A BINGO CLUB (D2)

Decision:

64445/APP/2013/1000 428a Victoria Road Ruislip

Refurbishment of Unit A involving installation of mezzanine floor, installation of shop front, alterations to elevations, installation of trolley bays, alterations to car parking arrangements, involving demolition of existing mezzanine floor, external sales area, entrance porch and canopy

Decision: 12-11-2013 Approved

64445/APP/2013/1050 428a Victoria Road Ruislip

Variation of condition No.1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 to allow the sale of A1 non food goods and preclude the sale of food and drink (variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/97 to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment)

Decision: 12-11-2013 Approved

64445/APP/2014/2463 428a Victoria Road Ruislip

Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.

Decision:

64445/APP/2014/2465 428a Victoria Road Ruislip

Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.

Decision:

Comment on Relevant Planning History

An application for the variation of Condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for a wider range of goods to be sold from Unit A, is being considered under planning application ref: 64445/APP/2014/2463.

An application for the variation of Condition 1 of planning permission ref: 64445/APP/2008/1295, dated 03/09/2008, to allow for a wider range of goods to be sold from Unit B, is being considered under planning application ref: 64445/APP/2014/2465.

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.E5 (2012) Town and Local Centres
PT1.26 To encourage economic and urban regeneration in the Hayes/West Drayton Corridor, designated Industrial and Business Areas (IBA's) and other appropriate locations.

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
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
OE1 Protection of the character and amenities of surrounding properties and the local area
LPP 2.15 (2011) Town Centres
NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **20th August 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 94 local owners/occupiers and South Ruislip Residents Association. A site notice was also posted. One response was received requesting the wall separating the development from Tiptree Road is retained.

Greater London Authority:

The application complies with some of the relevant London Plan policies, but not with others for the following reasons:

Retail:

(i) Sequential test: It is requested that Hillingdon Council provide a view on the local assessment of site options within the borough and furthermore engage with Harrow Council on sites within its administrative area.

(ii) Test of scale: This application with other approved and potential retail floor space in South Ruislip continues to raise concern in relation to the cumulative impacts of the additional floor space on the defined network of retail centres.

(iii) Assessment of impact: The overall potential quantum of retail development in South Ruislip could have adverse impacts on retail health and investment in town centres within Hillingdon and Harrow. Hillingdon Council should undertake a thorough review of the findings of the retail impact assessment findings on the town centre hierarchy with particular focus on potential cumulative impacts of the current application proposals, ASDA (ARLA application) and approved Sainsbury's food store expansion. This process should include consultation with Harrow Council.

(iv) Managing out of centre retail: The applicant is requested to indicate whether an alternative (residential) use has been considered as a development option for the site and Hillingdon Council are requested to provide an opinion on the site coming forward for alternative use.

Urban Design: The purpose of these design changes are to place the corporate brand of the new occupiers ALDI and B&M Home Stores and on the existing warehouse sheds and are acceptable in strategic planning terms. The main design concern with the refurbishment proposals relates to making the old retail warehouse units more energy efficient and is reflected in comments set out in the energy section of the report.

Transport: The applicant has only provided a highways assessment; however given the potential transport impact of the proposed development, TfL expects that the assessment should also consider the pedestrian, cycling and public transport network and reflect that the site has been vacant for at least five years. The applicant should also respond in full to all other London Plan compliance issues before Stage 2.

Sustainable energy: The applicant has not submitted an energy strategy and this should be provided in compliance with London Plan policy 4.7 and the guidance given in the report.

OFFICER COMMENTS:

The GLA comments in regards to the retail impacts of the development have been discussed as part of planning application refs: 64445/APP/2014/2463 and 64445/APP/2014/2465. The other issues raised have been dealt with elsewhere in this report.

HS2:

As the southern end of the current application site on Victoria Road partially is within a surface safeguarded area for Phase One of HS2 (see safeguarding Map No SG-01-012) and the area in question is shown on Environmental Statement Plan CT-05-016 as being required for the South Ruislip Ventilation Shaft Main Construction Compound the landowner will provide HS2 Ltd with an appropriate right of access over the vehicular access for the construction and maintenance of the ventilation shaft.

In terms of the proposed HS2 scheme, Environmental Statement Plan CT-06-016 shows an HS2 access road being maintained to the South Ruislip Vent Shaft and headhouse and the remainder of the land being 'returned to suitable development use'.

Whilst HS2 Ltd considers the proposed development will not conflict with the construction or operation of the proposed railway in that location and is therefore acceptable in planning terms from an HS2 perspective, in the event that your Council is minded to grant permission for the development it is requested that the following informative is added to any decision notice:

'Informative:

The Applicant is advised that the application site falls partially within land that may be required to construct and/or operate phase one of a high speed rail line between London and the West Midlands, known as High Speed Two (HS2). Powers to construct and operate HS2 are to be sought by promoting a hybrid Bill which was deposited in Parliament on 25th November 2013. As a result the application site, or part of it, may be compulsorily purchased. More information can be found at www.hs2.org.uk.'

Ministry of Defence:

The MOD has no safeguarding objections to this proposal.

TfL:

The application will involve the refurbishment of the existing retail units and the variation of condition to allow for the sale of perishable goods on site. The applicant expects a food retailer and retailer selling non perishable goods to occupy the two units. TfL's comments on these applications are as follows:

- It is not clear whether the impact assessment takes into account the existing vacancy of the two units as TfL would expect the existing number of trips to be zero. Furthermore, a multi-modal impact assessment has not been provided. TfL are therefore unable to ascertain the number of walking, cycling and public transport trips expected to be generated by the proposals. Notwithstanding this, TfL is satisfied there would be sufficient public transport capacity within the local area to accommodate a development of this nature.

- The applicant proposes 218 car parking spaces, inclusive of 16 disabled. The figure proposed is far in excess of the car parking maximum standards contained within the Further Alterations to the London Plan (FA LP). The FALP standards are as follows for a retail unit with a PTAL of 3.

Maximum standards for retail uses: space per sq.m of gross floor space

| Use | PTAL 6 and 5 | PTAL 4 to 2 | PTAL 1 |
|---|--------------|-------------|--------|
| · Food | | | |
| Up to 500 m2 | 75 | 50-35 | 30 |
| Up to 2500 m2 | 45-30 | 30-20 | 18 |
| Over 2500 m2 | 38-25 | 25-18 | 15 |
| · Non food | 60-40 | 50-30 | 30 |
| · Garden Centre | 65-45 | 45-30 | 25 |
| · Town Centre/Shopping Mall/Dept Store | 75-50 | 50-35 | 30 |

Applying these standards would allow for an absolute maximum of 75 spaces for the food retail and 75 spaces for the non-food retail. The relevant car parking ranges for the food unit is 45-75 spaces and 50-75 spaces for the non-food retail unit. The proposals therefore represent an overprovision of 68 spaces. You should be aware that these figures represents an absolute maximum and with consideration to the site's moderate PTAL and existing highway congestion, TfL do not believe it would be appropriate to apply these standards at this location.

On that basis, to determine an appropriate number of spaces, a maximum standard in the range allowed (i.e. 25 for the food unit and 40 for the non food unit) is considered to provide a logical approach and this gives a maximum of 60 spaces for the non food unit and 56 for the food unit therefore giving a total number of 106 spaces. TfL therefore requests that the car parking is reduced from 218 to 106 spaces in accordance with London Plan policy 6.13. For the eventual number of spaces agreed on site 10% of all spaces will need to be fitted with active Electrical Vehicle Charging Points (EVCPs) with a further 10% fitted with passive charging infrastructure.

The applicant is proposing space for 28 cycles or 14 stands. The FALP does require additional spaces to be provided as follows:

- 1,507.4sqm of food retail - 9 long stay spaces and 22 short stay spaces
- 2,257sqm of non food retail - 5 long stay spaces and 9 short stay spaces

TfL therefore requests the cycle parking provision is increased accordingly. Furthermore, the long stay spaces should be provided within the retail units to provide a secure environment and shower and changing facilities should be provided for all staff employed on site.

A workplace travel plan has been provided and TfL consider the content acceptable. Little detail has been provided on the servicing requirements of the two units. Nevertheless, considering the nature of retail occupier TfL requests that a Delivery and Servicing Plan (DSP) is provided.

OFFICER COMMENTS:

The site currently provides 218 parking spaces, some of which would be relocated within the site. The number of parking spaces has been reduced and active and passive electric vehicle charging points have been provided. The number of cycle parking spaces has also been increased.

TfL:

Our latest position is that the car parking remains in excess of the London Plan maximum standards and the lack of shower and changing facilities is accepted on the basis that it has not been agreed with the tenants. The increase in cycle parking provision is welcomed. We expect a DSP to be secured by condition.

Internal Consultees

Access Officer:

The proposal to refurbish two semi-detached retail units, formerly occupied by Focus DIY and Land of Leather, raises no fundamental accessibility issues. However, any grant of planning permission should seek to secure accessible parking in accordance with the specifications set out in BS 8300:2009. The parking bays should also be signed to allow their use by Blue Badge holders, as well as Hillingdon residents with a Brown Badge.

Conclusion: acceptable, subject to the above.

Officer comment:

The above can be dealt with through the use of a suitable condition.

Conservation Officer:

The existing warehouse units are set back from Victoria Road by parking spaces and a central access road. Victoria Road is a busy route and the site is in a highly visible location which is in need of improvement. This side of Victoria Road is characterised by such warehouses of a similar nature with suburban pre-War and inter-War housing to the side and opposite. Saint Gregory the Great Catholic Church is a locally listed building (a heritage asset) also opposite. There are no designated heritage

assets on the site and it requires upgrading and enhancing.

COMMENTS: There is no objection to the scheme in principle, particularly the aspiration to upgrade the unit, which will also upgrade the overall appearance of the area. The demolition of the front greenhouse structure and the garden centre area will improve the street scene and is to be welcomed. The alterations proposed to the facades will tidy up the building. I would, however, suggest that for clarity that the new entrances be reconsidered; perhaps made more prominent. I am also concerned that the 'double pole' signage proposed could be obtrusive, and a more considered arrangement would be preferable.

In terms of the overall layout, this is a major thoroughfare, and the site fronts and is adjacent established housing estates. A good design and finish is therefore key, and I am keen that the forecourt parking contributes more positively to street scene. The layout which provides a new access road allows for a central pedestrian route and a more considered and accessible layout. If this new layout is acceptable in highways terms, then I would encourage the applicant to at least consider more robust materials which would also help raise the standard of design more generally in the area. Currently the proposed soft and hard landscaping appears limited and more detail is required.

The curtilages and boundaries should be well defined and I would urge the applicant to consider new boundary treatment to Victoria Road. The layout should also indicate the position, design and size of any freestanding signage (which I assume will be required) to Victoria Road.

Although the proposed layout for vehicles and pedestrians appears rational and logical it is important that it is robust. I would therefore advise that a revised layout plan is requested along with any revisions to the entrance signs.

Acceptable with clarification to the above suggestions.

Officer comments:

Further details of the hard and soft landscaping, including boundary treatments, would be provided through the use of suitable landscape conditions. The freestanding signage would require separate advertisement consent.

Environmental Protection Unit:

This site is in close proximity to residential premises. Please attach the following conditions:

N11B Noise affecting residential property

The rating level of noise emitted from the extraction/ventilation/chiller plant and/or machinery hereby approved shall be at least 5 dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with 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 of the Hillingdon Unitary Development Plan.

Loading/unloading/deliveries

The site shall not be used for delivery and the loading or unloading of goods outside the hours of [08:00] and [18:00], Monday to Friday, and between the hours of [08:00] and [13:00] on Saturdays. There shall be no deliveries on Sundays or Bank Holidays.

REASON: To safeguard the amenity of surrounding areas.

OFFICER COMMENTS:

In regards to the deliveries condition, the applicant has requested that this be revised to the hours of 07:00 and 22:00 Mondays to Saturdays and 09:00 and 18:00 on Sundays and Bank Holidays. Typically Aldi (Unit A) will have approximately two deliveries a day and B&M Home Stores (Unit B) will have approximately five deliveries a week. Due to the location of the service yards at the rear of the site, which are surrounded by existing commercial units in Braintree Road and the proposed Asda at the Arla site, and the lack of residential properties adjacent to the service yards, the above hours of deliveries are considered to be acceptable.

Hours of Operation

Please set an 'hours of operation' condition; I would suggest 8am to 8pm Monday to Saturday and 10am to 5pm on Sunday

LT1 Floodlighting

No floodlighting 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 neighbouring properties in relation to light pollution accordance with policy OE1 of the Hillingdon Unitary Development

Control of environmental nuisance from construction work Informative

Floodwater Management Officer:

The site proposes to connect to the existing drainage system, yet is unclear if that system has the capacity to deal with this and every opportunity should be taken within the landscaping proposals to reduce the flood risk to the surrounding area. Therefore the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SUDS features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards (safe access and egress must be demonstrated);
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime; including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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. incorporate water saving measures and equipment

v. provide details of water collection facilities to capture excess rainwater;

vi. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water runoff is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close as its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or January 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

Highways:

Further to reviewing the Transport Statement submitted in support of the above, it is noted that the sample site selected from within the TRICS Database, in relation to the trip assessment of Unit A, only consider discount food stores. As the operator of this unit cannot be controlled, the trip assessment required to be undertaken in relation to non-discount food stores. In addition it is noted that the selection of sample sites in relation to the Saturday peak hour are limited with only two sites provided. As a result, the trip rates used in the Transport Statement undertaken for the Sainsbury's store, located adjacent to the junction of Victoria Road and Long Drive are required to be used in relation to the current proposals.

When considering the trip assessment associated with Unit B, it is noted that the sample sites are not representative due to the nature of goods sold. Therefore, the trip rates used in relation to the extant planning consent (ref: 64445/APP/2013/1050) in relation to Unit A, are required to be used.

Clarification is required to be provided in relation to the methodology used in determining the vehicle trips identified in table 5.5 and paragraph 5.10 of the Transport Statement. In addition, reference is required to be provided in relation to the amount (31%) of transferred trips travelling eastbound along Victoria Road.

The Transport Statement is required to demonstrate how the existing signal controlled junction that provides access to the site will be brought back into operation, in order that the proposals can be implemented. This will need to identify if any changes to the existing signal timings will be required in order that the access/junction will operate at optimum performance.

The Transport Statement informs that there will be 218 parking spaces provided within the site. However, the plans included with the document show 212 parking spaces.

All vehicle swept paths are required to include a 300mm margin of error.

The submitted vehicle swept paths are showing parking spaces located across the proposed

servicing access to unit B. Therefore these are required to be deleted.

In order to provide a comparative assessment, vehicle swept paths of a 16.5m articulated vehicle servicing unit B, under the existing access arrangements are required to be provided.

Officer comments:

In regards to the parking spaces across the proposed servicing access to unit B, these spaces would be removed. The number of overall parking spaces has been reduced and is considered to be acceptable. The applicant has submitted additional/revised transport information which addresses the above comments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Braintree Road Industrial and Business Area (IBA) and approximately 300m away from the South Ruislip Core Shopping Area. The proposal seeks to refurbish the existing A1 retail units, which would include new shop fronts and alterations to the elevations, along with alterations to the car parking arrangements. The external sales area would be demolished. The A1 retail units were previously occupied by Focus DIY and Land of Leather but have been vacant since 2007 and 2009; the proposed external and internal alterations would allow for two new retail occupiers (Aldi and B&M Home Stores) to move into the vacant units.

The original planning permission granted in May 1996 (ref: 3953/DS/93/1523) imposed a condition (condition 12) restricting the amount of retail floor space to 3,716m². The floor layouts of Units A and B would be revised to provide 1507.4sq.m of Gross Internal Area to Unit A, and 2,257sq.m of Gross Internal Area to Unit B. Despite the revised floor layouts, the proposal would not result in an increase in the total amount of retail floor space, and so would remain below the limit imposed by condition 12 of planning permission ref: 3953/DS/93/1523.

It is therefore considered that the proposed scheme to refurbish Units A and B through the demolition of the external sales area and the provision of revised floor layouts is acceptable in principle.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

The application has been examined by the Ministry of Defence who do not raise any safeguarding objections to the proposals.

7.05 Impact on the green belt

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development complements and improves the character and amenity of the area. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The scheme includes alterations to the existing elevations and would install new shop fronts.

The scheme would also demolish the existing external sales area and remove the internal walls between the external sales area and the car park. At present, the site is vacant and in a poor condition, due to vandalism and graffiti. It is considered that the alterations to the elevations and the new shop fronts would enhance the visual appearance of the vacant retail units, which, along with the removal of the internal walls of the external sales area, would improve the character and appearance of the application site and the surrounding area.

The proposed scheme is considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The existing boundary wall between the external sales area and Tiptree Road is to be retained in order to provide a boundary to the adjoining properties from the car park. The proposal would improve the appearance of the retail units through the installation of new shop fronts, a new entrance porch and canopy, and alterations to the elevations. The proposed external works to the two retail units would not have a detrimental impact on the visual amenity of neighbouring residential properties.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) does not allow developments that result in an unacceptable amount of traffic generation, prejudice the free flow of traffic or have a detrimental impact on highway and pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to be in accordance with the Council's adopted car parking standards, which states that A1 Shops (including retail warehouses) need to comply with the standards set out in Table 6.2 of the 2011 London Plan.

The proposed scheme involves alterations to the car parking arrangements within the application site, which has a Public Transport Accessibility Level of 1b. At present, the car park has a total of 218 parking spaces which includes 6 disabled parking spaces and 38 parking spaces located at the rear and to the side of Units A and B. The proposed scheme would provide 196 parking spaces within the car park at the front of the site; the parking provision would include 13 disabled parking spaces, 8 parent and child spaces, 20 active electric vehicle charging points and 11 passive electric vehicle charging points. Covered cycle parking for 34 cycles would also be provided.

The above level of parking provision has been agreed by the applicant and TfL despite remaining in excess of the London Plan maximum standards. It is important to note that the level of proposed parking is no greater than the existing amount nor the level of parking approved under the proposed Citygrove development at the neighbouring Arla site (ref: 66819/APP/2014/1600). TfL has confirmed that the number of electric vehicle charging points and cycle parking spaces are acceptable. On balance, the proposed parking provision for the development is considered to be acceptable.

At present, customer access to the site is via an existing signal controlled junction (Victoria Road/West Mead) with a service vehicle access road from Victoria Road running along the south-eastern boundary. This service road is shared with the neighbouring Arla site. The approved Citygrove scheme (ref: 66819/APP/2014/1600) includes improvements to this shared site access/Victoria Road junction, and proposes to stop up the existing access into

the site from the Victoria Road/West Mead signalised junction. A central pedestrian walkway will be created through the site to allow for safe pedestrian access from Victoria Road to the store frontage.

The proposed vehicular access to the application site is considered to be acceptable as it would use an existing access road which is shared with the adjoining Arla site. In regards to traffic generation, it is considered that the proposed development would not result in a significant increase in traffic generation as to result in an unacceptable impact on the site access/Victoria Road junction and the existing highway network.

It is considered that the proposed scheme would be acceptable in regards to vehicle and cycle parking provision, would not result in an unacceptable level of traffic generation and would not have a detrimental impact on traffic flows or pedestrian and highway safety. The proposal therefore complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Design issues are discussed in section 7.07 of this report. Access to the application site has been discussed in Section 7.10 of this report. Security can be dealt with by way of condition on any consent granted.

7.12 Disabled access

The proposed scheme would provide level access to the retail unit, disabled WC facilities and 13 disabled parking spaces. The Council's Access Officer does not object to the proposed scheme.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided when necessary.

The application site already comprises landscaping around the site boundaries and within the car park, including a large number of trees. The existing landscaping will be retained and additional trees will be provided within the car park. The scheme would retain the 4m high brick wall along the northwest boundary with Tiptree Road and provide an additional landscaping strip along this boundary.

The proposal therefore complies with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) subject to a suitable landscaping scheme, which can be dealt with by way of a condition on any consent granted.

7.15 Sustainable waste management

The proposals will not result in any changes to waste and recycling arrangements.

7.16 Renewable energy / Sustainability

The Greater London Authority (GLA) raised concerns over the lack of an energy strategy and the need to improve energy efficiency. The applicant has submitted a Sustainability Statement, setting out measures to improve the energy efficiency of the existing buildings.

The proposed external works would replace the existing shop fronts with new shop fronts and introduce a new cladding system that complies with Part L2B of the Building Regulations. As the existing roof system does not meet current heat loss standards, the roof

would be over-clad with an aluminium grid-work support system to create a cavity which will be lined with 100mm thick quilt insulation and 0.7mm thick plastic-coated over-clad roof sheets. New rooflights would also be installed. The roof would therefore achieve a new improved U-value of 0.18W/m².K, in line with current guidance in Part L2B of the Building Regulations.

Fitting-out of the two retail units will be the responsibility of the new incoming tenants. The Sustainability Statement sets out where improvements in energy usage and consumption can be targeted during the internal fit-out of the units; the important elements of the fit-out would include lighting and power, heating and cooling, and water usage.

It is considered that the measures set out in the submitted Sustainability Statement would increase the energy efficiency of the two retail units and would incorporate sustainable measures to ensure suitable levels of energy usage and consumption. It is therefore considered that the proposal is acceptable in regards to sustainability and energy efficiency

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This is not applicable to this application.

7.19 Comments on Public Consultations

One response was received during the public consultation in regards to the existing wall separating the development from Tiptree Road; this has been discussed elsewhere in this report.

7.20 Planning obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

- Crime and Amenity of the area

It should be noted that due to the vacancy of the unit, there has been a history of anti-social behaviour and vandalism at the site and such activity has a detrimental impact on the amenity of the area in general. Whilst this matter is currently dealt with through on-site security, bringing the retail unit back into use would be a preferable way to reduce such incidents and would serve to improve the amenity of the area. This benefit weighs in favour of the development.

- Jobs

The proposal would provide 65 new jobs. Bringing the vacant unit back into use would ensure job provision to the benefit of the local economy. It is recommended that an employment strategy is secured to encourage local employment. The benefits of the additional local jobs provided also weighs in favour of the development.

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

This is not applicable to this application.

10. CONCLUSION

Planning permission is sought for the refurbishment of the existing retail units, Units A and I

which have been vacant since 2007 and 2009 respectively.

The refurbishment would provide revised floor layouts to Units A and B, demolish the external sales area, install new shop fronts and erect an entrance porch and canopy. The proposed works include alterations to elevations, a revised parking layout and the installation of trolley bays along with associated landscaping.

The proposed scheme would not result in a detrimental impact on the character and appearance of the surrounding area or on the visual amenity of neighbouring residential properties, and would not cause harm to pedestrian or highway safety. The proposed development complies with Policies AM7, AM14, BE13, BE15 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

11. Reference Documents

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

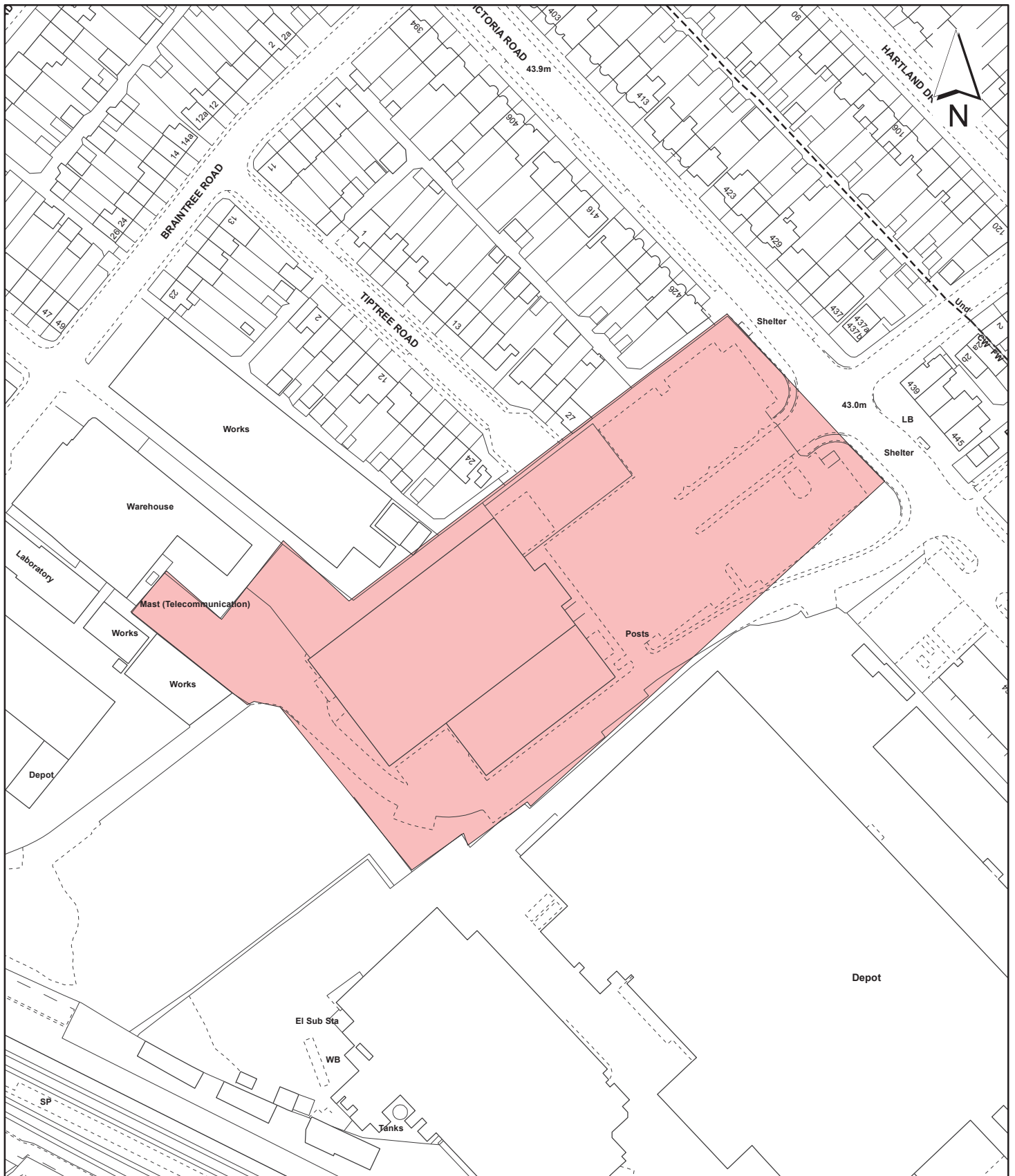
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)



London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



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|--|--|--------------------------------------|--|
| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p> | <p>Site Address</p> <p>428A & 428B Victoria Road Ruislip</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p>64445/APP/2014/2467</p> | <p>Scale</p> <p>1:1,600</p> |  <p>HILLINGDON LONDON</p> |
| | <p>Planning Committee</p> <p>Major Page 74</p> | <p>Date</p> <p>April 2015</p> | |

Report of the Head of Planning, Sport and Green Spaces

Address GRAND UNION OFFICE PARK PACKET BOAT LANE COWLEY

Development: External alterations to units 1-8 including amendments to external materials, amendments to fenestration, insertion of rooflights/windows and addition of balconies and porticos.

LBH Ref Nos: 1197/APP/2015/386

Drawing Nos: 3031/185 D
3031/186 D
3031/187 D
3031/188 D
Revision B 3rd February 2015 Ref 3031
3031/155 D
3031/156 D
3031/157 D
3031/158 D
3031/165 D
3031/166 D
3031/167 D
3031/168 D
Site location plan 1-125C

Date Plans Received: 02/02/2015

Date(s) of Amendment(s):

Date Application Valid: 05/02/2015

1. SUMMARY

The application proposes relatively minor alterations to the external appearance of the buildings including the provision of windows within the roof slopes, patio doors, balconies and render finish to the ground floor of the buildings.

The conversion of the building to residential has been permitted under the prior approval process, as such, the quality of the accommodation does not fall to be considered under this application.

The proposals do not raise any material planning concerns and therefore the development is considered to accord with the saved Unitary Development Plan policies, the Local Plan Part 1 policies, the London Plan and the NPPF.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3031/155 D, 3031/156 D, 3031/157 D, 3031/158 D, 3031/165 D, 3031/166 D, 3031/167 D, 3031/168 D, 3031/185 D, 3031/186 D, 3031/187 D and 3031/188 D and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 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 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.

| | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE20 | Daylight and sunlight considerations. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| 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 |

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
- (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

3 I14C Compliance with Building Regulations Access to and use of

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice.
AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6 and 8.

4 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site is an existing commercial office estate dating from the 1990s comprising eight office buildings arranged around an internal courtyard in three blocks of two and three storeys in a mixture of red and yellow brick with slate tile pitched roofs and metal windows and canopies.

The site perimeter benefits from established tree screening and associated soft landscape with car parking distributed generally across the site between the buildings and within the courtyard, interspersed with incidental soft landscaping.

The site is bounded to the west by the Grand Union Canal commercial/ industrial units to the south across Packet Boat Lane, employment commercial and residential property to the north and residential housing beyond tree screening to the east along Packet Boat lane and to its north.

The buildings and estate are generally of good condition and quality and are of a traditional architectural style and appearance.

The entrance to the site is directly onto Packet Boat Lane a short distance from the main trunk (classified) High Road, A408. The entrance itself comprises large double metal gates set well back from the edge of the pavement with security.

3.2 Proposed Scheme

The application seeks full planning permission for alterations to the external elevations of the buildings 1 to 8 including the provision of a render finish at ground floor level, provision of

balconies and patio doors, erection of porticos to the buildings entrances and insertion of (velux type) windows to the roof slopes. As part of the current application it is also proposed to remove all existing external (emergency) staircases.

The proposed scheme comprises the introduction of new Velux-type windows to the existing roofs to all the blocks. The Velux windows will have dark grey framing with clear glazing to help the windows recede into the roofs.

At ground floor level the existing brick cladding will be rendered and painted with a new stone string course at first floor level.

At the upper floors, all existing pressed metal window cills will be replaced with traditional reconstituted stone cills inset into the adjacent brickwork.

It is also proposed the addition of balconies to some windows. These will be traditional painted metal balconies with steel close centre balustrades and posts. Flooring to the balconies will be hardwood decking with open joints. At each balcony 1 no. existing window is to be altered to a French (patio) door to allow access. Additional windows are also added to other areas of the existing facades, matching the existing windows.

3.3 Relevant Planning History

1197/APP/2014/3122 Union Park Packet Boat Lane Cowley

Change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule 2 Part 3 Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended))

Decision: 14-10-2014 Refused **Appeal:** 18-02-2015 Allowed

1197/APP/2014/3725 Union Park Packet Boat Lane Cowley

Prior approval application for change of use from B1(a) to C3 use

Decision: 11-12-2014 Refused

1197/APP/2014/3988 Unit 6 Union Park Packet Boat Lane Cowley

Prior approval for change of use from B1(a) to C3 use (to create 27 self contained flats with a mix of 4x studios, 7x 1 bed and 16 x 2 bed)

Decision: 31-12-2014 Approved

1197/APP/2014/3989 Units 7-8 Union Park Packet Boat Lane Cowley

Prior Approval for change of use from B1(a) to C3 (to create 18 self contained flats with a mix of 8 x 1 bed and 10 x 2 bed)

Decision: 31-12-2014 Approved

1197/APP/2014/3990 Units 1-5 Union Park Packet Boat Lane Cowley

Prior approval for change of use from B1(a) to C3 use (to create 65 self contained flats with a mix of 34 x 1 bed and 31 x 2 bed)

Decision: 31-12-2014 Approved

Comment on Relevant Planning History

A number of applications, as detailed above, have been submitted under the prior approval procedure. These applications sought permission to change the use of the existing buildings from general office uses into residential uses. Officers initially sought to resist the change of use from offices to residential use at this site, planning application 1197/APP/2014/3725 was initially refused. However the grounds that can be used to refuse such prior approval applications are very limited and as such, the applicants appeal against the councils refusal was allowed by the Planning Inspectorate in February 2015. Any subsequent prior approval applications, if refused, would have also been allowed at appeal.

The acceptability of residential uses within this site has been considered acceptable, including at appeal. However, in accordance with the prior approval procedure the conversion of these buildings needs to be substantially completed before the end of May 2016.

The current application has been undoubtedly submitted in association with the conversion of the buildings to residential use, in particular, as it seeks to refresh their appearance but also to add residential features to the buildings, such as velux windows at roof level to enable the use of the roof space for residential purposes as well as seeking to provide porticos to existing entrances and private balconies to the upper floors units.

Notwithstanding this, due to procedural planning reasons, the application must be considered on its own merits irrespective of the possible final use of the buildings and 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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE20 Daylight and sunlight considerations.

BE23 Requires the provision of adequate amenity space.

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

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

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
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 (i) Dial-a-ride and mobility bus services
 (ii) Shopmobility schemes
 (iii) Convenient parking spaces
 (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **5th March 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

33 nearby owner occupiers were consulted, a site notice was posted and the application was advertised in a local paper.

So far 2 letters have been received objecting to the proposals by reason of its impact on the privacy of adjacent occupiers and 1 letter commenting on the proposals.

The issues raised in the letters of objection have been addressed in the report.

Canal & River Trust

No objections to proposals.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In land use terms there are no objections in principle to the proposed alterations to the external appearance of the buildings within this site, subject to compliance with other relevant planning policies and all the national considerations.

The Members attention is drawn to the fact that the use of conditions in the current application is restricted to the matters for which permission is being sought.

In the circumstances, no conditions pursuant to the potential use of the site for residential purposes or matters other than those relating to the external alterations proposed in the current application can be lawfully imposed.

7.02 Density of the proposed development

The density remains unchanged and further consideration of this matter is not warranted under the current application.

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

The site is not located within an Archaeological Priority Area, Conservation Area, Area of Special Local Character or affect the setting of any Listed Buildings.

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.

7.07 Impact on the character & appearance of the area

Overall, the proposed alterations to the external appearance of the development are minor and will alter its overall appearance only to emphasise and service its future residential use, which will be in keeping with the surrounding area. Notwithstanding this, it is considered that the provision of balconies, porticos, patio doors and a contrasting render finish at ground floor level will refresh and add interest to the elevations of these buildings whilst providing a common frontage to the units and will result in an improvement to the appearance of the development overall.

A condition is recommended to ensure that the details of the proposed external materials are provided.

7.08 Impact on neighbours

Although concerns have been raised regarding overlooking and the impact of the proposals on privacy, the distance and position of the new windows and balconies is such, in excess of 21 metres from the boundary of the nearest residential property, that it would have negligible impact on 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

Although the development is to provide enhanced facilities for future residential occupiers, the proposal is not seeking permission for a change of use to residential purposes.

The residential use was permitted under the prior approval process which did not allow for consideration of residential amenity; and this does not fall to be considered under this application. However, the proposal would provide additional windows and balconies which are likely to improve the quality of the resulting flats when compared to the buildings if they were to be simply converted.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposals do not seek to increase the amount of floorspace or remove existing parking spaces within the site and therefore the external alterations 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 scheme is considered adequate in terms of security and no concerns are raised in this respect.

7.12 Disabled access

The proposed external alterations raise no additional issues for wheelchair accessible users.

7.13 Provision of affordable & special needs housing

Not applicable

7.14 Trees, landscaping and Ecology

No existing trees or landscaping would be affected by the proposals.

7.15 Sustainable waste management

The proposed development has no impact on the location of waste and refuse stores.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

The appropriateness of the development in terms of noise and air quality remains unchanged and the development would not impact on these issues and as such are acceptable in these respects.

7.19 Comments on Public Consultations

None.

7.20 Planning obligations

Not applicable to development of this nature.

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 proposes relatively minor alterations to the external appearance of the buildings including the provision of windows within the roof slopes, patio doors, balconies and render finish to the ground floor of the buildings.

The proposals do not raise any material planning concerns and therefore the development is considered to accord with the saved Unitary Development Plan policies, the Local Plan Part 1 policies, the London Plan and the NPPF.

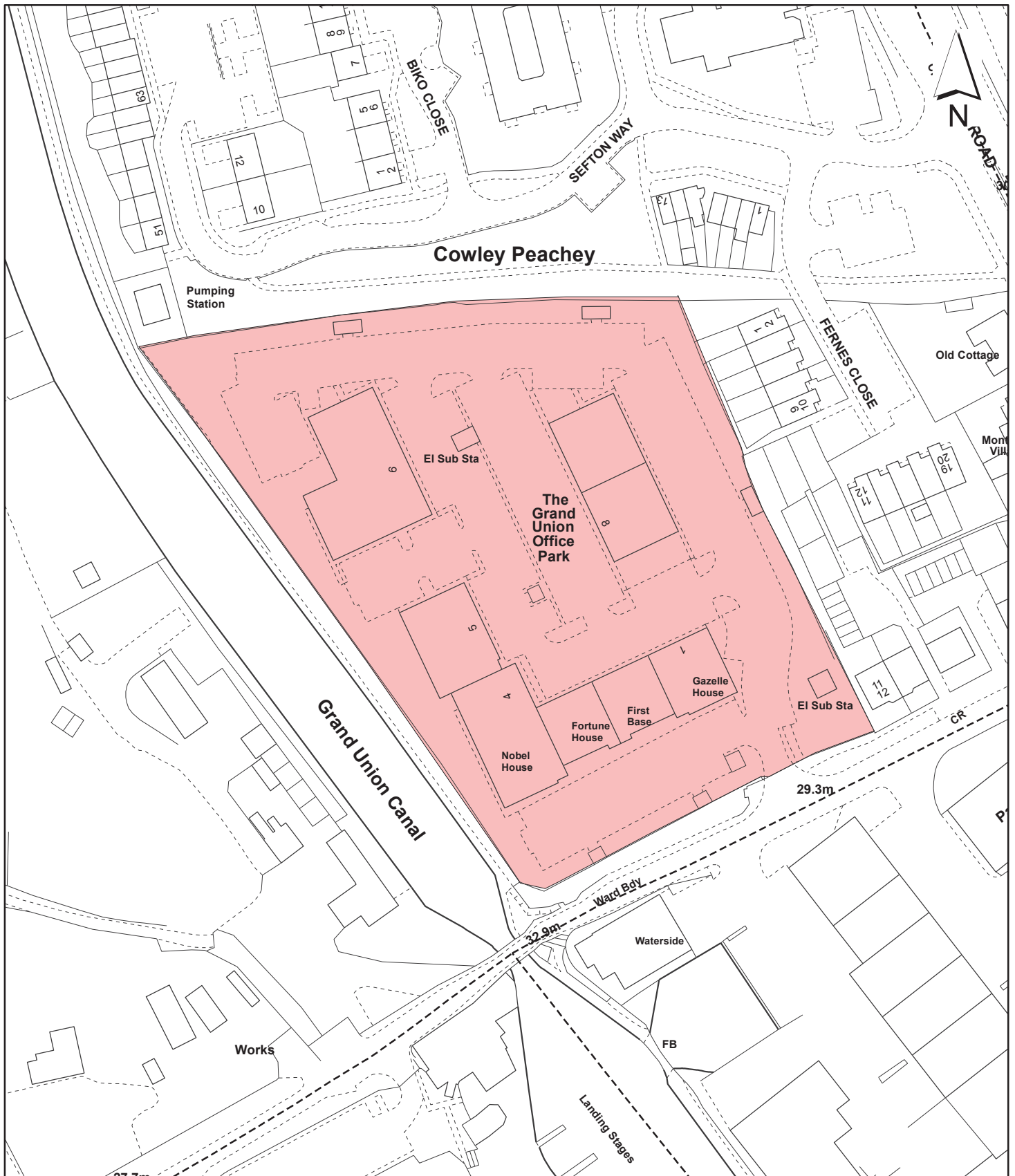
Accordingly the application proposal is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2015)
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



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Site Address

**Grand Union Office Park
 Packet Boat Lane
 Cowley**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

1197/APP/2015/386

Scale

1:1,250

Planning Committee

Major Page 85

Date

April 2015



HILLINGDON
 LONDON

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Plans for Major Applications Planning Committee 14th April 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address COMPOUND D HOTEL SITE, TERMINAL 5 HEATHROW AIRPORT
HOUNSLOW

Development: Reserved matters (landscaping) in compliance with condition 9 of outline
permission ref: 47853/APP/2008/3326 dated 9-3-2012 (Erection of 453
bedroom hotel with associated parking).

LBH Ref Nos: 47853/APP/2015/33

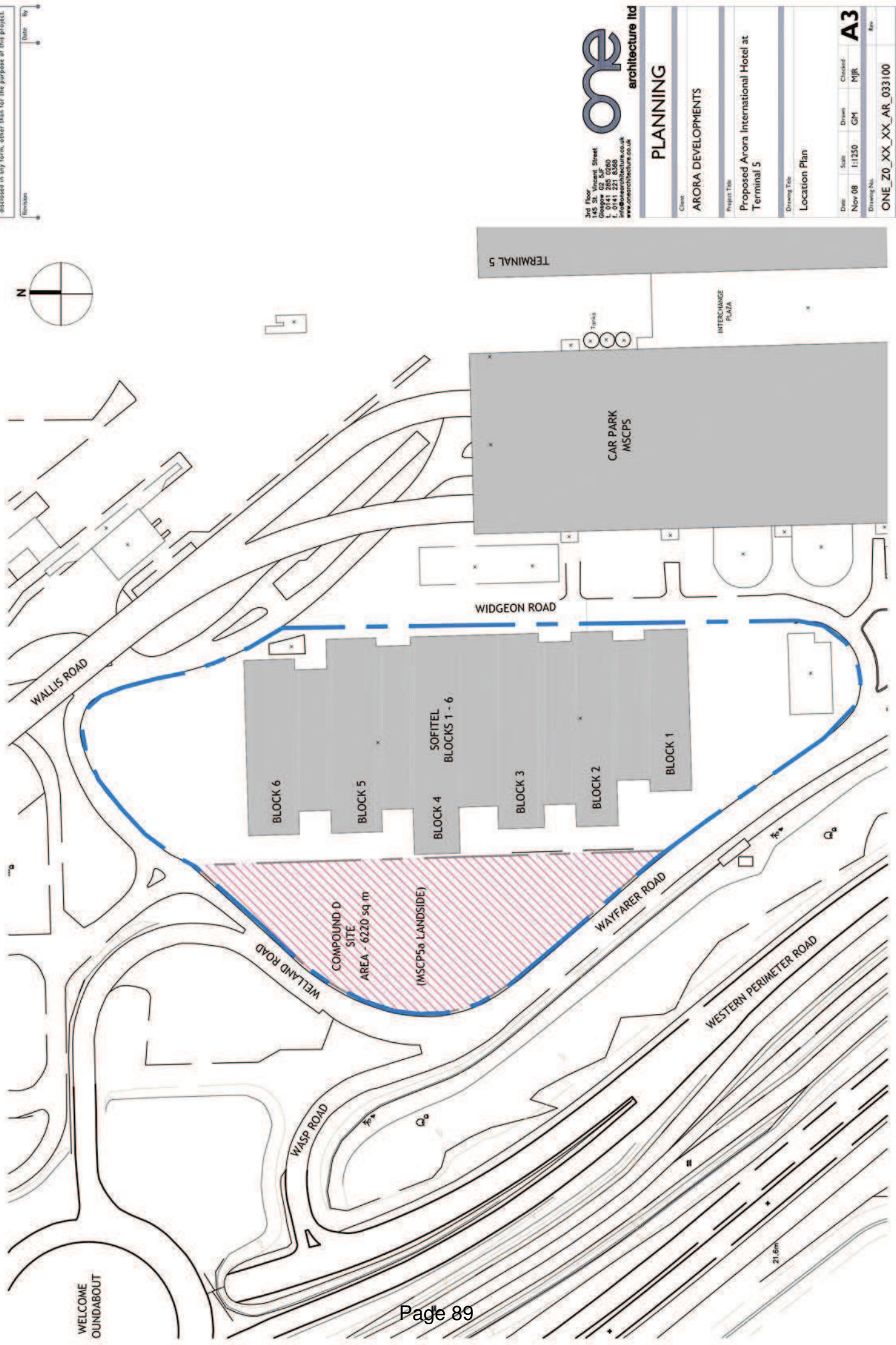
Date Plans Received: 06/01/2015

Date(s) of Amendment(s):

Date Application Valid: 08/01/2015

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| Revision | Date | By |
|----------|------|----|
| | | |

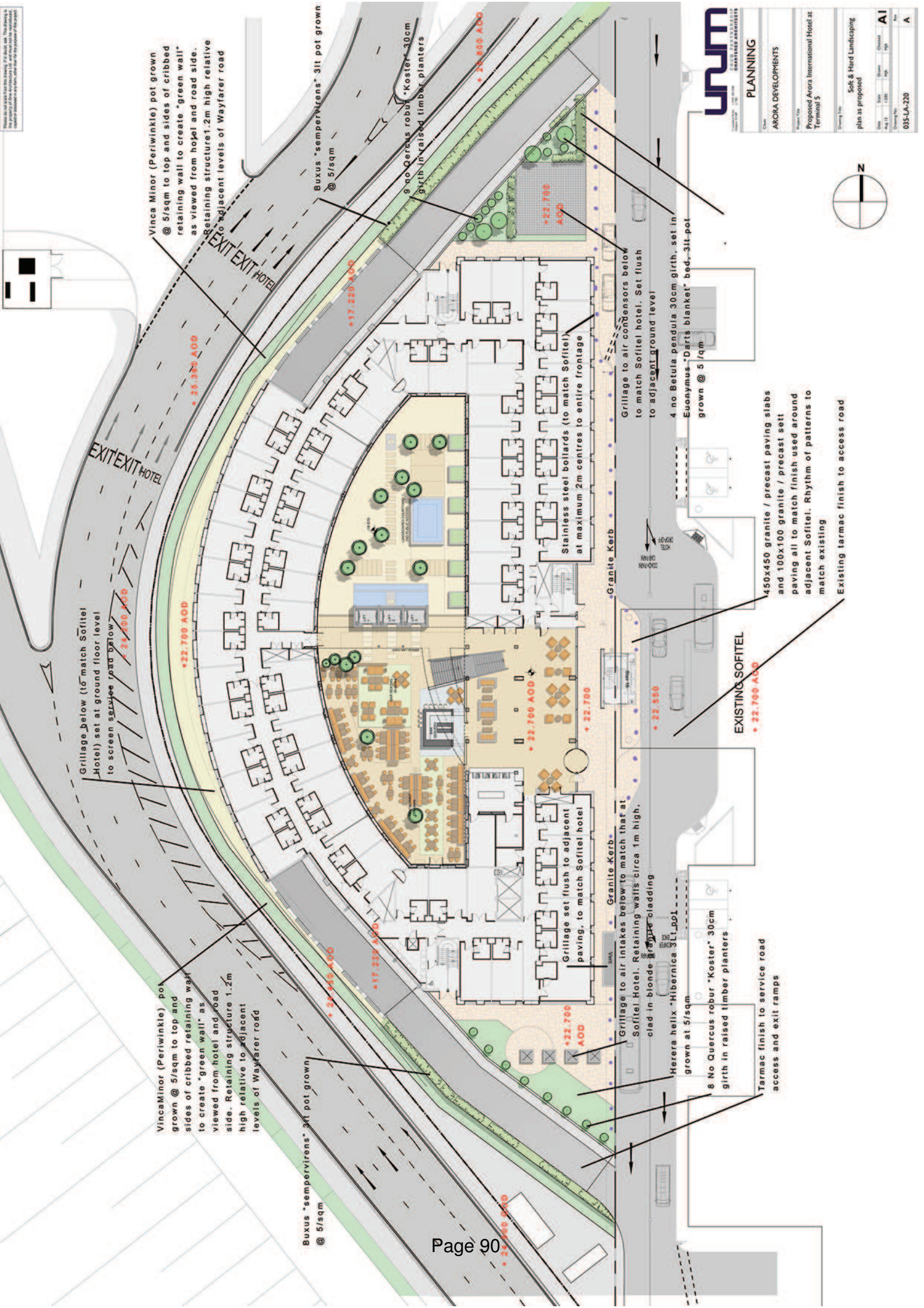


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Glasgow G2 5JF
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F: 0141 221 8508
info@onearchitecture.co.uk
www.onearchitecture.co.uk



| | |
|----------------|--|
| Client: | ARORA DEVELOPMENTS |
| Project Title: | Proposed Arora International Hotel at Terminal 5 |
| Drawing Title: | Location Plan |
| Date: | Nov 08 |
| Scale: | 1:1250 |
| Drawn: | GM |
| Checked: | MJR |
| Checked: | A3 |
| Drawing No.: | ONE_Z0_XX_XX_AR_033100 |

Planned and proposed site plan, including all proposed and existing structures, roads, and landscaping. The drawings are for informational purposes only and are not to be used for construction purposes.



Grillage below (to match Sofitel Hotel) set at ground floor level to screen service road below

Vinca Minor (Periwinkle) pot grown @ 5/sqm to top and sides of cribbed retaining wall to create "green wall" as viewed from hotel and road side. Retaining structure 1.2m high relative to adjacent levels of Wayfarer road

Vinca Minor (Periwinkle) pot grown @ 5/sqm to top and sides of cribbed retaining wall to create "green wall" as viewed from hotel and road side. Retaining structure 2m high relative to adjacent levels of Wayfarer road

Buxus "sempervirens" 3lit pot grown @ 5/sqm

Buxus "sempervirens" 3lit pot grown @ 5/sqm

9 no Quercus robur "Koster" 30cm girth in raised timber planters

Grillage set flush to adjacent paving, to match Sofitel hotel

Grillage to air intakes below to match that at Sofitel Hotel. Retaining walls circa 1m high, clad in blonde granite cladding

Herera helix "Hibernica" 3lit pot grown at 5/sqm

8 No Quercus robur "Koster" 30cm girth in raised timber planters

Tarmac finish to service road access and exit ramps

Grillage to air condensers below to match Sofitel hotel. Set flush to adjacent ground level

4 no Betula pendula 30cm girth, set in Euonymus "Darts blanket" bed, 3lit pot grown @ 5 /sqm

450x450 granite / precast paving slabs and 100x100 granite / precast sett paving all to match finish used around adjacent Sofitel. Rhythm of patterns to match existing
Existing tarmac finish to access road

EXISTING SOFITEL
+22.700 AOD

+22.550

Granite Kerb

+22.700 AOD

+22.700

+22.700 AOD

+25.300 AOD

+17.220 AOD

+22.700 AOD

UNJM
UNIVERSITY OF NORTHERN IRELAND
JAMES SPENCE ARCHITECTS

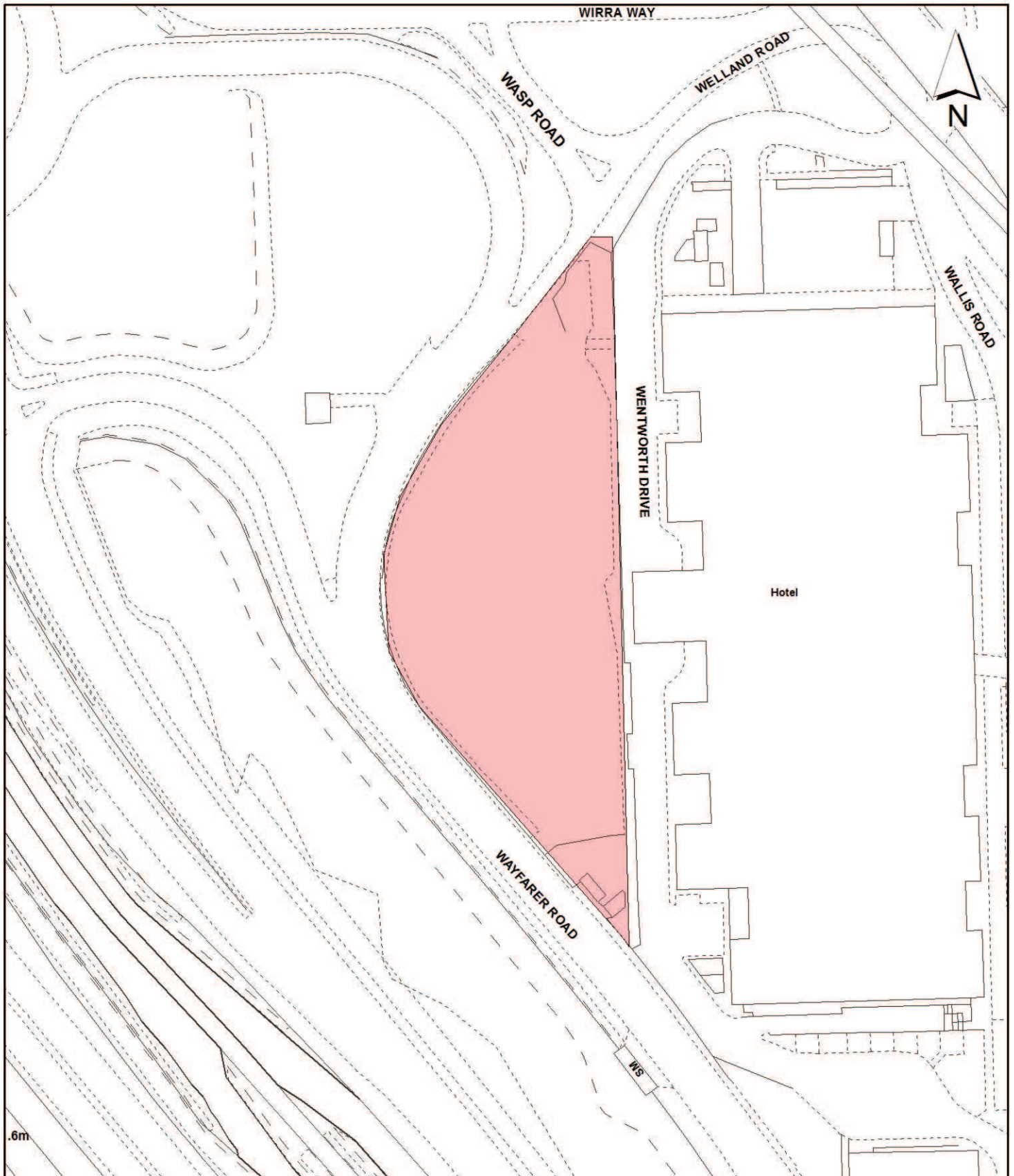
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Project Title: Proposed Aroba International Hotel at Terminal 5
Drawing No: 035-LA-220
Scale: 1:500
Date: 15/05/2024
Author: [Name]
Checked: [Name]
Drawn: [Name]

Soil & Hard Landscaping
plan as proposed

AI
A





Notes

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Site Address

**Compound D Hotel Site
 Terminal 5 Heathrow Airport
 Hounslow**

Planning Application Ref:
47853/APP/2015/33

Planning Committee
Major Page 91

Scale
1:1,250

Date
April 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 428A VICTORIA ROAD RUISLIP

Development: Variation of condition 1 of planning permission ref. 64445/APP/2008/1295, dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit A, to allow for the sale of food and drink.

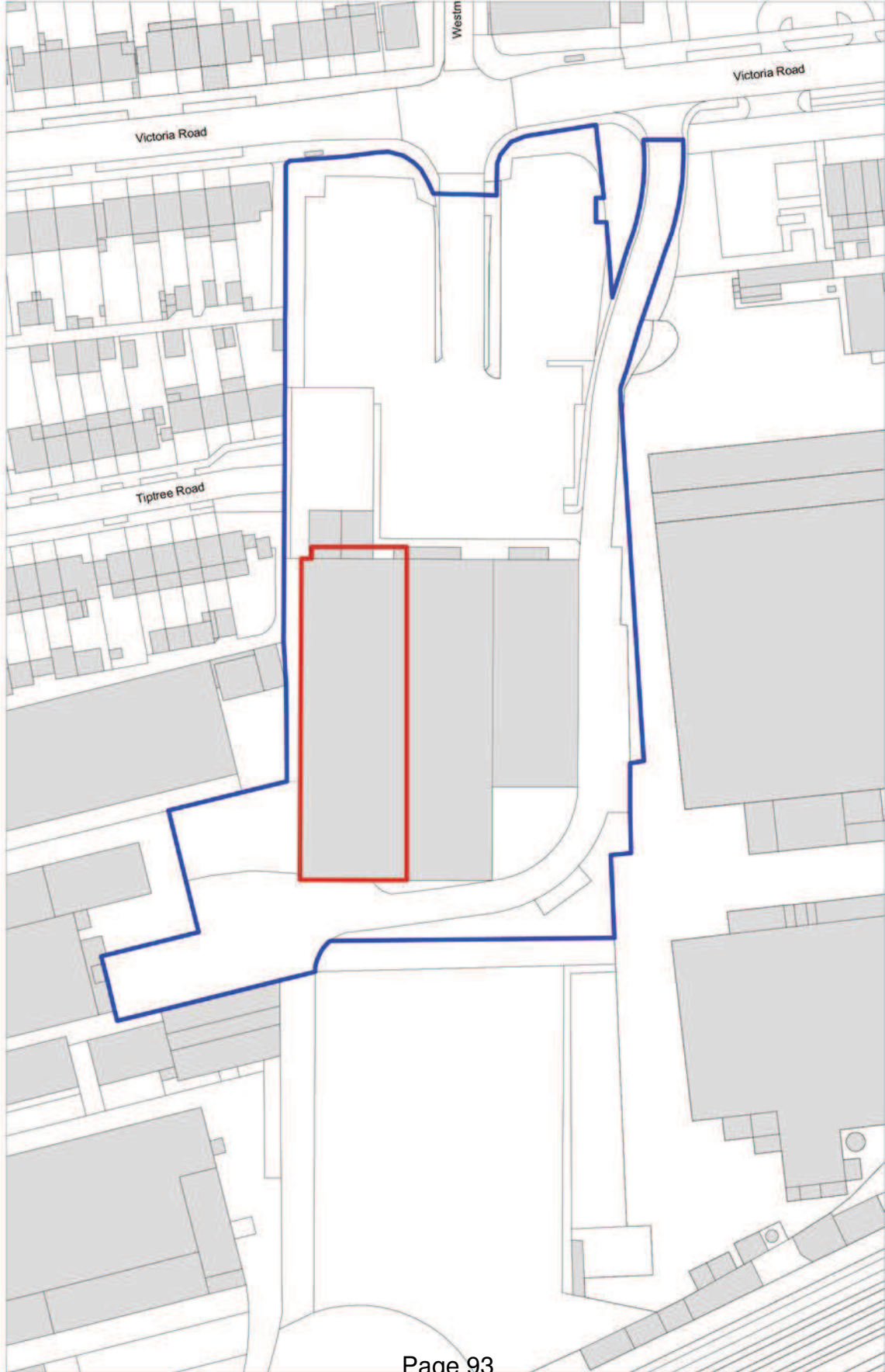
LBH Ref Nos: 64445/APP/2014/2463

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|--------------------------------|------------|---------------------------------|------------|
| Date Plans Received: | 11/07/2014 | Date(s) of Amendment(s): | 11/03/2015 |
| Date Application Valid: | 15/07/2014 | | 04/03/2015 |
| | | | 11/07/2014 |
| | | | 17/02/2015 |



KEY

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- OTHER LAND IN THE APPLICANT'S CONTROL

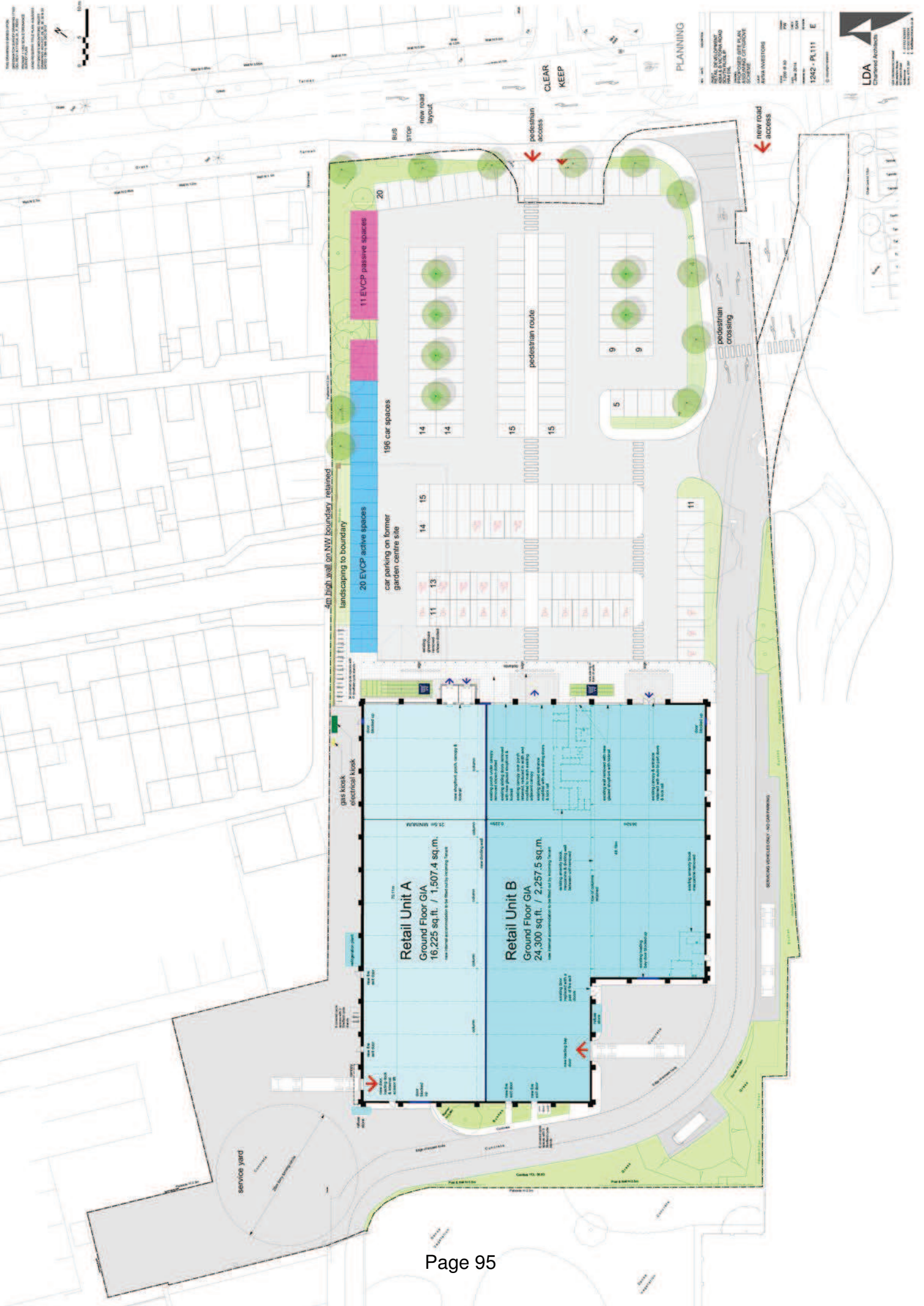


PLANNING

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| SITE LOCATION PLAN | | |
| CLIENT | | |
| AVIVA INVESTORS | | |
| SCALE | DRAWN | DATE |
| 1:1000 @ A3 | PW | July 2018 |
| | SCALE | AS SHOWN |
| | DATE | 12/07/2018 |
| | PROJECT NO. | 1242 - PL120 |
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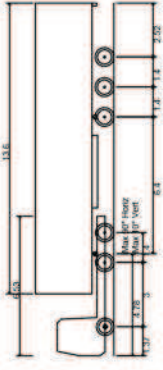


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Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.
3. Based on layout provided by LDA Architects: 1242-Planning drawings issue
4. 300mm buffer displayed around body of vehicle.



Max Legal Length (UK) Articulated Vehicle (16.5m)
 Overall Length 16.500m
 Overall Width 2.550m
 Overall Body Height 3.681m
 Min Body Ground Clearance 0.411m
 Max Track Width 2.500m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 6.530m

| REV | DETAILS | DRAWN | CHECKED | DATE |
|-----|--|-------|---------|------------|
| A | 300mm buffer added to track plots. architect's layout updated. | TF | AW | 30.10.2014 |

CLIENT

Aviva Investors Real Estate

PRODUCT

Victoria Road Retail Park
 Proposed Aldi Scheme

DRAWING TITLE

Swept Path Analysis
 Unit A Servicing
 16.5m Articulated Vehicle

SCALES

1:500 at A3

| DRAWN | TF | CHECKED | AW | DATE |
|-------|----|---------|----|------------|
| | | | | 11.07.2014 |



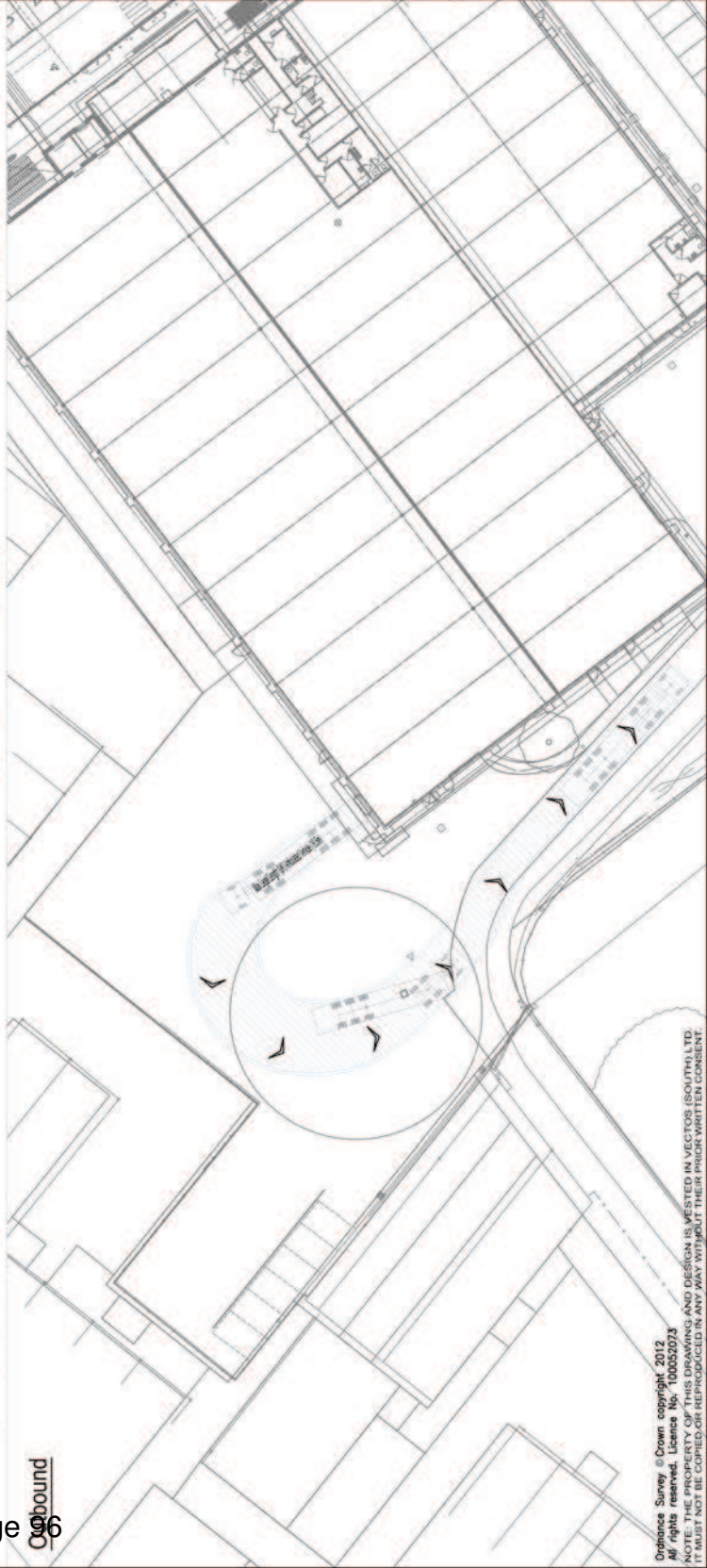
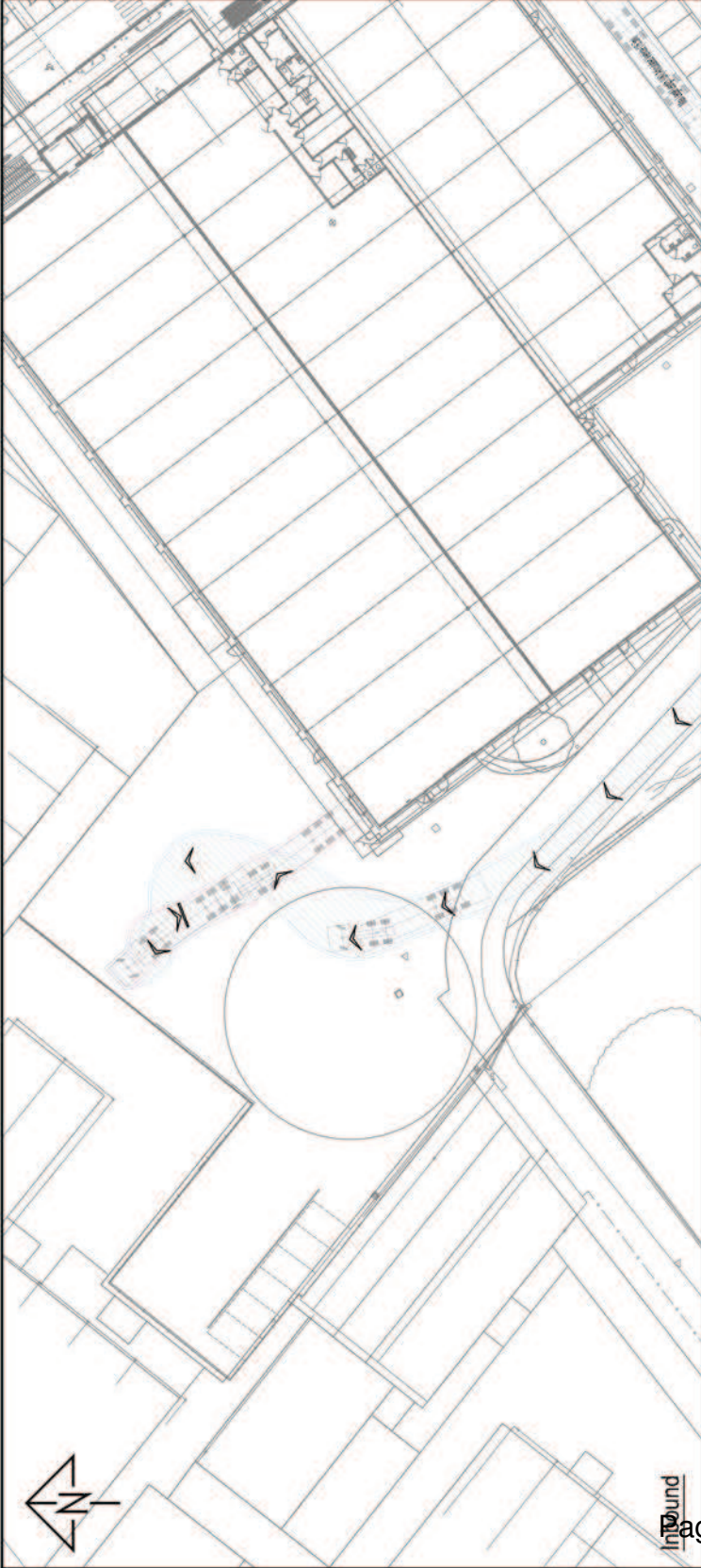
Network Building, 97 Tottenham Court Road, London W1T 4TP
 t: 020 7580 7373
 e: enquiries@vectos.co.uk

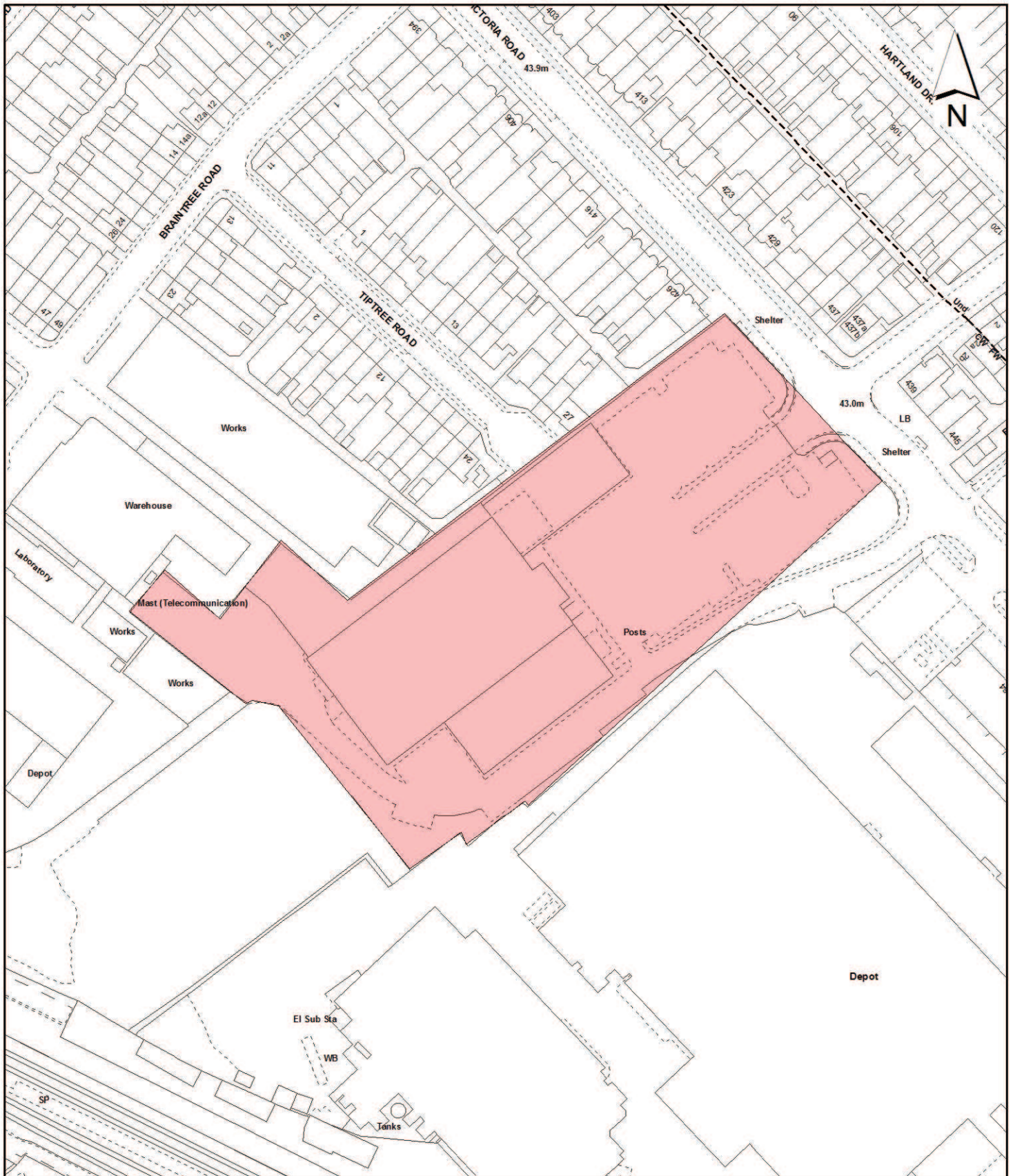
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Site Address

**428A Victoria Road
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

64445/APP/2014/2463

Scale

1:1,600

Planning Committee

Major Page 97

Date

April 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 428A VICTORIA ROAD RUISLIP

Development: Variation of condition 1 of planning permission ref. 64445/APP/2008/1295 dated 03/09/2008 (Variation of condition 2 of planning permission ref. 3953EG/96/1602 dated 09/05/1997, to allow for extension of the range of goods available for sale from the premises to allow for the sale of sports goods and equipment, bicycles and associated equipment, play equipment, baby equipment and products, electronic games and equipment and other products associated with toys and children's entertainment), as it relates to Unit B, to allow for the sale of a limited range of ambient, non perishable food and drink products, toiletries and pet products.

LBH Ref Nos: 64445/APP/2014/2465

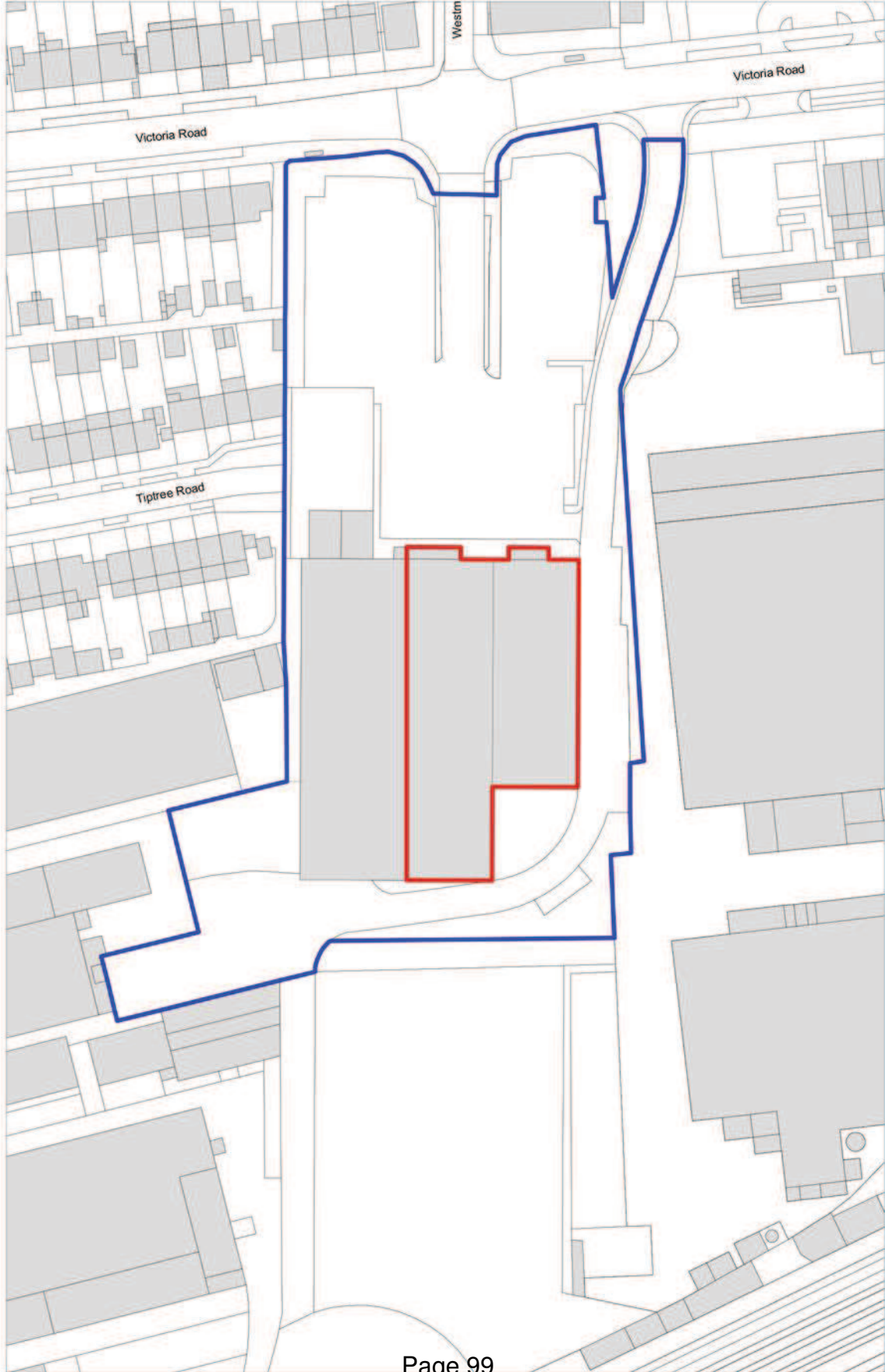
Date Plans Received: 11/07/2014
Date Application Valid: 15/07/2014

Date(s) of Amendment(s): 11/03/2015
11/07/2014
17/02/2015
04/03/2015



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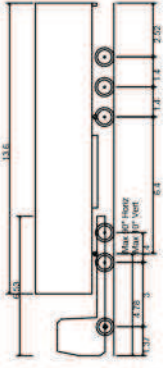
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| CLIENT AVIVA INVESTORS | | |
| SCALE | DRAWN | PROJECT NO. |
| 1:1000 @ A3 | AWA | 1242 - PL122 |
| DATE | BY | REVISIONS |
| July 2014 | AWA | |
| DRAWING NO. 1242 - PL122 | | |
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1. This is not a construction drawing and is intended for illustrative purposes only.
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3. Based on layout provided by LDA Architects: 1242-Planning drawings issue
4. 300mm buffer displayed around body of vehicle.



Max Legal Length (UK) Articulated Vehicle (16.5m)
 Overall Length 16.500m
 Overall Width 2.550m
 Overall Body Height 3.681m
 Min Body Ground Clearance 0.411m
 Max Track Width 2.500m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 6.530m

| REV | DETAILS | DRAWN | CHECKED | DATE |
|-----|--|-------|---------|------------|
| A | 300mm buffer added to track plots. architect's layout updated. | TF | AW | 30.10.2014 |

CLIENT

Aviva Investors Real Estate

PRODUCT

Victoria Road Retail Park
 Proposed Aldi Scheme

DRAWING TITLE

Swept Path Analysis
 Unit A Servicing
 16.5m Articulated Vehicle

SCALES

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| DRAWN | TF | CHECKED | AW | DATE |
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| | | | | 11.07.2014 |



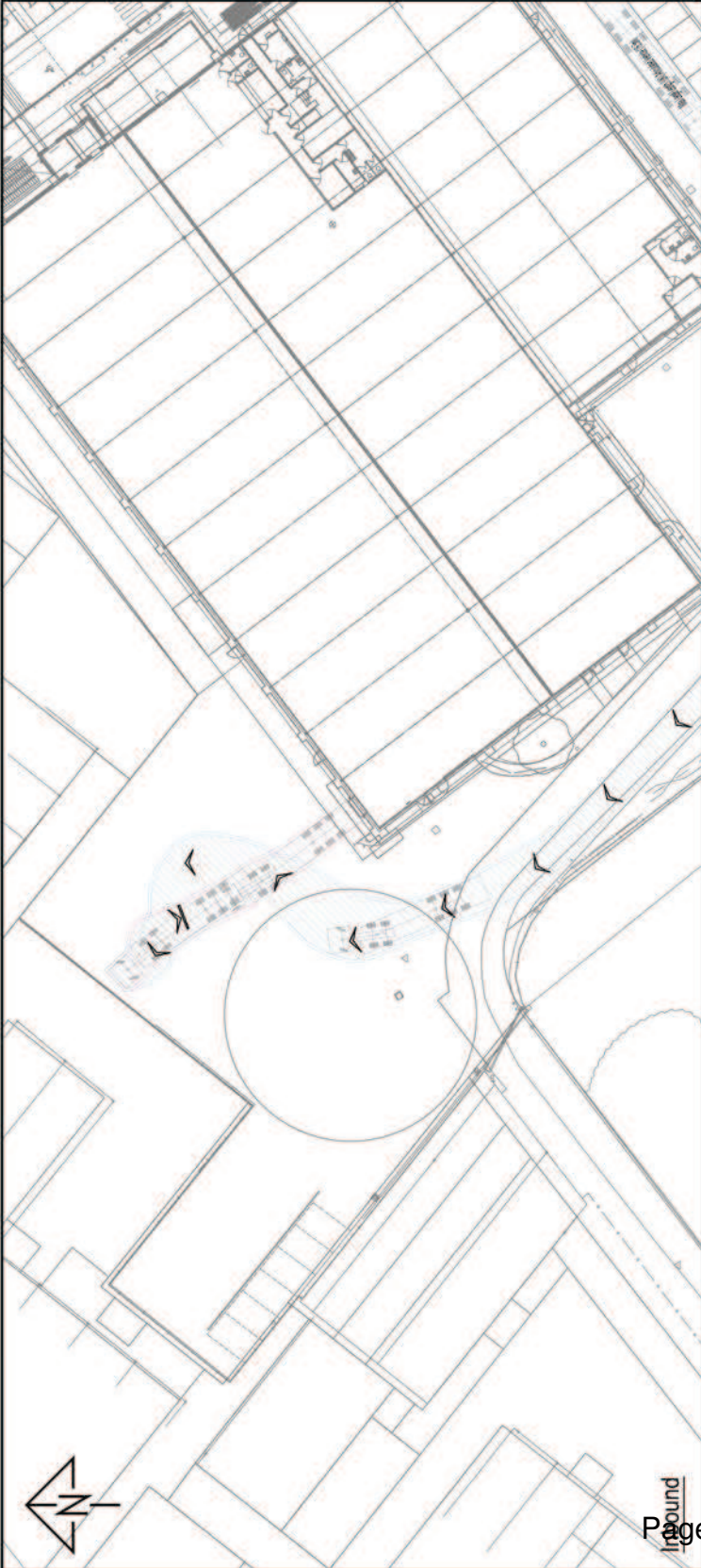
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 t: 020 7580 7373
 e: enquiries@vectos.co.uk

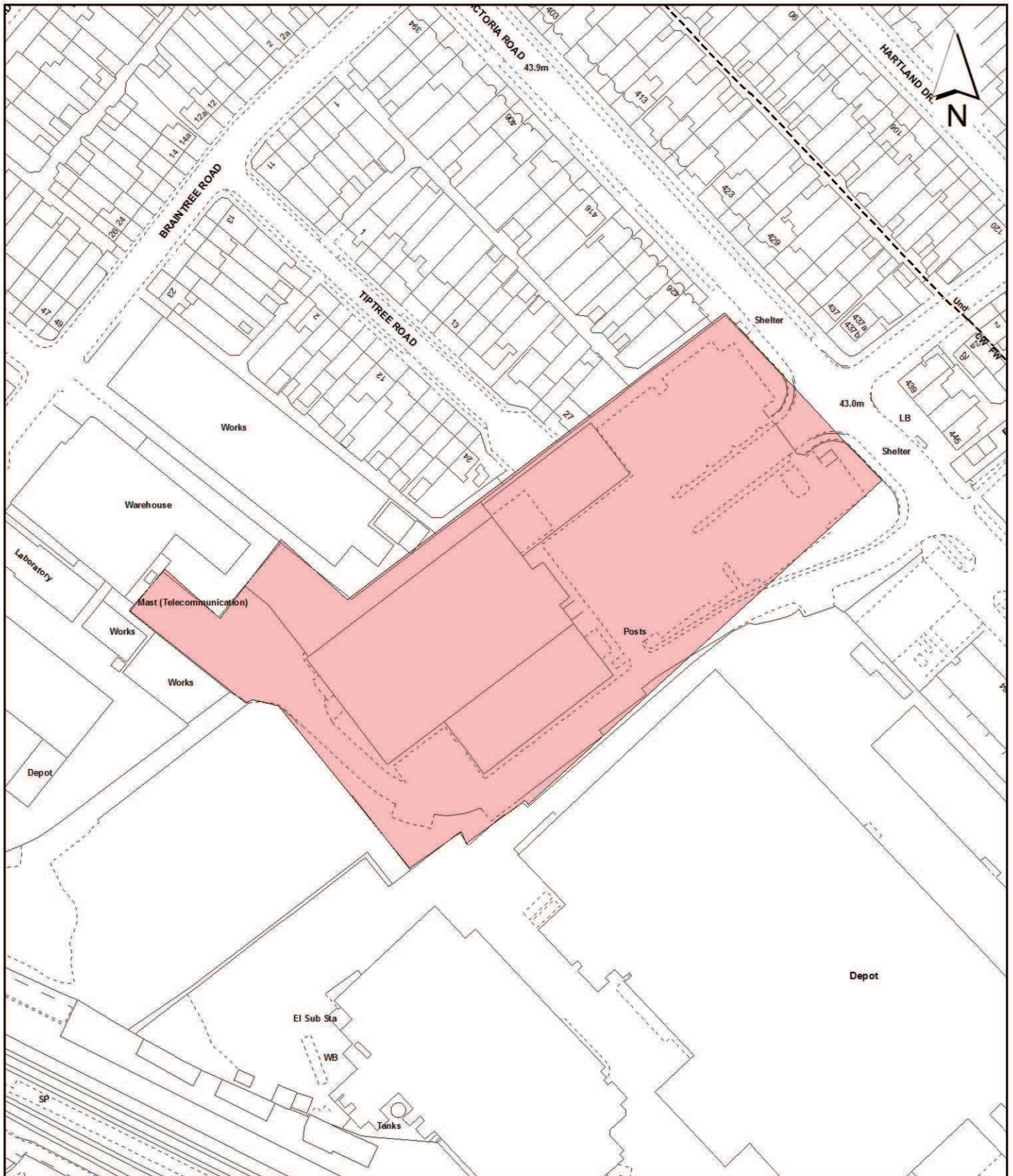
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Site Address

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 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

64445/APP/2014/2465

Scale

1:1,600

Planning Committee

Major Page 103

Date

April 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 428A & 428B VICTORIA ROAD RUISLIP

Development: Refurbishment of the existing retail units to provide revised floor layouts, including demolition of the garden centre, installation of new shop fronts, alterations to elevations, erection of entrance porch and canopy, installation of trolley bays, revisions to parking layout and associated landscaping

LBH Ref Nos: 64445/APP/2014/2467

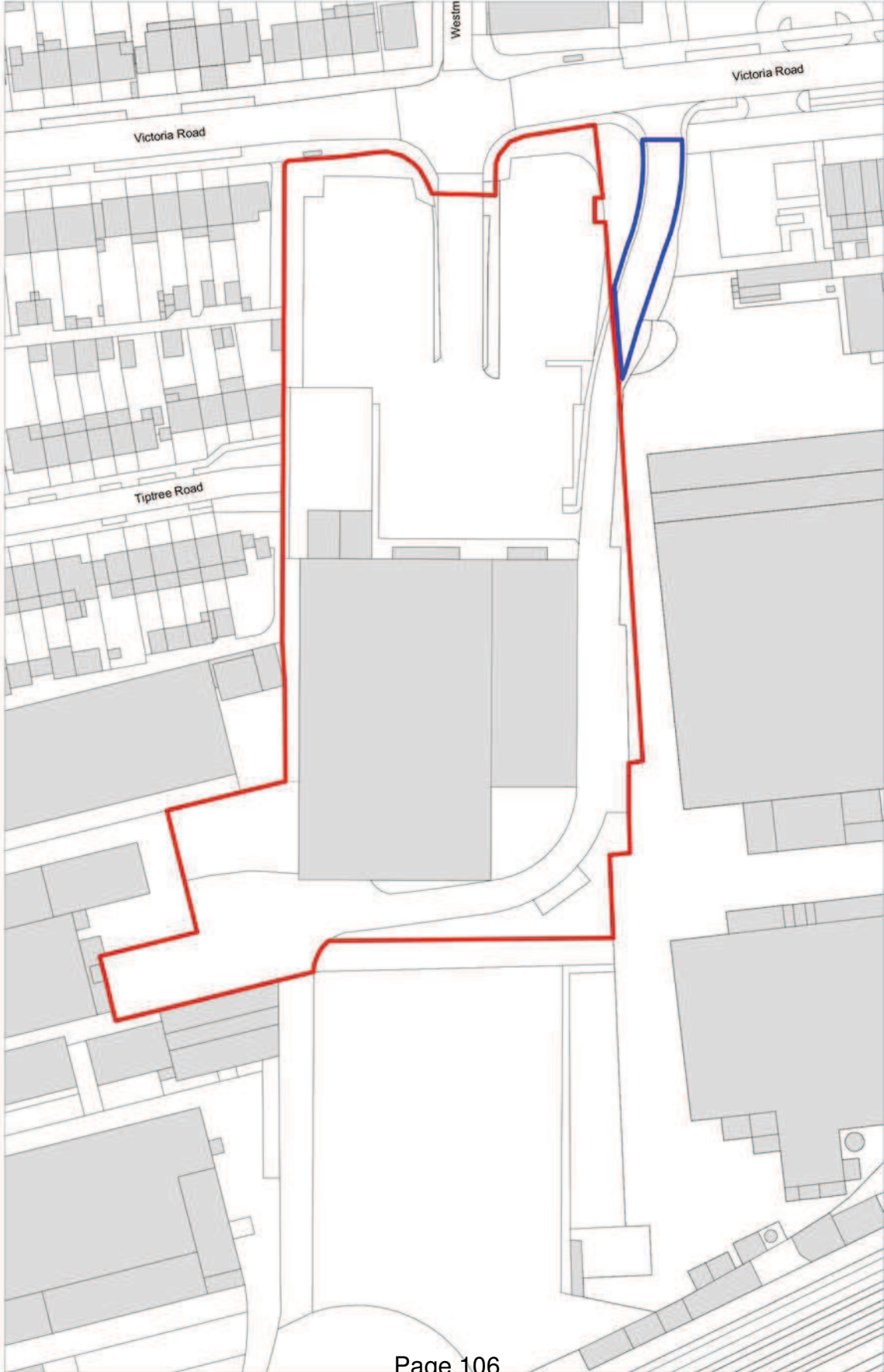
Date Plans Received: 11/07/2014
Date Application Valid: 15/07/2014

Date(s) of Amendment(s): 11/03/2015
17/02/2015
05/02/2015
11/07/2014
04/03/2015



KEY

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PLANNING

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| REV. | DATE | DESCRIPTION |
| 1 | | RETAIL DEVELOPMENT SOUTH VICTORIA ROAD HAA OX1 |
| SITE LOCATION PLAN | | |
| CLIENT AVIVA INVESTORS | | |
| SCALE | DATE | PROJECT |
| 1:1000 @ A3 | 10/06/2014 | 1242 - PL101 |
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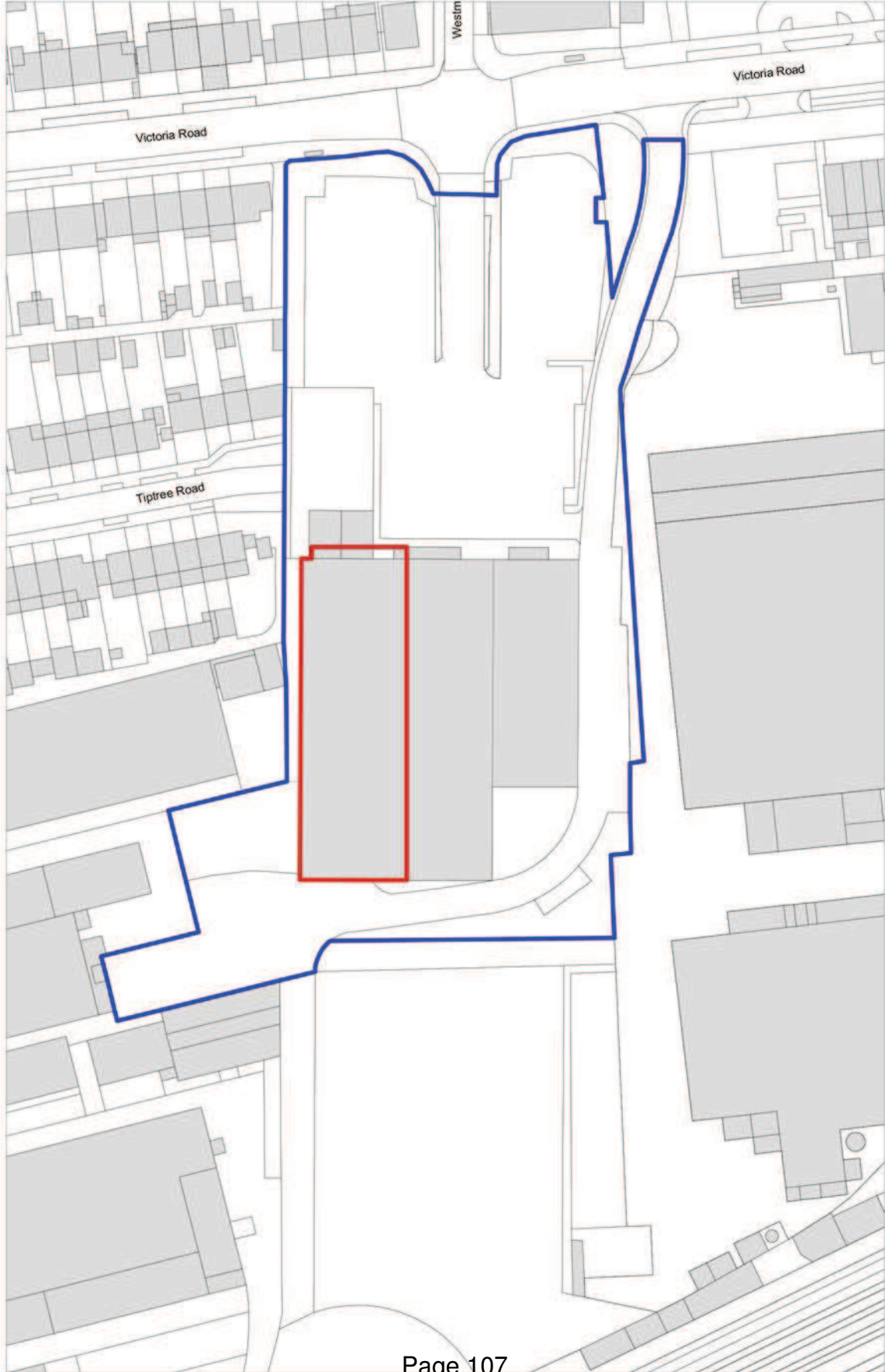
LDA
 Chartered Architects

LDA (LONDON) Limited
 100 Abchurch Lane
 London EC4N 3DF
 Telephone: 020 7424 2000
 Fax: 020 7424 2001
 Email: info@lda.co.uk



KEY

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- OTHER LAND IN THE APPLICANT'S CONTROL



PLANNING

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| REV. | DATE | DESCRIPTION |
| 1 | | RETAIL DEVELOPMENT SOUTH VICTORIA ROAD HAA OX1 |
| SITE LOCATION PLAN | | |
| CLIENT AVIVA INVESTORS | | |
| SCALE | DATE | PROJECT NO. |
| 1:1000 @ A3 | July 2018 | 1242 - PL120 |
| DRAWN BY P.W. | | |
| CHECKED BY S.M.H. | | |
| APPROVED BY M.C. | | |
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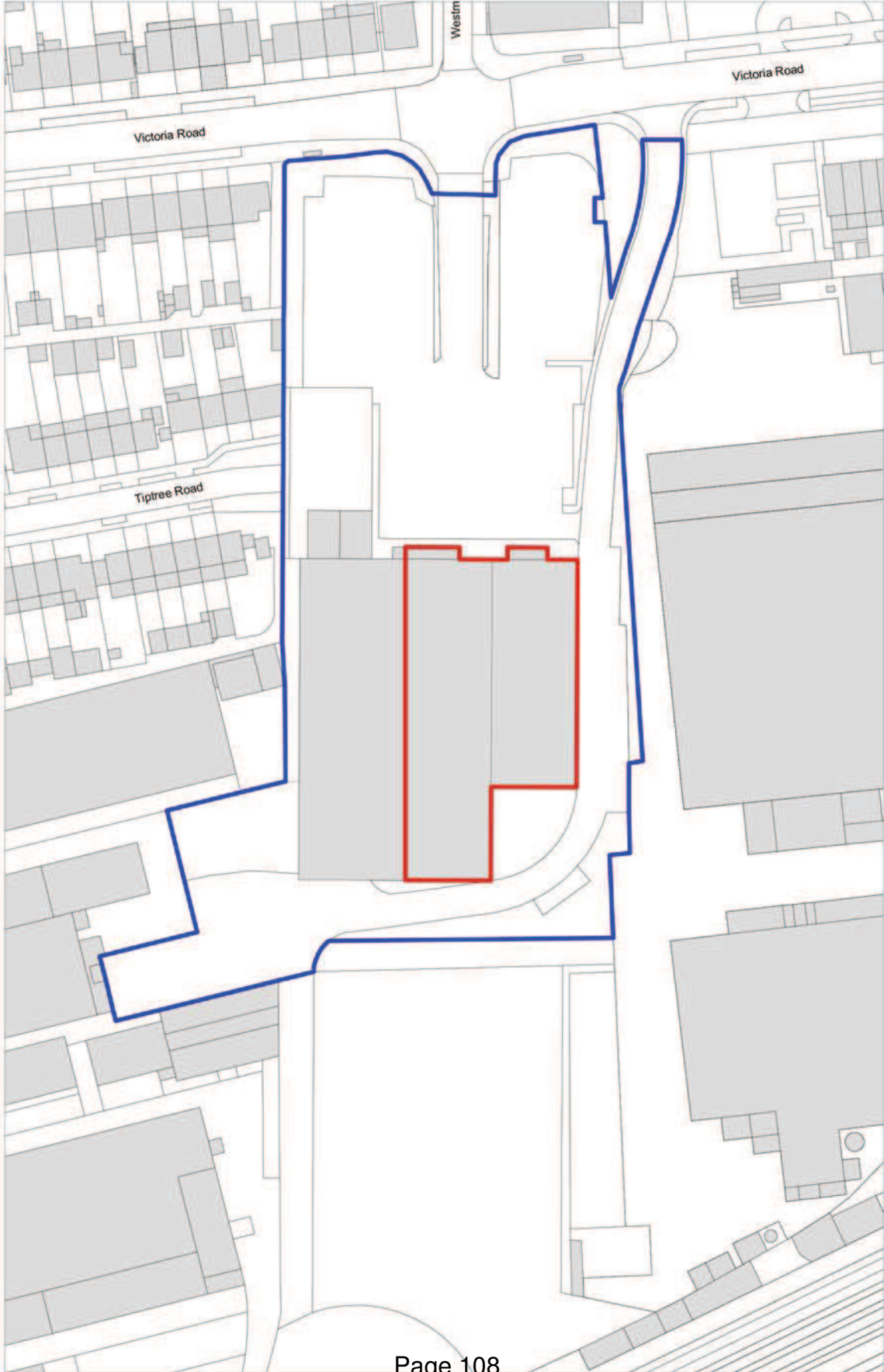
LDA
 Chartered Architects

LDA (LONDON) Limited
 100 Abchurch Lane
 London EC4N 3DF
 Telephone: 020 7417 2000
 Fax: 020 7417 2001
 Email: info@lda.co.uk



KEY

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- OTHER LAND IN THE APPLICANT'S CONTROL

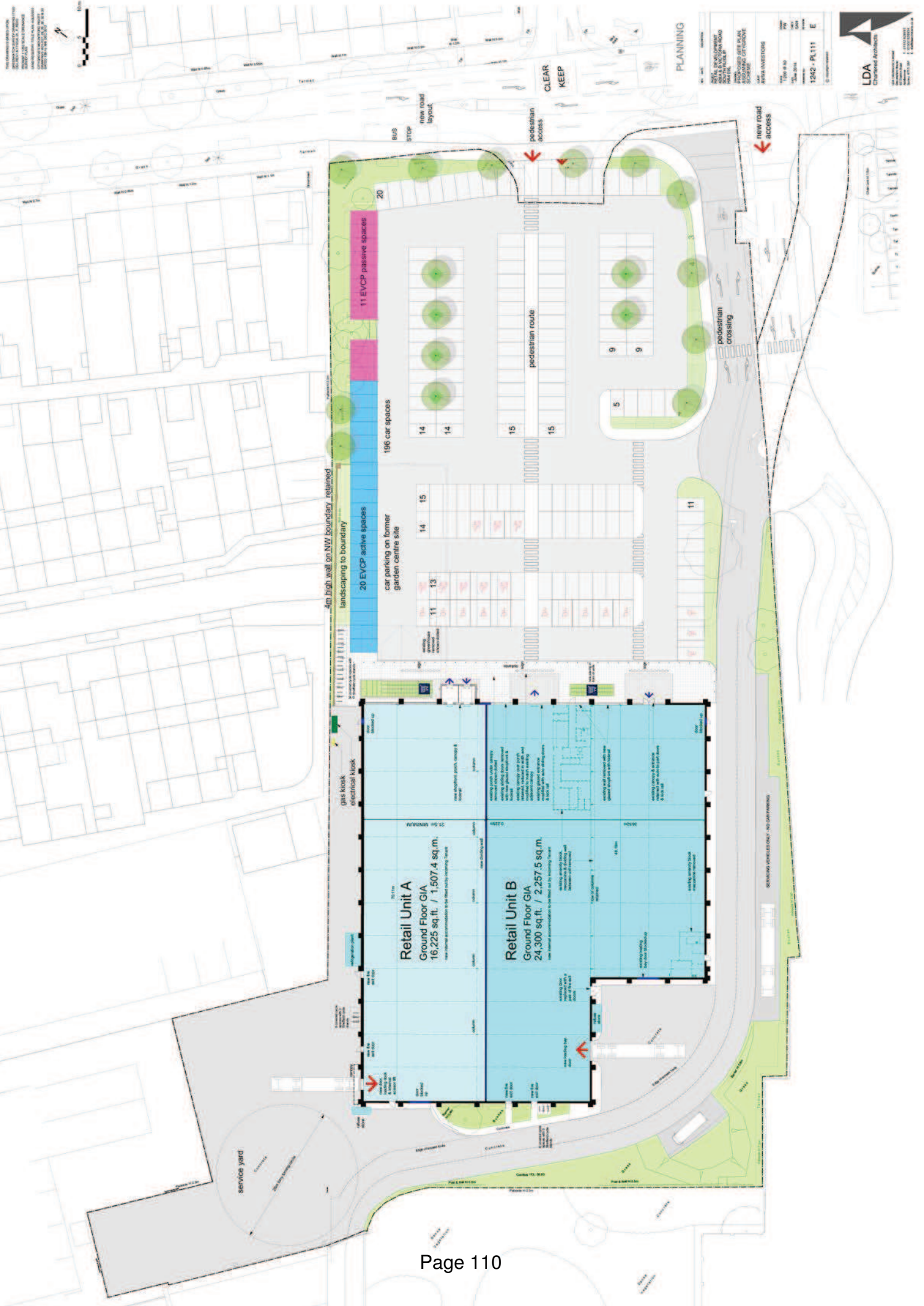


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| SITE LOCATION PLAN | | |
| CLIENT AVIVA INVESTORS | | |
| SCALE | DATE | PROJECT NO. |
| 1:1000 @ A3 | July 2018 | 1242 - PL122 |
| PROJ. NO. | DATE | REVISED |
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 1:1000
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 NORTH

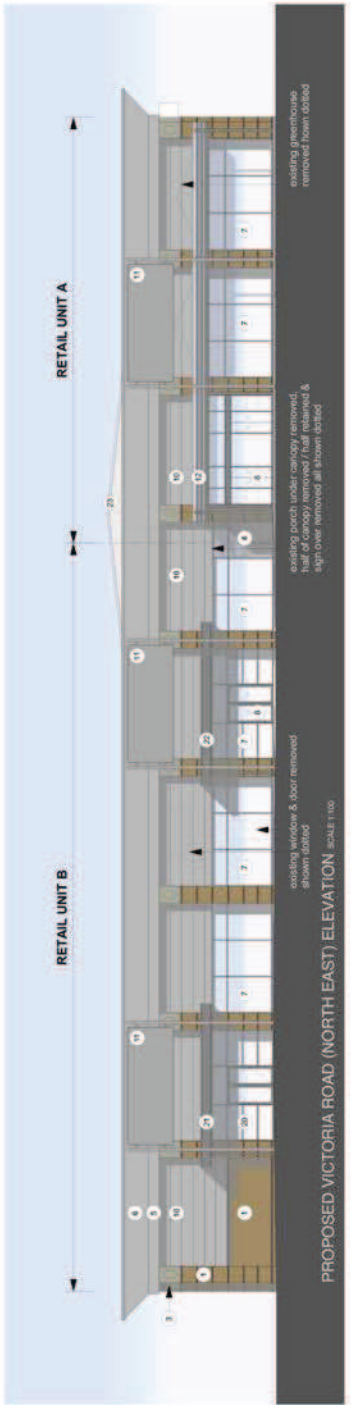


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| PROJECT: 1242-PL111 | DATE: 12/11/11 |
| CLIENT: AWA INVESTORS | DATE: 12/11/11 |
| DESIGNER: LDA | DATE: 12/11/11 |
| PROJECT NO: 1242-PL111 | DATE: 12/11/11 |
| PROJECT NAME: AWA INVESTORS | DATE: 12/11/11 |
| PROJECT ADDRESS: 1242-PL111 | DATE: 12/11/11 |
| PROJECT TYPE: AWA INVESTORS | DATE: 12/11/11 |
| PROJECT NO: 1242-PL111 | DATE: 12/11/11 |
| PROJECT NAME: AWA INVESTORS | DATE: 12/11/11 |
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| PROJECT TYPE: AWA INVESTORS | DATE: 12/11/11 |

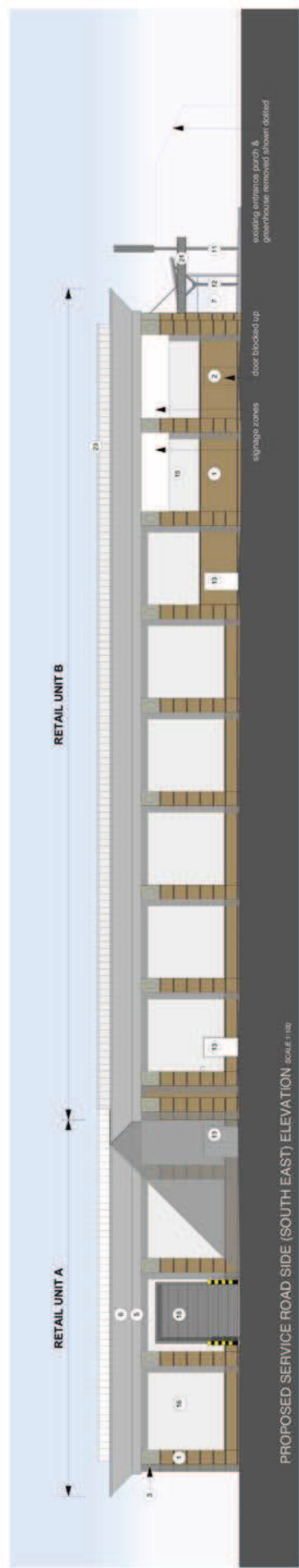


EXTERIOR FINISHES

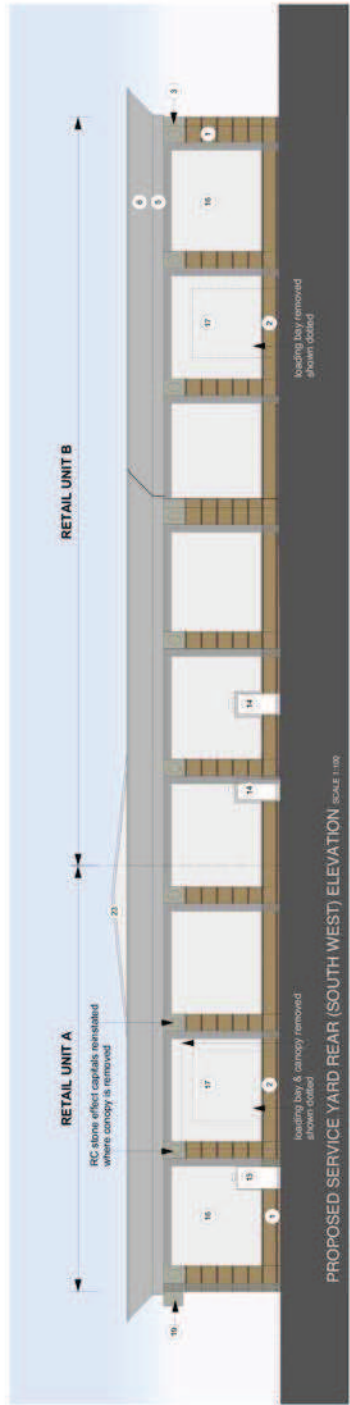
1. Existing wall finishes with horizontal bands retained (cleaned of graffiti)
2. Existing wall finishes with horizontal bands retained (cleaned of graffiti)
3. Existing stone cladding retained, partially replaced
4. Existing stone cladding retained, partially replaced
5. Existing stone cladding retained, partially replaced
6. Existing stone cladding retained, partially replaced
7. Existing stone cladding retained, partially replaced
8. Existing stone cladding retained, partially replaced
9. Existing stone cladding retained, partially replaced
10. Existing stone cladding retained, partially replaced
11. Existing stone cladding retained, partially replaced
12. Existing stone cladding retained, partially replaced
13. Existing stone cladding retained, partially replaced
14. Existing stone cladding retained, partially replaced
15. Existing stone cladding retained, partially replaced
16. Existing stone cladding retained, partially replaced
17. Existing stone cladding retained, partially replaced
18. Existing stone cladding retained, partially replaced
19. Existing stone cladding retained, partially replaced
20. Existing stone cladding retained, partially replaced
21. Existing stone cladding retained, partially replaced
22. Existing stone cladding retained, partially replaced
23. Existing stone cladding retained, partially replaced



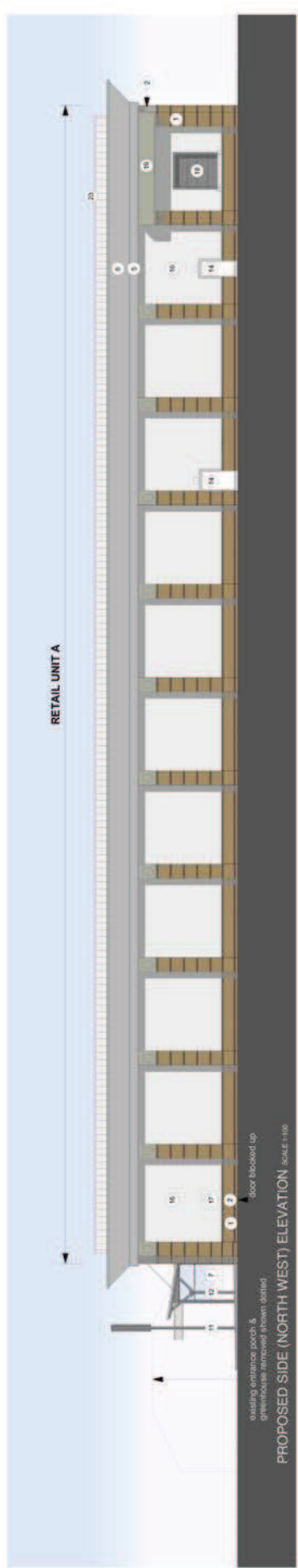
PROPOSED VICTORIA ROAD (NORTH EAST) ELEVATION SCALE 1:100



PROPOSED SERVICE ROAD SIDE (SOUTH EAST) ELEVATION SCALE 1:100



PROPOSED SERVICE YARD REAR (SOUTH WEST) ELEVATION SCALE 1:100



PROPOSED SIDE (NORTH WEST) ELEVATION SCALE 1:100

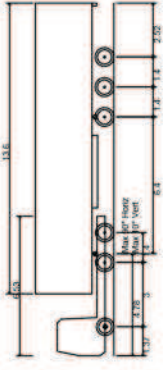
PLANNING

| | |
|---------------------|------------------|
| REF: 1242-PL113 | DATE: 12/11/2024 |
| PROJECT: 1242-PL113 | SCALE: 1:100 |
| DRAWN: [Name] | CHECKED: [Name] |
| DATE: 12/11/2024 | BY: [Name] |
| PROJECT: 1242-PL113 | SCALE: 1:100 |
| DATE: 12/11/2024 | BY: [Name] |



Notes:

1. This is not a construction drawing and is intended for illustrative purposes only.
2. White lining is indicative only.
3. Based on layout provided by LDA Architects: 1242-Planning drawings issue
4. 300mm buffer displayed around body of vehicle.



Max Legal Length (UK) Articulated Vehicle (16.5m)
 Overall Length 16.500m
 Overall Width 2.550m
 Overall Body Height 3.681m
 Min Body Ground Clearance 0.411m
 Max Track Width 2.500m
 Lock to Lock Time 6.00s
 Kerb to Kerb Turning Radius 6.530m

| REV | DETAILS | DRAWN | CHECKED | DATE |
|-----|--|-------|---------|------------|
| A | 300mm buffer added to track plots. architect's layout updated. | TF | AW | 30.10.2014 |

CLIENT

Aviva Investors Real Estate

PROJECT

Victoria Road Retail Park
 Proposed Aldi Scheme

DRAWING TITLE

Swept Path Analysis
 Unit A Servicing
 16.5m Articulated Vehicle

SCALES

1:500 at A3

| DRAWN | TF | CHECKED | AW | DATE |
|-------|----|---------|----|------------|
| | | | | 11.07.2014 |



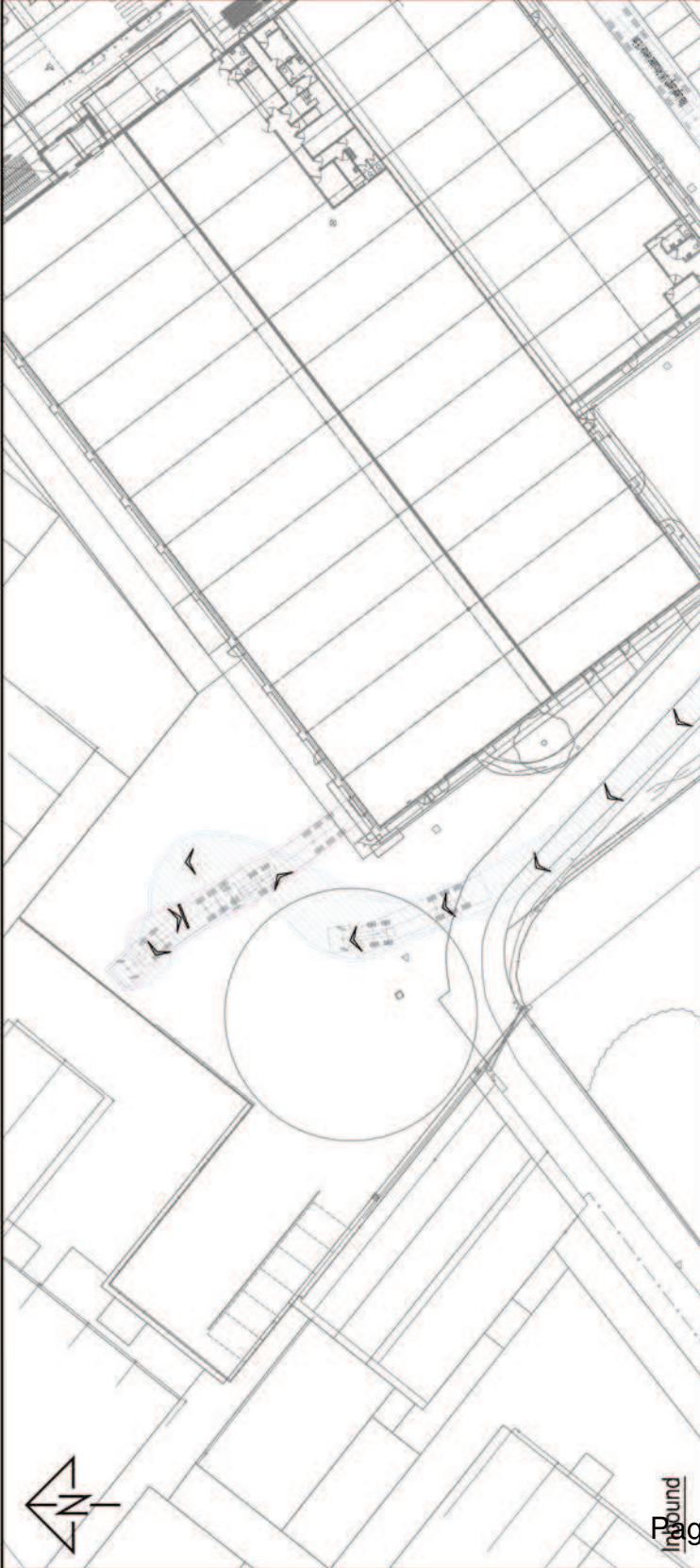
Network Building, 97 Tottenham Court Road, London W1T 4TP
 t: 020 7580 7373
 e: enquiries@vectors.co.uk

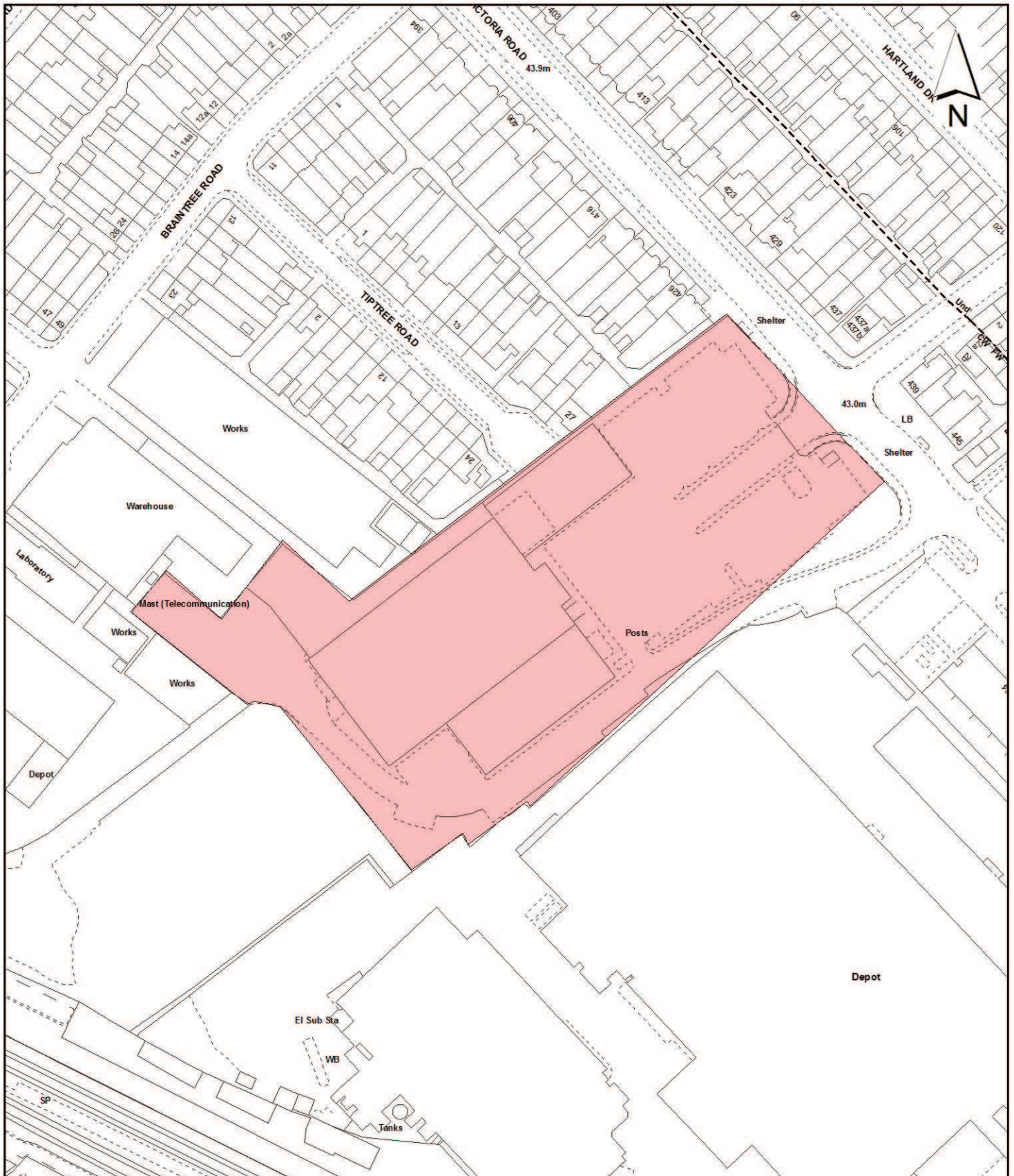
DRAWING NUMBER



130938B/AT/B01

REVISION

A





| | | | |
|--|---|--------------------------------------|---|
| <p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p> | <p>Site Address</p> <p>428A & 428B Victoria Road Ruislip</p> | | <p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p> |
| | <p>Planning Application Ref:</p> <p>64445/APP/2014/2467</p> | <p>Scale</p> <p>1:1,600</p> |  <p>HILLINGDON LONDON</p> |
| | <p>Planning Committee</p> <p>Major Page 116</p> | <p>Date</p> <p>April 2015</p> | |

Report of the Head of Planning, Sport and Green Spaces

Address GRAND UNION OFFICE PARK PACKET BOAT LANE COWLEY

Development: External alterations to units 1-8 including amendments to external materials, amendments to fenestration, insertion of rooflights/windows and addition of balconies and porticos.

LBH Ref Nos: 1197/APP/2015/386

Date Plans Received: 02/02/2015
Date Application Valid: 05/02/2015

Date(s) of Amendment(s):



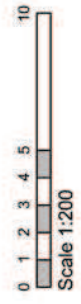


North Elevation





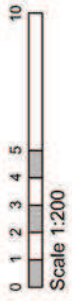
North Elevation





East Elevation









South Elevation

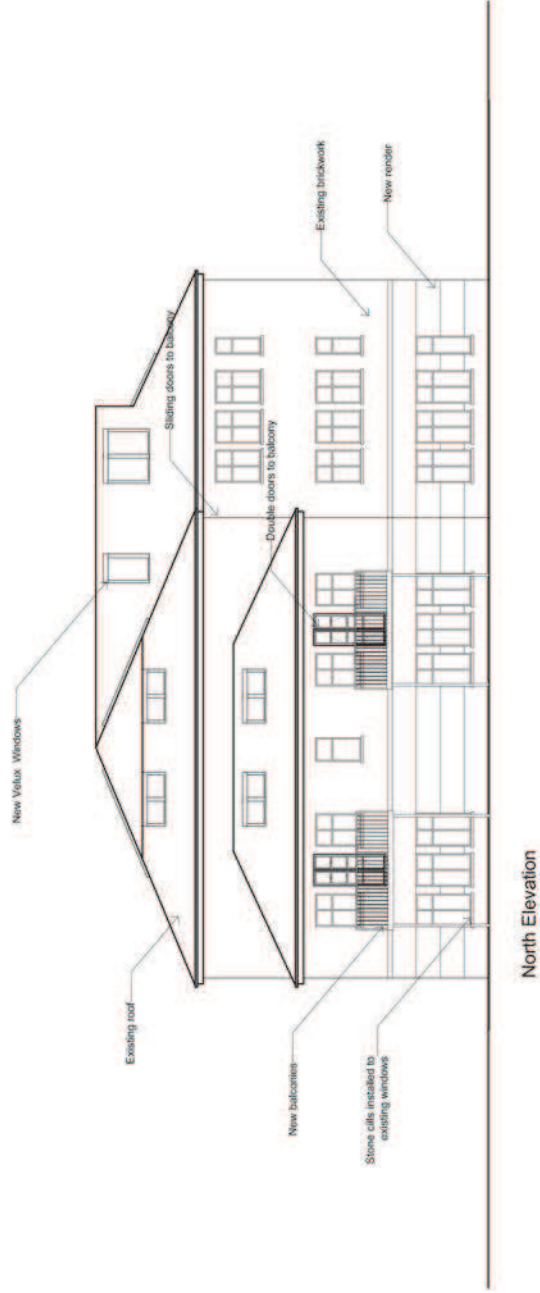


West Elevation





West Elevation

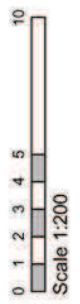


North Elevation





North Elevation





East Elevation





East Elevation





South Elevation

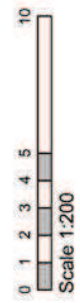


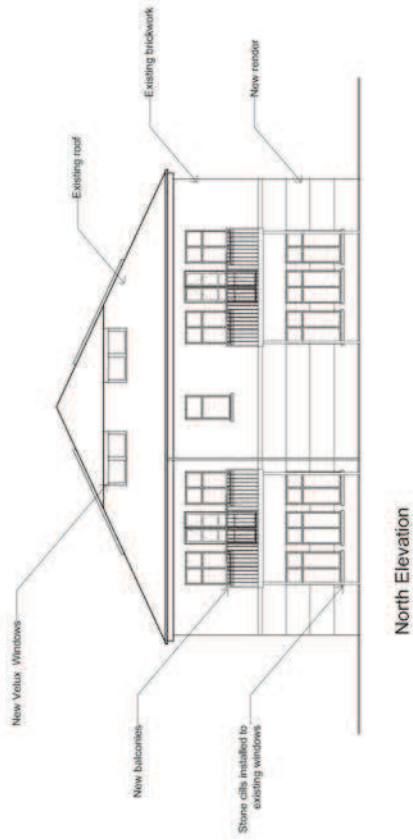


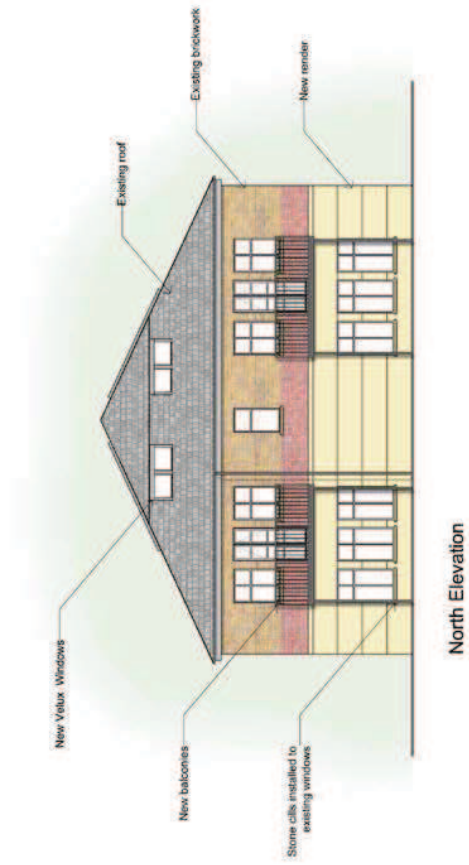


West Elevation











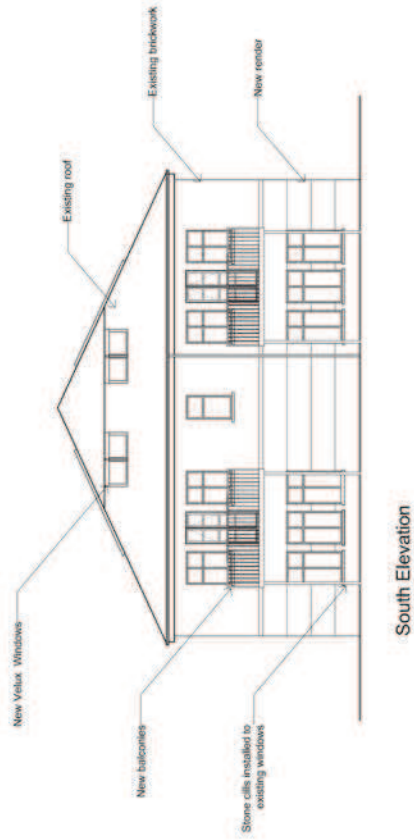
East Elevation





East Elevation







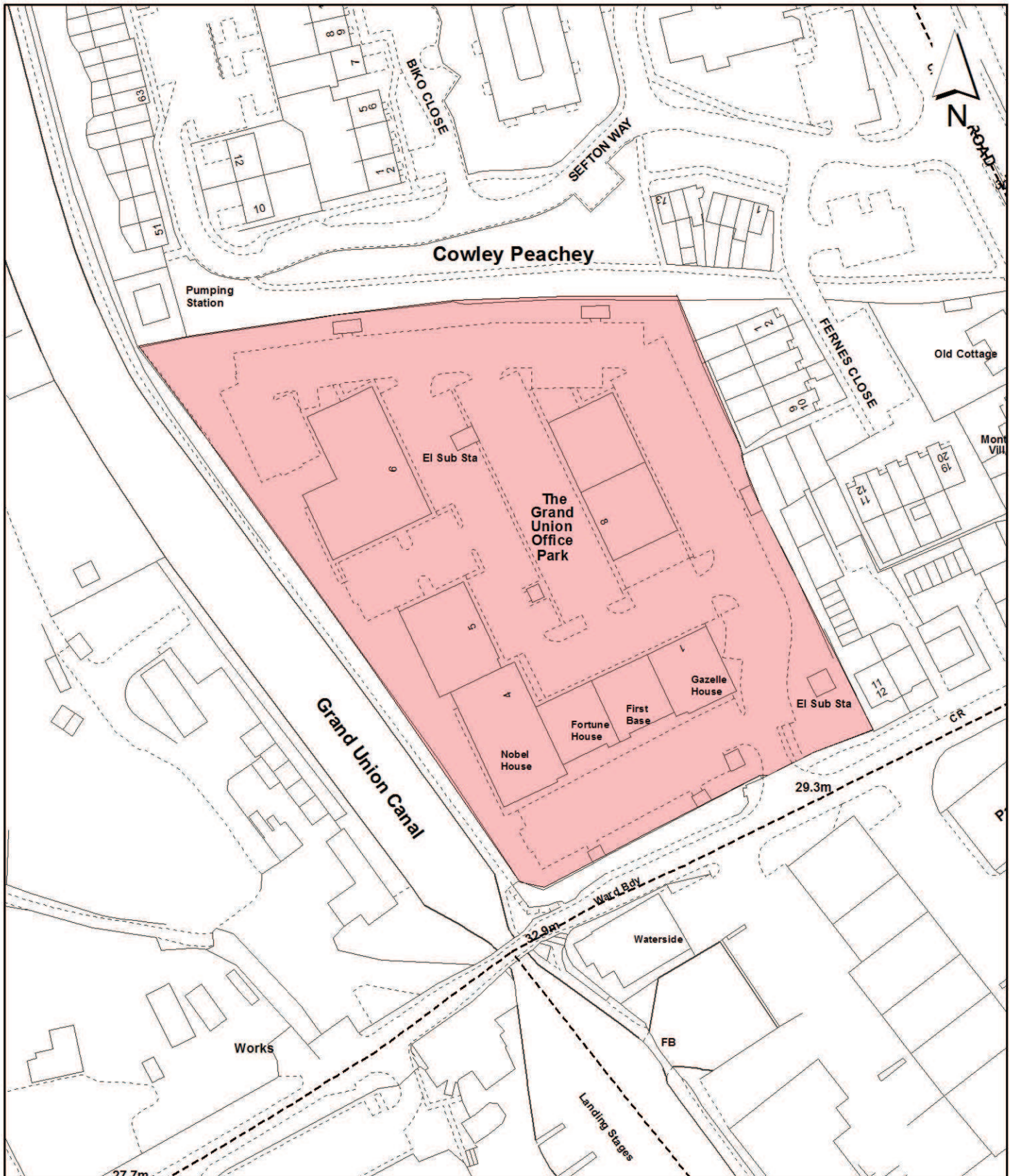
South Elevation





West Elevation





Notes

Site boundary

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Site Address

**Grand Union Office Park
 Packet Boat Lane
 Cowley**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

1197/APP/2015/386

Scale

1:1,250

Planning Committee

Major Page 143

Date

April 2015



HILLINGDON
 LONDON

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