



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice Chairman)
Michael Bull
Janet Duncan
John Oswell
Brian Stead

Date: TUESDAY, 12 MAY 2009

Time: 7.00 PM

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

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

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Published: Friday, 1 May 2009

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=123&Year=2009>

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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.

Representatives of Conservation Area Advisory Panels are also members of the Committees and they advise on applications in their conservation area. They do not vote at Committee meetings

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

- 1 Apologies for absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 31 March
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the Press

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

Major Applications without a Petition

- 6 Heathrow Park Thistle Hotel, Bath Road, Longford - 3063/APP/2009/415
Demolition of existing hotel and erection of two hotels: one 4-star hotel with 250 bedrooms, and one budget hotel with 353 bedrooms, together with associated parking and landscaping. Page 1

Recommendation: Refer application to the Mayor of London

- 7 Land at Sipson Farm, Sipson Road, Sipson - 45408/APP/2009/340
Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land Page 39

Recommendation: Delegated powers be given to Director of Planning and Community Services subject to the objection from the Environment Agency being withdrawn

- 8 Unit B, Prologis Park, Stockley Road, West Drayton - 18399/APP/2009/423
Reserved Matters (details of siting, design, external appearance and landscaping) of Unit B (employment component) in compliance with Condition 3 of planning permission ref. 18399/APP/2005/3415 dated 27/012006: Variation of conditions (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref. 18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed use development comprising Uses Classes B1 (a) & (c). B2 Page 66

and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping

Recommendation: Approval

Non Major Application with a Petition

- 9 Land adjacent & forming part of 19 Tanglewood Close, Hillingdon - 63470/APP/2009/238

Two storey attached one-bedroom dwelling

Page 87

Recommendation: Refusal

- 10 134 Sipson Road, West Drayton - 64649/APP/2009/341

Conversion of dwelling to 2x1 bed flats with elevational alterations at front and associated parking

Page 95

Recommendation: Refusal

- 11 8 Pastures Mead, Hillingdon - 63559/APP/2008/3504

Erection of a single storey rear extension (involving the replacement of a side door with a window in main house)

Page 105

Deferred from 10th March C&S Committee

Recommendation: Refusal

Non Major Application without a Petition

- 12 Brook House Football Club, Kingshill Avenue, Hayes - 29439/APP/2009/411

Alterations and extension to existing football clubhouse to provide new youth centre facilities

Page 115

Recommendation: Approval

- 13 The Grange, Pine Place, Hayes - 51065/APP/2009/546

Construction of community centre and 9 residential units, comprising of 5 flats and 4 houses

Page 134

Recommendation: Approval

- 14 6 Hillman Close, Uxbridge - 22424/APP/2008/2100

Installation of a first floor extension, front and rear gables, front porch and the erection of a pitched roof over the existing detached garage

Page 161

Deferred from 25th November 2008 C&S Committee meeting

Recommendation: Approval

- 15 Redford House, Redford Way, Uxbridge - 46340/APP/2009/250
Change of use from Class A1 Shops (Pet shop suppliers) to Class D2
Assembly and Leisure (for use as women's health and fitness centre) Page 174

Recommendation: Approval

- 16 Redford House, Redford Way, Uxbridge - 46340/APP/2009/336
Change of use from Class A1 (Shops) to Class D1 (Non-residential
institutions) with ancillary office accommodation Page 184

Recommendation: Approval

- 17 Former Cape Boards Site, Iver Lane, Cowley - 751/APP/2009/402
Temporary change of use to provide cleaning/servicing yard for
bins/skips (sui-generis), together with temporary skip holding area
(B8), ancillary workshop and portacabin Page 195

Recommendation: Approval

PART II - MEMBERS ONLY

ENFORCEMENT

- 18 103 Central Avenue, Hayes - ENF/64/09
Erection of an outbuilding Page 216

Plans for Central & South Planning Committee - 12 May 2009

Agenda Item 6

Item No.1	Report of the Corporate Director of Planning & Community Services
Address	HEATHROW PARK THISTLE HOTEL BATH ROAD LONGFORD
Development:	Demolition of existing hotel and erection of two hotels: one 4-star hotel with 250 bedrooms, and one budget hotel with 353 bedrooms, together with associated parking and landscaping.
LBH Ref Nos:	3063/APP/2009/415
Drawing Nos:	Site Location: 9847/T/00/001/Z00 Site Location Plan: 9847/T/00/0002/Z00 Proposed Demolition Plan: 9847/T/00/0003/Z00 Elevations Existing Building A: 9847/T/00/0010/ZXX Elevations Existing Building A: 9847/T/00/0011/ZXX Elevations Existing Building A: 9847/T/00/0012/ZXX Elevations Existing Building B: 9847/T/00/0013/ZXX Elevations Existing Building C: 9847/T/00/0014/ZXX Almo Right of Way - Proposed Relocation Plan: 9847/T/00/0020/Z00 Budget Hotel First Floor Plan: 9847/T/01/0101/Z01 Budget Hotel Second Floor Plan: 9847/T/01/0102/Z02 Budget Hotel Third Floor Plan: 9847/T/01/0103/Z03 Budget Hotel Fourth Floor Plan: 9847/T/01/0104/Z04 Budget Hotel Roof Plan: 9847/T/01/0105/Z05 Budget Hotel Ground Floor Plan: 9847/T/01/0100/Z00 Budget Hotel Section AA/BB: 9847/T/01/0200/ZXX Guoman Hotel Ground Floor Plan: 9847/T/02/0150/Z00 Budget Hotel Section CC: 9847/T/01/201/ZCC Budget Hotel North & East Elevations: 9847/T/01/0300/ZXX Budget Hotel Perspective: 9847/T/01/0500/Z00 Budget Hotel South & West Elevations: 9847/T/01/301/ZXX Budget Hotel East Elevation & Section Guoman Hotel First Floor Plan: 9847/T/02/0151/Z01 Guoman Hotel Second Floor Plan: 9847/T/02/0152/Z02 Guoman Hotel Margaret Cassidy House Sections Between Existing and Proposed: 9847/T/00/0600/ZXX Budget Hotel Detail East Elevation and Section Guoman Hotel Third Floor Plan: 9847/T/02/0153/Z03 Guoman Hotel Fourth Floor Plan: 9847/T/02/0154/Z04 Guoman Hotel Roof Floor Plan: 9847/T/02/0155/Z05 Guoman Hotel Section AA/BB: 9847/T/02/0250/ZXX Guoman Hotel North & East Elevations: 9847/T/02/0350/ZXX Guoman Hotel South & West Elevations: 9847/T/02/0351/ZXX Guoman Hotel Entrance Detail Elevation & Section: 9847/T/02/0450/ZXX Guoman Hotel Detail East Elevation & Section: 9847/T/02/0451/ZXX Guoman Hotel Perspective: 9847/T/02/0550/ZXX Guoman Hotel SHP & Compactor Enclosures Plans and Elevations: 9847/T/03/0601/ZXX Guoman & Budget Hotel Site Ground Floor Plan: 9847/T/00/0030/Z00 Guoman & Budget Hotel Material Plan: C365D101 Guoman & Budget Hotel Landscape Master Plan: C365D102 Rev B Guoman & Budget Hotel Indicative Planting Proposals: C365D501 Rev A Transport Assessment by Waterman Boreham with ref. B/208313 dated

24/2/09

Travel Plan by Waterman Boreham with ref. B208313 dated 24/2/09

Building Services Energy Assessment by Me Engineers with reference 8041/10/PA Rev 1 dated Feb 2009

Design and Access Statement by EPR Architects dated Feb 2009

Environmental Noise Survey Report by Hann Tucker Associates with ref. 14992/ENS1 dated 31 October 2008, revised 17/12/08

Air Quality Assessment by URS Corporation Ltd with ref KD/MM dated February 2009

Arboricultural Implication Study and Tree Protection Strategy by Michael Honey with ref. MPH0156/RHB dated 9/12/08

Archaeological Desk-based Assessment by Museum of London

Archaeology dated December 2009

Daylight and Sunlight Report by Waterslade with ref 516/PL2/200209

Flood Risk Assessment by URS Corporation Ltd with ref LERP0002 dated 25 February 2009

Planning Statement by DTZ dated February 2008

Sustainability Statement by URS Corporation Ltd with ref.

GHHSS_49316031_004 dated 19/02/09

Aviation Report by Donald Butler Associates

Guoman & Budget Hotel Landscape Elevations: C365D902

Access Statement by Access for People dated 5th Feb 2009

Date Plans Received: 27/02/2009

Date(s) of Amendment(s):

Date Application Valid: 27/02/2009

1. SUMMARY

This application seeks full planning permission for the erection of two hotels, a four star hotel comprising 250 bedrooms and a budget hotel comprising 353 bedrooms (including demolition of the existing Thistle Hotel).

The scheme is of a high quality modern design whilst respecting the character and appearance of the surrounding area.

The proposal is considered to comply with relevant planning policies and approval is recommended subject to the applicant entering into an agreement with the Council under Section 106 of the Town and Country Planning Act 1990 as amended to secure contributions towards highway improvements, air quality monitoring, public realm improvements and construction and hospitality training initiatives.

The GLA has raised matters of objection in their Stage 1 comments relating to inclusive design, climate change mitigation and adaptation, and transport. It is anticipated that these matters can be resolved through planning conditions, but delegated powers are sought to determine the application as appropriate following Stage 2 consideration by the Mayor.

2. RECOMMENDATION

2.1. That the application is referred to the Mayor of London under the provisions of

the Town & Country Planning (Mayor of London) Order 2008.

2.2. That, should the Mayor of London not intervene delegated powers be given to the Director of Planning and Community Services to grant planning permission subject to the following:

a. That the Council enters into an Agreement with the applicant under S106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/or other appropriate legislation to secure:

- i) a financial contribution of £30,133 for Hospitality Training.
- ii) a financial contribution of £75,000 for Construction Training.
- iii) a financial contribution of £70,000 for Public Realm Improvements
- iv) a financial contribution of £40,000 towards air quality monitoring and improvements.
- v) a financial contribution of £30,000 towards public transport improvements
- vi) a financial contribution equal to 5% of the total cash contributions for project management and monitoring.
- vii) A sustainable transport measure in the form of a Green Travel Plan (which includes car park management plan) in accordance with TfL guidance and be implemented for the hotels.

b. That in respect of the application for planning permission, 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 officers be authorised to negotiate and agree detailed terms of the proposed agreement.

2.3. That subject to the above, the application be referred for determination to the Director of Planning and Community Services under delegated powers to approve the application, subject to the satisfactory completion of the legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 as amended and subject to the conditions set out below, and any others required as a result of the Stage 2 referral.

2.4. That if by 27th May 2009, the S106 Agreement has not been finalised, delegated powers be given to the Director of Planning and Community Services to refuse planning permission for the following reasons:

1. The development is not considered to have made adequate provision through planning obligations, for contributions towards construction training, hospitality training, public realm improvements, monitoring and a Green Travel Plan. Given that a legal agreement or unilateral undertaking has not been secured to address this issue, the proposal is considered to be contrary to Policies Pt1.39, R7 and R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Supplementary Planning Document for Planning Obligations (Adopted July 2008).

2. The development is not considered to have provided appropriate mitigation measures, which in this case would be a travel plan to TfL guidelines, to ensure that there would be no detrimental impact on air quality within a designated Air Quality Management Area contrary to policy OE1 of the Hillingdon Unitary

Development Plan Saved Policies (September 2007), Hillingdon's Air Quality Supplementary Planning Guidance (Adopted 2002) and Policies 3C.3 and 4A.3 of the London Plan (February 2008).

2.5 That if the planning application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees,

hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 TL2 Trees 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 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 3998 (1989) 'Recommendations for Tree Work' 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

6 TL3 Protection of trees during site clearance and development

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

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL21 Tree Protection, Building & Demolition Method Statement

Prior to development commencing on site, a method statement outlining the sequence of development on the site including demolition, building works and tree protection shall be submitted to and approved by the Local Planning Authority, and the scheme thereafter implemented in accordance with the approved method statement.

REASON

To ensure that trees can be satisfactorily retained on the site in accordance with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities and spacing of trees and shrubs.
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure (including a detailed brick front boundary wall with panelling and coping details)
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

a) To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

b) To avoid endangering the safe movement of aircraft and the operation of Heathrow Airport through the attraction of birds and an increase in bird hazard risk of the application site.

9 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

11 NONSC Construction Strategy

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority covering the application site and any adjoining land which will be used during the construction period.

Such strategy shall include the following;

- a) Details of area(s) subject to construction activity and the storage of materials and equipment
- b) Details of cranes and other tall construction equipment (including the details of obstacle lighting)
- c) Control of activities likely to produce dust and smoke etc
- d) Details of temporary lighting
- e) Height of storage areas for materials or equipment
- f) Control and disposal of putrescible waste to prevent attraction of birds
- g) Site restoration

The approved strategy (or any variation approved in writing by the Local Planning Authority) shall be implemented for the duration of the construction period.

REASON

To ensure that construction works and construction equipment on site and adjoining land does not breach the Obstacle Limitation Surface (OLS) surrounding Heathrow Airport and endanger aircraft movements and the safe operation of the aerodrome and to ensure that the development does not endanger the safe movement of aircraft or the operation of Heathrow Airport through interference with communication, navigation aids and surveillance equipment, in accordance with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

12 NONSC Lighting schemes near aerodrome

The development is close to the aerodrome and/or aircraft taking off from or landing at the aerodrome. Lighting schemes required during construction and for the completed development shall be a flat glass, full cut off design, mounted horizontally, and shall ensure that there is no light spill above the horizontal.

REASON

To avoid endangering the safe operation of aircraft and in compliance with Policy A6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

13 H8 Surfacing and marking out of access/parking/servicing areas

The roads/turning/servicing facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the vehicular access, servicing and parking areas are satisfactorily laid out on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

14 DIS1 Facilities for People with Disabilities

All the facilities designed specifically to meet the needs of people with disabilities that are shown on the approved plans shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

15 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. No development shall be commenced until details of security measures are to

meet the standards necessary to achieve the 'Secured by Design' accreditation awarded by the Metropolitan Police Crime Prevention Design Adviser on behalf of the Chief Police Officers has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until such measures have been implemented.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.'

17 NONSC Soil Contamination

All imported soils used for the construction shall be clean and free of contamination. These soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the users of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

18 NONSC Delivery and Service Management

No development shall take place until a Delivery and Service Management Plan has been submitted to and approved in writing by the Local Planning Authority for each of the two hotels. The development shall not be serviced otherwise than in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure adequate servicing and delivery arrangements are in place to prevent disruption to the Terminal 5 road system in compliance with Policy AM7 of Hillingdon Unitary Development Plan Saved Policies September 2007.

19 NONSC Wheelchair Users

Both of the hotels hereby approved shall provide 10% of the total parking provision for disabled users and be permanently marked out to prevent misuse and more than 5% of the bedrooms shall be wheelchair accessible. Furthermore all measures indicated in the Access Statement dated 5 February 2009 and as outlined in Guoman response to Julie Fleck's email dated 26/03/09 shall be implemented in full before the hotel is brought into use and shall thereafter be permanently retained and maintained unless otherwise agreed in writing by the Local Planning Authority.

REASON

To ensure that adequate facilities are provided for people with disabilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 3A.13, 3A.17 and 4B.5.

20 NONSC Electrical Charging Points for Vehicles

Prior to commencement of the development hereby approved, details of the installation (including location and type) of at least two secure electric vehicle charger for each of the two hotels within the car park must be submitted to and approved in writing by the Local Planning Authority. The electric vehicle charger points shall be installed prior to occupation of the development and retained for the lifetime of the building.

REASON

To comply with London Plan Policy 4A.3 and to encourage sustainable travel.

21 NONSC Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

REASON

The site is of archaeological interest and it is considered that all evidence of the remains should be recorded in accordance with Policy BE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 NONSC Contamination

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupants and users of the public building when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that occupants of the development are not subjected to any risks from land contamination in accordance with policy OE11 of Hillingdon Unitary Development Plan Saved Policies September 2007.

23 NONSC Landfill gas survey

The applicant shall carry out a landfill gas survey in the ground at the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new hotel buildings. If landfill gas is found to be a hazard then the applicant shall install remediation measures to prevent gas ingress to the buildings on the development site to the satisfaction of the Local Planning Authority.

REASON

There may have been filled ground on this site from historic ponds. The condition is required to clarify whether or not there is any hazard due to gas migration from any filled ground to the buildings, and if there is a hazard to ensure any necessary gas remediation work is completed, in accordance with policies OE11 and MIN20 of Hillingdon's Unitary Development Plan Saved Policies 2007.

24 H15 Cycle Storage - In accordance with approved plans

The development hereby permitted, shall not be occupied until 112 covered and secure cycle storage for cyclists have been provided on site in accordance with the approved plans. Thereafter, these facilities shall be permanently retained on site and be kept available for the use of cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

25 NONSC Pedestrian access

Notwithstanding hereby submitted, further details showing a formal crossing facility over the two access points which provides dropped kerbs and tactile paving shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented and retained in accordance with the approval.

REASON

To ensure safe levelled pedestrian access in accordance with policy AM8 of Unitary Development Plan Saved Policies.

26 NONSC Noise levels

No plant and/or machinery shall be used on the premises until a scheme which specifies the provisions to be made for the control of noise emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall be included such combination of measures as may be approved by the Local Planning Authority. The said scheme shall be included such secure provision as will ensure that the said scheme and all of it endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE3 of the Unitary Development Plan Saved Policies.

27 NONSC Ventilation & Noise

No air extraction system shall be used on the premise until a scheme which specifies the provisions to be made for the control of noise and odour emanating from the site or to other parts of the building, has been submitted to, and approved by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the Local Planning Authority. The said scheme shall include such secure provision as will ensure that the said scheme and all of its endures for use and that any and all constituent parts are repaired and maintained and replaced in whole or in part so often as occasion may require.

REASON

To safeguard the amenity of surrounding area in accordance with Policy OE3 of the Unitary Development Plan Saved Policies.

28 NONSC Noise levels

No music and/or other amplified sound shall be audible from the premises inside surrounding or adjacent premises between 2300 and 0700 hours.

REASON

To safeguard the amenity of surrounding areas in accordance with policy OE3 of the Unitary Development Plan Saved Policies.

29 NONSC Site Runoff

Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also demonstrate:

- * Surface water run-off rates restricted to 8 l/s/ha.
- * Permeable paving utilised throughout the car parking areas.
- * Details of how the scheme shall be maintained and managed after completion

REASON

To prevent the increased risk of flooding, to improve and protect water quality, and ensure future maintenance of these, in accordance with policies OE7 and OE8 of Hillingdon Unitary Development Plan Saved Policies September 2007.

30 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its written approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.
- (iii) A programme to demonstrate that the most valuable or potentiallycontaminating materials and fittings can be removed safely and intact for later re-use or recycling.
- (iv) Measures to prevent mud and dirt tracking onto adjoining roads (wheel cleaning/washing).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

31 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened storage of refuse bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the

facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

32 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide sites energy needs through renewable energy generation contained within the submitted report entitled 'Building Services Energy Assessment with reference 8041/10/PA by ME Engineers and Addendum document A - response to GLA Energy Comments received by email on 28/4/09 from ME Engineers shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 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).

3 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 (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE38	Retention of topographical and landscape features and provision of

OE1	new planting and landscaping in development proposals. Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
T1	New tourism facilities
T2	Location of tourist accommodation and conference facilities
T3	Safeguarding of existing hotel accommodation
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
AM15	Provision of reserved parking spaces for disabled persons

4 I60 Cranes

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

5 I61 Lighting Near Aerodromes.

The development is close to the aerodrome and the approach to the runway. The applicant is advised that there is a need to carefully design any lighting proposals. This is further explained in Advice Note 2, 'Lighting near Aerodromes' (available at www.aoa.org.uk/publications/safeguarding.asp). Please note that the Air Navigation Order 2005, Article 135 grants the Civil Aviation Authority power to serve notice to extinguish or screen lighting which may endanger aircraft.

6 I62 Potential Bird Hazards from Buildings

The applicant is advised that any flat/shallow pitched or green roof on buildings have the potential to attract gulls for nesting, roosting and loafing and loafing purposes. The

owners/occupiers of the building must ensure that all flat/shallow pitched roofs be constructed to allow access to all areas by foot using permanent fixed access stairs ladders or similar.

The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly or sooner if bird activity dictates, during the breeding season. Outside of the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found resting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airside Operations staff. In some instances it may be necessary to contact BAA Airside Operations staff before bird dispersal takes place. The contact would be Gary Hudson, The Development Assurance Deliverer for Heathrow Airport on 020 8745 6459.

The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must obtain the appropriate licences where applicable from Natural England before the removal of nests and eggs. For further information please see the attached Advice Note 8 - 'Potential Bird Hazards From Building Design'

7 13 Building Regulations - Demolition and Building Works

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

8 134 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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.

9 115 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

10

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Training Ltd.

Hillingdon Training Limited, 2nd Floor, Unit A, Eagle Office Centre, The Runway, South Ruislip, HA4 6SE. Phone: 01895 671976
Fax: 020 8581 8084
Email: info@hillingdontraining.co.uk

11

The developer is requested to maximise the use of local suppliers and labour from the London Borough of Hillingdon, where possible.

12 I38 **Conditions - Further Advice**

The development of this site is likely to damage archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage guidelines to comply with condition 20.

13 I38 **Conditions - Further Advice**

You should contact Environmental Protection Unit on 01895 277 440 for further advice on the measures necessary to comply with condition 22.

14

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

- i) Demolition and construction works which are audible at the site boundary should ONLY be carried out between the hours of;
-0800 and 1800 on Monday to Friday
-0800 and 1300 on Saturday
-No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- ii) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London Authority, November 2006);
- iii) No bonfires on the site shall be allowed to take place at any time.

15 I38 **Conditions - Further Advice**

The applicant should be advised that details for Condition 18 should include no access through Longford Village by construction vehicles associated with the development of the site.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is approximately 2.96 hectares and is currently occupied by the Thistle Heathrow Hotel. The existing hotel is 2 storeys in height and the buildings are linear and in a disorganised site arrangement. The existing site layout arises from extensions to the hotel building since its original development and has not been planned in a coherent manner. Hence, the existing site and building layout provides no direct pedestrian link between the main hotel reception/accommodation and the restaurant/bar area. The remainder of the site is predominately hard surfaced parking areas with very limited landscaping onsite.

The site is located on the southern side of Bath Road and is accessed from it. The application site is within close proximity to the junction with Colnbrook bypass and this part of Bath Road is characterised by both commercial developments to the east (towards the junction) and residential to the west, leading into Longford Village. Adjacent to the site on the northern west corner is a three storey hostel, known as Margaret Cassidy House which recently had planning consent granted for a 127 bed hotel. Adjacent to Margaret Cassidy House is a Grade II listed building, known as the Longford Cottage. There are further listed building in the general locality. Longford Village Conservation Area is further to the west, within Longford Village

The application site is predominately bounded by car parks associated with the Heathrow Airport. To the east and south west are large areas of surface car parking under the control of BAA. The land directly to the south of the site, is currently occupied by Alamo car hire and is used as a depot for the cleaning and maintenance of their fleet of car hire vehicles. Alamo's vehicle access is from Bath Road, but that site also benefits from access to the Western Perimeter Road.

3.2 Proposed Scheme

The application proposes the demolition of existing hotel buildings and the erection of two new hotels providing a total of 603 new hotel bedrooms. A four star 250 bedroom hotel will be located on the east of the site and would be part 5 and part 4 storeys in height and a 353 bedroom budget hotel will be located to the west of the site and would be 4 storeys in height. A total of 302 car parking spaces are proposed with 112 secured cycle parking spaces for the use by the staff and guests of both hotels.

The four star hotel is an H shaped building and will include;

- A large bar and dining area on the ground floor level.
- A leisure/gym and spa facilities for use by hotel patrons, located on the ground floor.
- A total of 375sq.m of meeting room facilities provided within 8 meeting rooms of various sizes
- Hotel bedrooms will be accommodated on the upper three floors of the hotel.
- An executive lounge/bar area will be provided on the fourth floor of the hotel with access onto a roof terrace overlooking the airport runway.

The budget hotel will include;

- New dining and bar facilities on the ground floor
- A total of 267sq.m of meeting room facilities within 6 meeting rooms of various sizes.
- Hotel bedrooms will occupy the western wing of the hotel at ground floor level and the upper three levels of the hotel.

The applicant has also submitted a number of technical documents in support of the

proposal. These are detailed below.

DESIGN AND ACCESS STATEMENT

This document sets out the background to the proposal. The statement has been prepared by EPR Architects, and provides a thorough context evaluation, which highlights the factors which have influenced the design.

PLANNING STATEMENT

This statement is prepared by DTZ and sets out the planning issues for the proposed development. It describes the site context, the proposal, planning history, pre-application consultations and planning policy context for the proposal.

SUSTAINABILITY STATEMENT

This statement is prepared by URS Corporation Ltd and this report demonstrates how the proposed development would take into account sustainable design issues, balancing social, economic and environmental factors. It concludes that the development will seek to comply with all of the essential standards and some of the Mayor's Preferred Standards of the SPG 'Sustainable Design and Construction' and with the sustainability requirements of Hillingdon Council.

FLOOD RISK ASSESSMENT

This statement is prepared by URS Corporation Ltd and has been prepared in line with Planning Policy Statement 25 - Flood Risk Development. It has identified that the site is within Flood Zone 1 and 2. The statement demonstrates that the Environment Agency supplied flood levels for the 1 in 100 year event would not lead to out of bank flow on the Duke of Northumberland watercourse and therefore the site is only at risk during extreme event. During such event, flooding is not expected to be significant on site. The primary escape route utilises the highest part of the site, onto Bath Road and there is safe refuge available in the upper floors of the hotel.

ARCHAEOLOGICAL DESK BASED ASSESSMENT

This statement is prepared by Museum of London Archaeology states that the site does not contain any nationally designated sites, such as Scheduled Monuments, Listed Buildings etc, and it is not within a Conservation Area or Archaeological Priority Area as defined in the Hillingdon Unitary Development Plan. The report has found that the site has a variable potential for the recovery of archaeological remains and recommends that in light of mixed archaeological potential for the site, a further investigation of archaeological potential be carried out.

ENERGY STATEMENT

The statement has been prepared by Me Engineers and explains the three key principles - Be Lean, Be Clean, and Be Green and addressed with more detailed analysis. The proposal show significant savings in energy and reductions in carbon emissions of 41.4% for the 4 star Hotel and 41.7% for the budget hotel.

AIR QUALITY ASSESSMENT

This statement has been prepared by URS Corporation Ltd and provides an appraisal of the suitability of the proposed hotel development on the application site and subsequent assessment of the potential impacts on local air quality. It concludes that although NO2 concentrations exceed the Air Quality Standard objectives at the site, the operational proposed development is anticipated to have a beneficial impact on local air quality and as such it is not expected that air quality will be a material planning consideration.

NOISE ASSESSMENT

The noise survey report has been carried out by Hann Tucker Associates for plant and traffic noise impact on the surrounding residential premises. The assessment indicates that with the use of appropriate mitigation measures, where necessary, the impact would be minimal. The likely noise impact from future flows of traffic would be reduced due to the reduction in the car park spaces and therefore there will be no elevation of noise levels from the current state.

TRANSPORT ASSESSMENT

This assessment has been carried out by Waterman Boreham Ltd and compares the current site with the proposed uses. It finds that the net change in traffic generation is negative and therefore removing vehicular trips from the network. A robust traffic impact analysis of the local highway network has been undertaken and was demonstrated that the existing highway network in the vicinity of the site, including the site accesses will continue to operate within desirable levels of operational capacity with the developments in place. Furthermore the analysis suggests an overall improvement in capacity due to the reduction in vehicular trips.

GREEN TRAVEL PLAN

The green travel plan is prepared by Waterman Boreham Ltd and sets out travel plan aims and approach and assesses the existing transportation environment and conditions. It states that a travel plan is an evolving document that needs to remain adaptable to changing working practices and local conditions. A Final Travel Plan, after its approval by the Local Planning Authority will be adopted and implemented by the hotel.

AVIATION STATEMENT

This report is prepared by Donald Butler Associates and examines aviation safeguarding criteria and concludes that construction methodology will be submitted to BAA and the Local Planning Authority for approval prior to work commencing. It further comments that the proposed development will have no adverse effect on the safety and regularity of the established aviation operations and that no mitigation measures will be required.

DAYLIGHT AND SUNLIGHT REPORT

This report is prepared by Waterslade Ltd and examines the daylight and sunlight to the residential properties surrounding the site as well as the nursery school at 501 Bath Road. It concludes that all properties comfortably comply with the BRE daylight, sunlight and overshadowing guidelines and will continue to receive very good levels of both daylight and sunlight after the proposal is implemented.

3.3 Relevant Planning History

3063/APP/2001/1496 Thistle Heathrow Park Bath Road Longford

EXTERNAL ALTERATIONS TO THE APPEARANCE OF THE RESTAURANT AREA AND
REPOSITIONING OF EXISTING EXTRACTOR DUCT

Decision: 27-09-2001 Approved

3063/AR/78/0305 Heathrow Park Hotel Bath Road Longford

Extension/Alterations to Hotel (P) of 242 sq.m.

Decision: 10-05-1978 Approved

3063/CL/98/1943

Heathrow Park Hotel Bath Road Longford

Erection of a 572-bedroom hotel, incorporating a part 3 storey, part 4 storey, part 5 storey, part 6 storey building with provision for 328 parking spaces, new leisure club and related facilities and landscaping (involving demolition of most of existing buildings except for conference block which is to be refurbished)

Decision: 25-10-1999 WD

Comment on Relevant Planning History

It would appear that the existing hotel is of a 1970s construction however, the Council's planning records do not go back as far as when the hotel was built. There have been applications for extensions to the hotel which are mentioned above.

The decision type 'WD' above, refers to the application being Withdrawn.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies September 2007

The London Plan February 2008

PPS1 - Delivering Sustainable Development

PPS13 - Transport

PPG15 - Planning and Historic Environment

PPG21 - Tourism

PPS22 - Renewable Energy

PPG24 - Planning and Noise

Planning Policy Statement - Planning and Climate Change

Council's Parking Standards

Council's Supplementary Planning Guidance - Community Safety by Design

Council's Supplementary Planning Guidance - Noise

Council's Supplementary Planning Guidance - Air Quality

Council's Supplementary Planning Document - Planning Obligations

Council's Supplementary Planning Document - Access Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.28 To encourage the provision of a range of hotel and conference facilities provided development does not harm the environment.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.

BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
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
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
T1	New tourism facilities
T2	Location of tourist accommodation and conference facilities
T3	Safeguarding of existing hotel accommodation
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
AM15	Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **15th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as a major development by means of press and site notices. 312 consultation letters were sent to residents and occupiers of the dwellings at Longford Village,

nearby neighbouring properties and Longford Residents' Association. Two site notices were also placed in prominent locations near the application site.

1 letter was received from a resident and raised one issue in relation to the proposal;
- not against the building of two new hotels however the lorries should only use the A4 and not come through the village to enter the site during construction.

BAA SAFEGUARDING

No objection subject to conditions and/or informatives relating to construction strategy, a bird hazard management plan, landscaping and control of lighting.

NATIONAL AIR TRAFFIC SERVICES (NATS)

No objections.

ENGLISH HERITAGE

No objections subject to a planning condition requiring implementation of a programme of archaeological works, in accordance with a written scheme of investigation.

ENVIRONMENT AGENCY

Initially, the Environment Agency made objections on the grounds that there is insufficient evidence to indicate that the surface water will be managed in a sustainable manner in line with Planning Policy Statement 25 (PPS25). However, the applicant has addressed the Environment Agency's concerns and now the Environment Agency raises no objections to the proposal subject to a planning condition.

TRANSPORT FOR LONDON

TfL does not expect the development to have an adverse impact on the operation of the Transport for London Road Network however more work is required to develop a satisfactory travel plan that complies with TfL guidance. A Construction Logistics Plan and Delivery and Servicing Plan should also be submitted as part of planning conditions. The need for improvements to pedestrian access and bus stops should be assessed and measures put forward to remedy any deficiencies which can also be addressed in a planning condition.

GLA (STAGE 1 RESPONSE)

The Mayor considers that the application does not comply with the London Plan, but that possible remedies could address any deficiencies as outlined in the detailed response.

Conclusion: London Plan policies on hotel use and tourism, urban and inclusive design, climate change mitigation and adaptation, noise, air quality, flooding, employment and training, and transport are relevant to this application. The application complies with some of these policies but not with others, for the following reason.

Hotel Use: The proposed hotel use on this site is acceptable and it complies with policy 3D.7 of the London Plan.

Urban Design: The rationale for the layout is not currently supported, as a result, the proposal does not fully comply with the London Plan policies relating to design, including 4B.1 'Design principles for a compact city.'

Initially, concerns to the proposed site layout were raised as it was felt that the proposal resulted in poor spatial relationship between the two hotel buildings and the Bath Road frontage. This is due to the deep set back on the buildings. However, the GLA officers are no longer objecting to the site layout after discussions on local character.

Inclusive Design: the concerns raised need to be addressed and conditioned.

Climate change mitigation and adaptation: the proposed energy strategy is acceptable but further information should be provided.

Noise: There are no strategic noise concerns.

Air Quality: There are no strategic air quality concerns.

Flooding: The provision of underground rainwater storage needs to be conditioned.

Transport: More work is required on the travel plan. A construction logistics plan and delivery and servicing plan should be submitted. Improvements to pedestrian access and bus stops are required.

The following changes might, however, remedy the above mentioned deficiencies, and could possibly lead to the application becoming compliant with the London Plan:-

Urban Design: revisit layout

Inclusive Design: conditions are required to address the concerns

Climate change mitigation and adaptation: provide further information.

Transport: revisit the travel plan, submit a construction logistics plan and delivery and servicing plan, improve pedestrian access and nearby bus stops.

Following the formal issue of the Stage 1 comments, GLA officers have now confirmed that they will no longer object to the site layout (Urban Design) and this information will be reported to the Mayor when the application is referred to him at Stage II.

Internal Consultees

POLICY

The principle for a hotel on the site has been established and the key issue is the need for an additional hotel, the suitability of the proposal in flood zone 2 and intensification of the site.

PPS6 would seek hotel type development to be located in town centres, Heathrow Airport is a destination in its own right. Consequently the principle for additional hotel accommodation can be established provided site specific issues are addressed including the criteria of policy T4. The proposed hotels would help ensure that the quality of Hillingdon hotel offer is enhanced meeting the needs of both the budget and business traveller and would be welcomed provided the proposal meets other site specific issues.

Policy has no objection in principle to this proposal provided site specific issues are addressed.

ENVIRONMENTAL PROTECTION UNIT

This application is for a hotel and therefore EPU are not concerned with the noise levels for its residents as they are temporary. EPU are however concerned with any noise or air quality impact the hotel development may have on the local residents in the nearby houses. This area already suffers from a number of noise issues, the airport, the busy road and other large businesses in the local vicinity. The noise issues can be dealt with by an appropriate worded condition.

With regards to air quality, an air quality assessment was submitted with the application. The report indicates that the concentrations of NO₂ at the worst case locations are predicted to exceed the air quality objectives in 2012 whether the scheme is brought forward or not and the resulting impact has been classified negligible to minor beneficial. However, as the existing levels are already exceeding the national objectives, mitigation measures should be put in place to address this.

In terms of mitigation following conditions should be imposed. A Green Travel Plan for staff and guests and construction management scheme that includes minimising emission to air through the demolition and construction phase of the development should be submitted.

In addition, if improvements to the air quality cannot be identified as part of the development then consideration should be given to seeking a section 106 contribution towards the implementation of measures.

TRANSPORTATION

No objections to the proposal as the proposal would result in net reduction of vehicle trips to the site due to significant reduction of car parking spaces. A suitable number of cycle parking areas for staff and guests, and number of parking spaces are appropriate for the proposal. The internal layout of the site would also allow ease of movement of Hopper Buses and service vehicles. A construction management plan should address construction vehicle movements to address the resident's valid concern.

URBAN DESIGN

No objections.

The proposed layout, with the buildings positioned towards the rear of the site and the car parking area at the front, adjacent to Bath Road, provides an opportunity to retain the rural green character of the streetscene, and avoids the buildings to be visually prominent when viewed from Bath Road.

The proposed scale, height, position or massing of the proposed development are considered to be well balanced and in tune with the existing built context at the southern end of the site. The development is not considered to have any detrimental effects on the Longford Cottage, Grade II Listed Buildings. There are further listed buildings in the general locality.

With regards to boundary treatment, a traditional, detailed brick boundary wall, with some panelling and proper coping would be advisable.

TREES AND LANDSCAPE

The application site contains a number of trees on the north and east boundaries, with smaller formal planting within the centre of the site. The western boundary is defined by (off-site) trees which provide visual screening and physical separation. These trees are not protected by Tree Preservation Order or Conservation Area designation, but do constitute a significant landscape feature. The application includes a Tree Report to BS5837: 2005 by HB tree consultants, which cross refers to a site plan, drawing No 0002-Z00. (T2 appears to have been omitted from this drawing, but is shown in Appendix 2 of the Report). The report includes an Arboricultural Implications Assessment and Tree Protection Strategy.

The report assesses the quality, condition and landscape value of 17No. individual trees and considers that there are no grade 'A' (good) specimens. 7No. trees are considered to be 'B' grade (fair, and worthy of retention on a development site). The remaining trees are considered to be 'B/C' - 'C' quality and would not normally be considered a constraint on development - particularly if tree replacement is included within a comprehensive landscape scheme. One tree is assessed to be 'C/R' rated which justifies removal as part of sound arboricultural management.

The tree report confirms that a Tree Protection Method Statement will be required with a detailed specification for special methods and operations. This information should be submitted for approval prior to demolition or construction activities on site.

The tree report also confirms that the better / retained trees are situated along the north and east boundary with most of the tree losses confined to the weaker specimens within the site which will be removed to facilitate the development. Both EPR drawing Nos. 0003-Z00 (Preliminary

Demolition) and 0030-Z00 (Site Ground Floor Plan) shows indicate that trees T1 and T3 on the Bath Road frontage will be retained as part of the scheme. There is a discrepancy between these drawings and the conclusion of the tree report which assumes that T1 will have to be removed and possibly T3. Notwithstanding this, the extensive new tree planting which forms part of the landscape masterplan will mitigate the loss of existing trees.

It is noted that level changes are referred to within the tree report and within cross-sections through the site. Although the site appears to be generally flat within the centre, there is a distinct ramp down into the site from the Bath Road and changes of level across the site are indicated on various cross-sections. However, there is no topographic survey showing the existing levels, and no details of proposed levels for the sake of comparison. This information needs to be provided by condition and will be essential to assist the tree retention strategy. It will also influence the views into the site and the perceived height/mass of the building. Details will be required to ensure that tree protection measures and the landscape proposals take into account the local topography and any level changes.

In conclusion, the Landscape and trees have no objection and consider that the proposal satisfies policy BE38, subject to planning conditions.

ACCESS

The proposed facility will be subject to the Disability Discrimination Act 1995 (amended 2005) because it will provide a service to the public. It should be noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features should be fully considered and specified as part of the design to ensure that disabled people receive the same level of service.

Whilst the design of this development application demonstrates a commitment to the principles of access and inclusion, more detail is needed. The Design & Access Statement and accompanying plans is considered to lack the necessary detail.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle for hotel/s on the site has been established and the key issue is therefore the need for an additional hotel beds, suitability of the proposal in Flood Zone 1 and 2 and intensification of the site.

HOTEL NEED

Part 1.28 of the Hillingdon Unitary Development Saved Policies 2007 and Policy T4 establishes the principle for hotel and conference facility provision. With the move towards the 'Plan, Monitor and Manage' approach to planning, the recent GLA Hotel Demand Study (2006) identifies an indicative need for additional 3,800 new hotel rooms in Hillingdon (of which 800 would replace older accommodation) during the period 2007-2026. It is further predicted that the majority of this estimate will be required by 2012. Since the study, 733 rooms have been completed and 120 have been lost. There is a current pipeline of c.1,328 rooms in Hillingdon, mainly in the Heathrow area with a further 259 under construction. Whilst Planning Policy Statement 6: Planning for town centres, would seek hotel type development to be located in town centres, Heathrow Airport is a destination in its own right. Consequently the principle of additional hotel accommodation can be established provided site specific issues are addressed including the criteria of Policy T4. The proposed hotels would help ensure that the quality of Hillingdon's hotel offer is enhanced meeting the needs of both the budget and business traveller and would be welcomed provided the proposal met other specific issues.

FLOOD ZONE

The applicant has submitted a flood risk study. The assessment indicates that there would be a low risk to users of the site.

Environment Agency has also confirmed that they are satisfied with the proposal subject to a planning condition.

INTENSIFICATION

The proposal would result in number of hotel bedroom increase from 264 bedrooms to a total of 603 bedrooms. These bedrooms will also be spread across two hotels on the application site. Whilst it can be seen that the intensity of the site will be doubled, the current existing Thistle Hotel is not maximising the site usability and the site is currently not in sustainable land use. The existing hotel's numerous extensions over time have resulted in an ad hoc and poorly laid out site. The dated building also meant that the much of the site is predominately covered with extensions as the building could not be extended upwards. Therefore, the relatively large application site of 2.96ha is predominately covered with the poorly laid out hotel and its extensions, resulting in limited onsite landscaping and poorly arranged parking areas.

The proposed hotels have been designed in a more sustainable manner and the site is used to its maximum effective capacity. The buildings have been designed in a manner that will not compromise the character and appearance of the area or negatively impact upon the occupiers of the surrounding buildings. The proposed hotels will ensure that the quality of Hillingdon's Hotel offer is enhanced and would maximise the use of the existing brownfield land, therefore the proposed intensification of the site is satisfactorily justified.

Planning Policy Statement 1 emphasise the use of the existing brownfield and its effective use and The London Plan's policies also refer to maximising the site's potential. Therefore, proposal would fully accords with the above mentioned policies.

7.02 Density of the proposed development

Not applicable to this development.

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

ARCHAEOLOGY

The site lies in an area where archaeological remains may be anticipated. This is due to the extensive prehistoric and later landscape identified in the Heathrow area, which includes settlement and ritual activity dating from 10,000 BC onwards. Of particular note is the number of ring ditches, which often represent ploughed out Bronze Age cremation burial sites, in the immediate vicinity, and also the proximity of the site to the Saxon settlement at Longford.

The applicant has submitted a very thorough archaeological desk based assessment. English Heritage commented that no further work would be require prior to determination of the subject planning application, however a planning condition requiring implementation of a programme of archaeological work be submitted and approved by the Local Planning Authority.

LISTED BUILDING

There are two Grade II listed buildings nearby and are located on Bath Road, west of the application site. The Longford Cottage, c. 16th Century, which is adjacent to Margaret Cassidy House, is a two storey building in a residential use. The Stables and its

outbuildings are directly opposite to Longford Cottage and the main building is part 16th Century and the outbuilding is 17th or early 18th Century. These listed buildings are encircled with existing large mature trees and shrubs and much of the site is not clearly visible from the streetscene. The mature landscaping and trees add value to the character and appearance of these listed buildings and indeed the streetscene.

The Cottage is some 52 metres away from nearest corner of the proposed budget hotel and the hotel buildings are well set back into the application site from the street that it does not compete with the architectural integrity of the adjacent listed buildings. The proposed site layout has been adopted to ensure that the proposal would not undermine the 'rural character' of the existing streetscene.

The front boundary treatment for the proposal is consistent with the existing streetscape and therefore the proposal does little to impact on the character and appearance of the Listed Buildings located within the vicinity. The proposal does not set back or detract from any of the listed buildings located within the vicinity due to the proposed siting and layout of the hotels. Therefore impact to the setting of these listed buildings is negligible.

7.04 Airport safeguarding

The BAA Aerodrome Safeguarding team commented that the proposal could conflict with safeguarding criteria unless planning conditions are imposed. Such conditions would require a submission and approval of a Construction Management Strategy, a Bird Hazard Management Plan, a Landscaping scheme and a scheme for the permanent lighting of the development. These suggested conditions are proposed to be included as part of the decision and therefore the proposal would not conflict with aerodrome safeguarding criteria.

7.05 Impact on the green belt

Policy OL5 of the UDP Saved Policies 2007 seeks to protect the Green Belt from nearby developments which may prejudice its visual amenity. The proposed hotel would not be visible from the Green Belt to the north west of Colnbrook bypass. The proposed hotels would be seen in context with other buildings along Bath Road, and Heathrow Airport beyond, therefore it is not considered that the proposed development would have any significant visual impact on the Green Belt.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Saved Policies UDP requires that the layout and appearance of new developments harmonise with the existing streetscene and other features of the area.

The existing streetscene is uniquely rural in character, even though there are commercial buildings and large areas of surface car parking and airport activity within the proximity. The eastern end of this part of Bath Road (after Junction with Colnbrook bypass in westerly direction), is characterised by mix of uses including surfaced car parking areas, office buildings which are two and three storeys high, existing hotel site, three storey hostel building, and a petrol filling station. These buildings are well set back from the street with low walls and landscaped front boundary treatment, setting the streetscene of Bath Road. Further beyond the application site in a westerly direction, are domestic scale residential dwellings, leading into Longford Village.

The existing pattern of the streetscape with buildings set back, abundant vegetation, low front walls and landscape front boundary treatment allows the continued co-existence of the commercial buildings in rural, leafy country road. Therefore, it would be important for

any new developments along this end of Bath Road to adopt an approach which includes sufficient forecourt landscaping and landscape buffer with appropriate setback that is prevailing character of Bath Road. The proposed site layout and front boundary treatment of the application site harmonise with the existing Bath Road streetscene, whilst the bulk and scale of the buildings integrate with the existing airport activity to the south of the application site. It is important to note that the proposed setback of the hotels is totally appropriate and necessary in the context and the spatial relationship with Bath Road is strengthened through proposed strong landscape features, front boundary treatment and open character of Bath Road.

In conclusion, the proposed hotel buildings would not appear overbearing along the streetscene and the scheme will not have a detrimental impact upon the character and appearance of the streetscene along Bath Road. The buildings are positioned to the rear of the site to respect the existing rural character of the existing streetscene.

7.08 Impact on neighbours

Issues relating to the potential impact of noise on the neighbouring properties have been addressed in the Noise and Air Quality Issues section below.

Policy BE24 of the Saved Policies UDP protects privacy of the occupiers and adjoining neighbours from new buildings and policy BE21 of the UDP requires that proposals for new buildings would not result in a significant loss of residential amenity by reason of their, siting, bulk or proximity.

The nearest neighbouring building is Margaret Cassidy House which is currently in hostel use. The site had a planning permission for a 124 bed hotel in 2008 however this consent has not yet been implemented. Currently Margaret Cassidy House enjoys good aspects to the east and south over the existing Thistle Hotel site. This will continue to be the case with the new proposals. The nearest building to Margaret Cassidy House would be the proposed budget hotel which is a H shaped block with three fingers aligned north-south. The elevation facing Margaret Cassidy House has no bedroom windows and therefore privacy impact to the both occupiers of Margaret Cassidy House and the proposed budget hotel are not undermined. The separation gap between the two buildings will be 31m which is an increase from the current 22m separation gap.

The amenity of the listed Longford Cottage will not be adversely affected by the new hotels. The cottage is some 52 metres away from the nearest corner of the budget hotel. The proposal will also not create any overshadowing to the garden of Longford Cottage. Currently the cottage garden is encircled with large mature trees which provide screening and they cast a shadow over much of the garden.

The applicant has supplied a Daylight and Sunlight Study accompanying this application. The study shows that Margaret Cassidy House, Longford Cottage and the nursery school at 501 Bath Road comfortably comply with the BRE daylight, sunlight and overshadowing guidelines and will continue to receive very good levels of daylight and sunlight if the proposed hotels were to be implemented.

In summary, it is considered that the proposed development would have a satisfactory relationship with, and maintain an appropriate level of residential amenity to, neighbouring residential properties, in accordance policies with BE21 and BE24 of Unitary Development Plan Saved Policies.

7.09 Living conditions for future occupiers

Issues relating to the potential impact of noise on the future occupiers have been addressed in the 'Noise and Air Quality Issues' section below.

Policy BE24 the Saved Policies UDP require that the design of new buildings protects the privacy of occupiers and their neighbours. However, unlike for a residential scheme proposal, there is no minimum design guidance that can be applied for hotel development proposals. It is worthwhile to note that the level of overlooking and privacy impacts to the occupiers of the hotel is significantly different to the level of impact to occupiers of a residential dwelling. This is primarily due to the nature of the hotel use and that it is not for long term/permanent occupancy.

The proposed hotels would provide a degree of privacy and limited overlooking to the occupiers in each room. The minimum separation gap between facing windows is 12m and the majority of the windows have privacy screens where it is considered necessary. These privacy screens are asymmetrical 'eyelid' shading devices which provides screening from upper floor levels and adjacent to the subject windows. The screening is also primarily to articulate the facades which give modelling and movement to the elevations.

The design and layout of buildings is such that there are no instances of direct overlooking to bedroom windows internal to the scheme which would be a cause of concern with regard to privacy.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is accessed from the Bath Road off the A4 Colnbrook bypass and the site has a Public Transport Accessibility Level of 1 (on a scale where 6 is high and 1 is low).

The current level of on site parking is 600 spaces for the current hotel and the proposal will see a reduction in parking to a total of 302 spaces for the new hotels. This is a considerable reduction in parking spaces. The accompanying Transport assessment indicates a forecast of a net decrease of 55 two-way vehicles in the AM peak hour, a net decrease of 48 two-way movement in PM peak hour with the reduced parking levels. Due to the location of the proposal, the hotel will mainly provide service to those travelling in and out of Heathrow Airport and therefore the main mode of travel is expected to be public transport - Hopper Bus and taxis. Therefore, the reduction in parking spaces is welcomed and this is also supported by TfL and the Council's Highway Engineers subject to the implementation of a Green Travel Plan.

The access arrangement allows Hopper Buses to enter and exit in a forward gear and also retains the vehicle access to Alamo car park through the site. The site layout is clear and legible to pedestrians with clear entrances to both hotels.

The proposal will also make financial contribution towards public transport improvements which will include upgrading of bus stops and therefore the proposal is considered contribute positively to the improvements towards local transport infrastructure.

The Council's Cycle Parking Standards require the provision of 1 cycle parking space per 20 bedrooms and 1 cycle parking space 3 staff. This equates to 77 secure covered cycle parking spaces for the proposed development. A total of 112 secure covered cycle parking spaces are proposed which exceeds the minimum requirement. Therefore, the level of provision is in accordance with the Council's guideline, however a condition is

suggested to ensure the detailed design of these stores is appropriate in terms of security.

In summary, the proposed development will not have an adverse impact on the highway network and appropriate on site provisions have been provided therefore, the proposal complies with policies AM2, AM14 and AM15 of the Unitary Development Plan Saved Policies September 2007.

7.11 Urban design, access and security

Good design is central to all objectives of the London Plan and the Hillingdon's Unitary Development Plan. The application presents a high quality scheme and raised the standard of design.

The built elements are characterised by a simplistic, contemporary design, neutral materials and colour effects to provide legibility and character. The splayed frontages to the hotels visually link the two hotels together. The four star hotel has a full height glazed entrance screen, which will enhance the elevation and create an airy interior. The elevational treatment with a continuous chequer board pattern in a metallic finish, matched by natural stone enhances the visual quality of the building.

The budget hotel is proposed to be white rendered, combined with grey panelling within signature colour panels, in cool green shades to match the copper of the adjacent 4 star hotel building.

In terms of layout, the proposed buildings are positioned towards the rear of the site, away from Bath Road. This is considered to be a positive design element in the context of the surrounding streetscene. This part of Bath Road, being mainly residential and the prevailing country road character, the proposed buildings would not dominate or be visually intrusive along the streetscene. The site layout allows the contemporary and high quality development to co-exist with the existing setting of the area in a positive way.

It is important for developments not to undermine the spatial relationship with the adjoining highway to provide clear, defined frontage and presence. Due to the large set back from Bath Road frontage the proposed development reinforced a strong boundary treatment and landscaping to ensure that the spatial relationship with Bath Road is maintained.

The overall design rationale is supported and is considered to present a high quality development within the Borough. Overall, the proposal accords with policies within London Plan and Hillingdon Unitary Development Plan.

7.12 Disabled access

The proposed facility will be subject to the Disability Discrimination Act 1995 (amended 2005) because it will provide a service to the public.

Both hotels provide just above 5% of the rooms to full wheelchair accessible standards with adjoining room for carers which is the minimum level of requirement under the Building Regulations. In addition to 5% rooms which are required to be designed to the Part M wheelchair accessible standards, the British Standard code advises that 5% of bedrooms should have a ceiling track hoist and 5% of bedrooms should be designed to be easily adaptable. There are few rooms within the budget hotel that are larger than the

standard room which can lend themselves to be adaptable, however more information on how this will be achieved will be required. Further detailed design will be required for the 4 star hotel as the bedrooms which are larger than the standard sized rooms can be easily adaptable.

The Council's access officer also noted that reasonable adjustments to practices, policies and procedures, auxiliary aids, and physical features should be fully considered and specified as part of the design to ensure that disabled people receive the same level of service.

The adjustments are detailed design and the proposal can adapt to comply with the said Act and appropriately worded condition will be included to ensure inclusive development.

The applicant has also positively responded to suggestions and comments from both the Council's access officer and the GLA access officer and agree to planning conditions to be imposed to address the detailed internal room design of the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Unitary Development Plan requires that existing topographical features and landscaping be taken into account in the design of new development and that opportunities for additional landscaping be explored. The Council's Trees and Landscape Officer has reviewed the proposal and raises no objection to the overall landscape design of the scheme.

The application site contains a number of trees on the north and east boundaries, with smaller formal planting within the centre of the site. The western boundary is defined by (off-site) trees which provide visual screening and physical separation.

The proposal includes extensive new planting and landscaping on site. The site frontage will have a minimum depth of 5 metres, increasing to 9 metres at each end. The eastern boundary will have a landscaped buffer of approximately 10 metres in width and will incorporate retained and new trees, with ground-cover planting. The west boundary ranges in width from 2 to 8 metres and will be defined by new tree planting with ground cover shrubs. There are also extensive planting of avenues of trees, with hedges and ornamental shrub planting is proposed within the centre of the site and car park. This planting combined with the curved building frontages which are set back from Bath Road should provide a significant spatial buffer between the public domain and the hotel frontage.

Appropriately worded conditions will be in place to ensure retention of trees can be achieved where possible which can also influence the views into the site and the perceived high and massing of the building. Details will be required to ensure that tree protection measures and the landscape proposal take into account the local topography and any level changes.

The proposal accords with policy BE38 of the Unitary Development Plan Saved Policies and therefore the proposed landscape masterplan strategy is acceptable subject to further details being reviewed through planning conditions.

7.15 Sustainable waste management

Policy 4A.22 of the London Plan sets out the Spatial Policy for Waste Management in London and states that all developments should provide adequate storage facilities for waste and recycling.

The service areas for both hotels for waste collection and deliveries will be located to the rear of each hotel buildings. The refuse and recycling areas and the main back of house and storage areas will be easily accessible from delivery and pick up points. Delivery and refuse vehicles can access the site using the main vehicular access points will access the rear of the hotel through the central access route. All servicing and refuse collections will be accommodated on site and no servicing will occur on street. This can also be secured through a recommended condition.

Each hotel will provide a compactor to the rear of the service area which will be used to consolidate general waste. Each hotel will also have four large recycling bins with a capacity of 1,100 litres.

The proposal would adequately provide acceptable waste and recycling provision and accord with policies set out in the London Plan.

7.16 Renewable energy / Sustainability

Policies 4A.1, 4A.3, 4A.4, 4A.6 and 4A.7 of the London Plan require all developments to make the fullest contribution to achieving sustainable design and reducing carbon dioxide emissions. Specifically with reference to Major Developments, developments are required to identify energy efficiency savings and the provision of 20% reduction in the buildings carbon dioxide emissions through renewable technology.

The application is accompanied by a Building Services Energy Assessment and assesses each key principle of Be Lean, Be Clean and Be Green within the Framework of the London Plan.

The applicant has explored different energy technologies for the proposed development and has favoured option for the proposed scheme is a Combined Heat and Power (CHP) with Photovoltaic cells for low and zero carbon technologies. This can meet the 20% policy requirement.

The GLA, in their stage one response is satisfied with the overall energy strategy subject to further information on the central air-handling units supplied by the CHP network which should heat the ventilation air to the hotel rooms and update saving figures when emissions have been updated to take all energy use into consideration. It is considered that this can be conditioned at this stage.

7.17 Flooding or Drainage Issues

The applicant site is within Flood Zone 1 and 2 areas and the applicant has carried out a flood risk assessment which is in accordance with Planning Policy Statement 25.

The Flood Risk Assessment accompanying the application concludes that flood levels for the 1 in 100 year event would not lead to out of bank flow on the Duke of Northumberland watercourse and therefore the site is only at risk during an extreme event. During such events, flooding is not expected to be significant on site and the primary escape route utilises the highest part of the site, onto Bath Road and there is safe refuge available in

the upper floors of the hotel. In addition, the flood risk to the proposed development from groundwater and overland flow is considered to be low. The proposed development will incorporate a drainage scheme which attenuates water to at least 50% of 100 year existing rate and stores up to the 1 in 100 year event with an allowance for climate change.

Following Environment Agency's comments requiring implementation of sustainable drainage techniques, reducing surface water discharges to not exceed the greenfield runoff rate and the drainage system being able to accommodate any storm event up to the critical duration 1 in 100 year storm event, the applicant has confirmed that a permeable paving in car parks will be used to reduce the runoff rate and this is a part of sustainable drainage technique. A planning condition as suggested by the Environment Agency that would also ensure that the runoff from the site is minimal.

The proposal is therefore considered to be acceptable and the Environment Agency is also satisfied with the proposed mitigation measures.

7.18 Noise or Air Quality Issues

AIR QUALITY

The development site is within an Air Quality Management Area (AQMA) where areas of Nitrogen Dioxide (NO₂) exceed the level above 40ugm³ of the National Air Quality Objectives set by the Government. In accordance with the objectives of the National Air Quality Strategy, the London Plan Policy 4A.19 Improving Air Quality and the Council's Air Quality Supplementary Planning Guidance (2002) proposals should seek to minimise the emissions of key pollutants and to reduce concentrations to levels at which no, or minimal, effects on human health are likely to occur.

An air quality study has been undertaken by the applicant and concludes that the potential impacts arising from road traffic associated with the completed Development are anticipated to have a 'small' beneficial effect of 'Minor' beneficial significance, due to a reduction in road traffic attributed to the Proposed Development. The maximum offsite impact associated with heating plant attributed to the completed development was shown to be 'Minor' adverse offsite, however, taking into account that the Development will replace an existing hotel use within its own older heating plant, it is likely that the net impact will be of 'Negligible' significance.

The Council's EPU officer commented that a Green Travel Plan for staff and guests should be provided as part of development to aid offsetting any impacts of the development on air quality. In addition, the developer will make financial contribution towards air quality improvements in the area and therefore the impact from this development will be minimal.

NOISE

Policy OE3 of the UDP states that buildings which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels. Policy OE5 states that proposals for noise sensitive developments will not be permitted where they would be subject to unacceptable levels of noise or vibration. Given the proposed application is for a hotel development both policies are considered relevant.

The submission has been accompanied by a noise report prepared by an acoustic consultant, which concludes:

- The preliminary assessment indicates that the noise from plant and traffic noise impact to the surrounding residential premises should be attainable with the use of appropriate mitigation measures.
- A detailed plant assessment will be carried out once the building service design is developed further. This assessment will include the specifications of appropriate mitigation measures where necessary.
- The proposed hotel scheme holds significantly less car park spaces than the current scheme. Therefore it is likely that there will be no elevation from the current state of traffic flow.

Accordingly, it is considered that the development would result in an appropriate noise environment for both neighbouring and future occupiers, subject to the conditions requiring mitigation measures specified in the recommendation.

7.19 Comments on Public Consultations

A resident from Longford Village raised concerns to the construction traffic potentially accessing the application site through Longford Village. The site is accessible through Longford Village from A3044 and M25 further beyond. An appropriate worded condition will be imposed for the submission and approval of a construction management strategy which will restrict construction vehicle movement. It would be more suitable for large construction vehicles to access the site from A4 and Colnbrook bypass into Bath Road, east of the application site and not through the village.

7.20 Planning obligations

Policies Pt1.39, R7 and R17 of the Council's Unitary Development Plan states that the Local Planning Authority will, where appropriate, seek to planning obligations to achieve benefits to the community related to the scale and type of the development proposed.

Approximately 226 full time equivalent hotel staff (for both hotels) would be employed as a result of the proposed developments and the construction budget would be approximately £30m. In accordance with the Council's Planning Obligations SPD the following is sought;

- a) A sustainable transport measure in the form of a Green Travel Plan (which includes car park management plan) in accordance with TfL guidance and be implemented for the hotels;
- b) £30,133 for hospitality training;
- c) £75,000 for construction training;
- d) £70,000 towards public realm improvements to the area in general;
- e) £30,000 towards public transport improvements;
- f) £40,000 towards improvements to and monitoring of air quality;
- g) 5% of the total cash contributions towards administration costs, in accordance with Hillingdon's Supplementary Planning Document on Planning Obligations.

The applicant has agreed to these Heads of Terms, which will be secured through the completion of an appropriate legal agreement. No objection is raised to the proposal subject to receipt of a finalised legal agreement.

7.21 Expediency of enforcement action

Not applicable to this development.

7.22 Other Issues

There are no other issues to consider.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

The proposed scheme for two hotels is a high quality scheme will improve the quality of Hillingdon's hotel offer by enhancing the needs for both budget and business traveller. The hotels have been design to respect the character of the locality whilst raising the level of design within the area.

Traffic generation is likely to be reduced due to the reduced level of on site parking, cycle parking provision for staff and guests will be made available and a Green Travel Plan will be in place to ensure that the development does not impact the adjacent highway and the

road network.

The proposal will also make significant financial contributions towards improvements to the local area and therefore it is considered that the development will be a positive contribution to the borough's built environment.

No objections have been received, other than the GLA's comments, and the proposal complies with Hillingdon's Unitary Development Plan Saved Policies (2007).

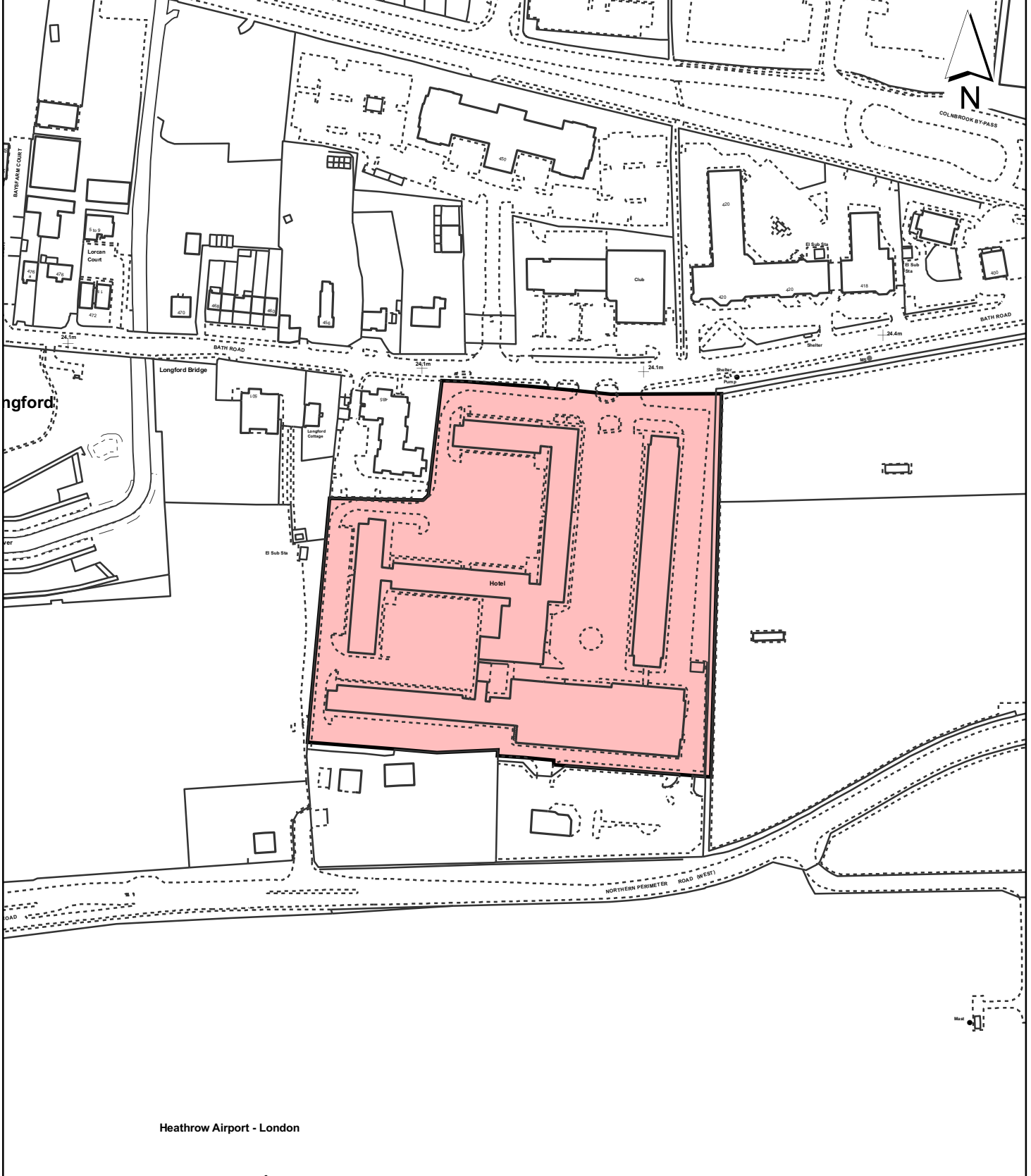
It is necessary to refer any recommendations to the Mayor of London as a Stage II referral. Accordingly, approval is recommended and delegated powers sought to approve the application subject to Mayor Stage II referral, Section 106 Agreement and recommended conditions.

11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies 2007
The London Plan
PPS1 - Delivering Sustainable Development
PPS13 - Transport
PPG21 - Tourism
PPS22 - Renewable Energy
PPG24 - Planning and Noise
Planning Policy Statement - Planning and Climate Change
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Guidance - Noise
Council's Supplementary Planning Guidance - Air Quality
Council's Supplementary Planning Document - Planning Obligations
Council's Supplementary Planning Document - Access Hillingdon


Contact Officer: Jane Jin

Telephone No: 01895 250230



Heathrow Airport - London

Notes

 Site boundary

For identification purposes only.

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Site Address

**Heathrow Park Thistle Hotel
Bath Road
Longford**

Planning Application Ref:
3063/APP/2009/415

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Central and South

Scale
1:2,500

Date
April 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
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Item No.2 Report of the Corporate Director of Planning & Community Services

Address LAND AT SIPSON FARM SIPSON ROAD SIPSON

Development: Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land.

LBH Ref Nos: 45408/APP/2009/340

Drawing Nos: 1107/11C: Site context plan
1107/12E: Method of working plan
1107/13D: Final restoration plan
Archaeological Evaluation Report with reference 60960 dated January 2006 by Wessex Archaeology
Arboricultural Impact Appraisal and Method Statement with reference 8048-AIA-AS dated 7 March 2008 by Barrell Tree Consultancy
Statement in supporting of planning application dated February 2009 by Consultant Planning Group
Environmental Statement Non Technical Summary dated February 2009 by Consultant Planning Group
Environmental Statement Volume 1 dated January 2009 by Consultant Planning Group
Environmental Statement Volume 2 dated January 2009 by Consultant Planning Group
Site Location Plan 1107/10B
Flood Risk Assessment and Surface Water Management Scheme dated April 2009 by Hydrogeological and Landfill Consultant

Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 19/02/2009

1. SUMMARY

The application seeks planning permission to extract sand and gravel from an area of 16 hectares on the south side of Sipson Lane, as an extension to the existing Wall Garden Farm Pit. This application is a resubmission of an application which was refused in 2007 due to the Environment Agency raising objection on the basis that the applicant failed to provide sufficient information in the form of a detailed risk assessment for the potential ground water pollution.

The application is now accompanied by a Hydrogeological Report and a revised Flood Risk Assessment which the Environment Agency is satisfied with and they no longer object to the proposal with respect to groundwater pollution risks.

The proposed net working area of the site is 13.4ha. It is estimated that the site has a total mineral content of 600,000 tonnes, which indicates a yield of just less than 45,000 tonnes per hectare.

There is a national importance to safeguard sand and gravel reserves from sterilization, and given the mitigation measures of the proposal in relation to the surrounding land-uses, it is considered that the development would not result in an unacceptable level of harm in terms of air quality, noise and vibration, visual impact and ground water

contamination.

This proposal would make a modest contribution towards meeting an established and immediate need for the release of additional mineral sites in London in general and in West London in particular. Subject to conditions the application is therefore recommended for approval.

2. **RECOMMENDATION**

That delegated powers be given to the Director of Planning and Community Services to grant Planning Permission subject to the objection from the Environmental Agency being withdrawn as the Mayor does not need to be consulted again. If the application is approved, the following conditions be attached:

1 T8 **Time Limit - full planning application 3 years**

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 and to ensure that the commencement of operations is not delayed, to minimise potential blight and to secure an orderly continuation of extraction and restoration.

2 NONSC **Time Limit**

All operations hereby authorised by this consent (excluding the 5 year statutory aftercare requirements) shall be completed within 5 years of the date of this consent. The site preparation, working and restoration of the site shall be carried out only in accordance with the details set out in the submitted application form, supporting planning statement, mitigation strategies as contained in the Environmental Statement dated January 2009, drawing numbered 1107/10B, 1107/11C, 1107/12E and 1107/13D. No part of the operations specified therein shall be amended or omitted prior written approval from the Minerals Planning Authority.

REASON

To enable the Minerals Planning Authority to control the development and to minimise its impacts on the amenities of the local areas and to ensure the site is restored within the time scale envisaged in the application, in accordance with policy MIN4 of Hillingdon Unitary Development Plan Saved Policies September 2007 and the Mineral Planning Statement 1 - Planning and Minerals.

3 NONSC **Site drainage management**

The construction of the site drainage system and surface water management system shall be carried out in accordance with the details contained in Section 6 and Appendix 6 of the Environmental Statement, dated September 2007 and drawing numbered 1107/12E, 1107/13D and 1107/11C.

REASON

To prevent pollution of the water environment in accordance with MIN21 of the Hillingdon

4 NONSC Control of hours

i) Except with the prior written agreement of the Minerals Planning Authority, no operations authorised or required by this permission shall be carried out, and plant shall not be operated, other than during the following hours:-

0700 to 1800 hours on Mondays to Fridays and 0700 to 1300 hours on Saturdays.

ii) The formation and subsequent removal of material from any screen banks and soil/overburden storage areas shall not be carried out except between the following times:-

0800 to 1800 hours on Mondays to Fridays and 0800 to 1300 hours on Saturdays and no such operations shall take place on Sundays or Bank or Public Holidays. This condition shall not, however, operate so as to prevent carrying out, outside these working hours, of essential maintenance to the plant and machinery used on the site.

REASON

For the reasonable protection of residential amenity in accordance with Minerals Planning Policy 1 - Planning and Minerals and Policy OE3 of Unitary Development Plan Saved Policies.

5 NONSC In accordance with approved plans

Unless otherwise agreed in writing by the Minerals Planning Authority, no operation hereby permitted by this consent shall commence until the lands is fenced in accordance with the approved plans. The fencing shall be maintained in a secure condition throughout the duration of the permitted operations.

REASON

To deter trespass, especially by children or by persons fly tipping, in the interest of public safety and amenity, in accordance with BE18 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

6 NONSC Limit for site noise level

Noise levels resultant from the development except the stripping and transportation of soils and construction and removal of screen bunds hereby permitted, shall not exceed 70dB during construction and removal of the bunds and 55dB during the extraction of minerals, as measured at the boundary of the following noise sensitive sites as identified in the Figure 1 of the Noise report dated January 2007:

1. Footpath at Field Close
2. Parking area Raywood Close
3. Parking area to south
4. Corner of Chestnut Close
5. Rear of Kenwood Close
6. End of Vincent Drive
7. Additional - the above shall also apply to Sipson House, Sipson Road (dependant upon use of Sipson House at the time of nearest operations)

REASON

For the protection of residential amenity in accordance with OE3 of the Unitary Development Plan Saved Policies.

7 NONSC Noise Monitoring Scheme

Before the development hereby permitted commences a noise monitoring scheme shall be agreed with the Minerals Planning Authority which specifies the provisions to be made for monitoring of noise levels in accordance with Condition 6.

REASON

For protection of residential amenity, in accordance with OE3 of Unitary Development Plan Saved Policies.

8 NONSC No buildings or structure

Notwithstanding the provision of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, no buildings, structures, fixed or mobile machinery other than that approved by this consent, shall be erected or placed or installed on the site without the prior written approval of the Minerals Planning Authority.

REASON

For the protection of residential amenity, in accordance with Minerals Planning Statement 1 - Planning and Minerals and BE19 of Unitary Development Plan Saved Policies.

9 NONSC Control of Soil used

Prior to any excavation of sand and gravel, the screen banks shown on the approved plans shall be formed of stripped topsoil, subsoil and overburden in the positions indicated on drawing numbered 1107/12E.

Bunds for the storage of agriculture soils shall conform to the following criteria:

- a) Topsoils, subsoils and subsoil substitutes shall be stored separately.
- b) Where continuous bunds are used dissimilar soils shall be separated by a third material, previously approved in writing by the Minerals Planning Authority.
- c) Topsoils, subsoils and subsoil substitutes shall not exceed 3 metres in height.
- d) Materials shall be stored like upon like, so that topsoil shall be stripped from beneath subsoil bunds and subsoil from beneath overburden bunds.
- e) All work of soil stripping, stockpiling and reinstatement should be carried out when the topsoil and subsoil shall be transported and not bladed.
- f) All bunds shall be such that the outward facing slopes shall not exceed a gradient of 1 in 3 and the tops of the bunds shall be undulating to void and 'engineered' appearance.
- g) Bunds shall be seeded with a suitable low maintenance grass seed mixture in the first available planting season following their placement and maintained in a tidy condition free of weed infestation.

REASON

To ensure the retention of the existing soils on the site for retention purpose and minimise the impact of the development on the locality, in accordance with Mineral Planning Statement 1 - Planning and Minerals and policy MIN6 of Hillingdon's Unitary Development Plan Saved Policies September 2007.

10 NONSC Restoration of land

- a) The uppermost layer of the waste material shall be graded to 1.2m below those contours shown by approved plan No. 1107/13D, making due allowance for settlement of the waste, replacement of subsoil and topsoil. Level markers shall be provided for guidance of machine operators, and must adequately identify the level of the final waste

and soil restoration horizons.

b) The uppermost layer of the waste shall be ripped to a minimum depth of 250mm to deal with any extensive compaction likely to impede free drainage of the soil prior to their replacement. Any objects or foreign bodies in excess of 150mm in diameter lying on the surface after ripping shall be removed from the site.

REASON

To ensure the satisfactory restoration of the land, in accordance with MIN6 of Hillingdon Unitary Development Plan Saved Policies September 2007.

11 NONSC Restoration of land

On completion of works required of Condition 9 above, clean subsoil and topsoil shall be spread in their natural occurring sequence, to minimum depths of 87cm and 33cm respectively. All clean materials shall be free from objects greater than 150mm in diameter or other objects and foreign bodies considered likely to impede the satisfactory restoration and aftercare of the land.

REASON

To ensure the satisfactory restoration of the land, in accordance with policy MIN6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

12 NONSC Restoration of land for agricultural use

a) Unless otherwise agreed in writing by the Minerals Planning Authority, following the replacement of subsoil and topsoil as required by Condition 10 above, the site shall be subject to 5 year of controlled aftercare in accordance with an initial aftercare strategy previously approved in writing by the Minerals Planning Authority. Such an aftercare strategy shall be submitted within twelve months of the date of this permission and shall make provision for planting, seeding, (control of weeds) cultivating, fertilising, watering, drainage, failure of planting or seeding and settlement.

b) Agreement of an initial aftercare scheme shall not preclude its subsequent modification or replacement in the light of subsequent annual assessments showing this to be necessary within the 5 year period.

c) In the event of remedial restoration works becoming necessary and negating aftercare already carried out, then a new aftercare scheme shall be carried out on the part of the site for a 5 year period commencing with the date of completion of the remedial work and replacement of restoration soils in accordance with details agreed in writing by the Minerals Planning Authority.

REASON

To provide the best prospect of the land being reasonably fit for agriculture use within the statutory aftercare period after stable restoration has been achieved, in accordance with policy MIN6 of Hillingdon Unitary Development Plan Saved Policies September 2007.

13 NONSC Site management

Site operations shall at all times be conducted so as to minimise dust generation, including the use of water sprinklers or other means. Regard shall be paid to the strength and direction of winds; especially during formation and removal of screen banks. In the

event of it not being possible to conduct operations without significant spreading of dust beyond the site boundaries, operations on that part of the site shall cease promptly.

REASON

The Minerals Planning Authority consider that careful site management should contain any problems but that it is essential to safeguard the amenities of residents, in accordance with Mineral Planning Statement 1 - Planning and Minerals.

14 NONSC Restrict stockpiling

There shall be no long term stockpiling of materials, and any materials shall not be stored in stockpiles exceeding 3 metres in height.

REASON

To minimise the visual impact of operations, in accordance with Policy OL2 of Hillingdon Unitary Development Plan Saved Policies September 2007.

15 NONSC Watercourse

No excavation shall take place within 5m of public sewer and watercourses.

REASON

So as not to affect the public drainage system, in accordance with Policy MIN21 of Hillingdon Unitary Development Plan Saved Policies September 2007.

16 NONSC Highway protection

No excavation shall take place within 6 metres of the public highway.

REASON

To ensure that the proposed works do not affect the stability of the public highway in accordance with Policy MIN3 of Unitary Development Plan Saved Policies.

17 NONSC Archaeology

No development shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Minerals Planning Authority.

REASON

The site is within an area of archaeological importance where ground works may result in the destruction of archaeological remains, in accordance with policy MIN14 of Hillingdon Unitary Development Plan Saved Policies September 2007.

18 NONSC Habitat Protection

Existing ponds, lakes and bodies of standing water shall be safeguarded during mineral extraction, along with any natural buffer habitat, and integrated into the final restoration/landscaping of the area. Planting adjacent to, or as of a buffer strip to, a water body/feature shall be locally native species of UK generic stock, as far as possible.

REASON

To protect, restore or replace the natural features of importance within or adjoining the watercourse, in accordance with Policy MIN4 of Hillingdon Unitary Development Plan Saved Policies September 2007.

19 NONSC Landscaping

No development shall take place until a detailed scheme for the landscaping of the site has been submitted to and approved in writing by the Minerals Planning Authority. Such a scheme shall include details of;

- a) The positions of all existing trees and shrubs and hedgerows to be retained, and the proposal for their protection throughout the operations.
- b) The positions, species and density and initial sizes of all new trees and shrubs.
- c) Any hard landscaping proposed.
- d) The programme and implementation of the scheme.
- e) The arrangement for subsequent maintenance.

The scheme as approved shall be carried out in full.

REASON

The provision and maintenance of a satisfactory degree of landscaping is considered essential in the interest of visual amenity, in accordance with policy OL2 of Hillingdon Unitary Development Plan Saved Policies September 2007 and to avoid endangering the safe movement of aircraft and operation of Heathrow Airport through the attraction of birds and an increase in the bird hazard risk of the application site.

20 NONSC Monitoring

The operator shall notify the Minerals Planning Authority in writing within one month of the dates of commencement/completion of the following:

- a) implementing this planning permission;
- b) soil stripping;
- c) entering each phase of mineral extraction;
- d) completion of each tipping phase;
- e) completion of restoration of each phase;
- f) completion of the landscaping/planting scheme;
- g) completion of final restoration under his planning permission;
- h) estimated date for completion of aftercare.

REASON

To enable the Mineral Planning Authority to control the development and to monitor the site to ensure compliance with the planning permission, in accordance with Policies MIN4, MIN5 and MIN6 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

21 NONSC Construction Vehicle

Best practicable means shall be taken at all times to ensure that all vehicles leaving the site are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. In particular, without prejudice to foregoing, efficient means shall be installed, maintained and employed the cleaning of wheels of all lorries leaving the site

REASON

In the interest of highway safety and to prevent mud and dust getting onto the highway in accordance with Policy OE1 of Unitary Development Plan Saved Policies.

22 NONSC Habitat Protection

No clearing of vegetation or building demolition shall be permitted to take place during the bird nesting season (15th March - 31st August inclusive).

REASON

To minimise disturbance to breeding birds in the interest of nature conservation and in accordance with Policies EC2, EC3 and EC5 of Hillingdon Unitary Development Plan Saved Policies September 2007.

23 NONSC Site Restoration

No later than six months from the cessation of all tipping or within such further period as the Minerals Planning Authority may agree in writing, all plants, machinery, access roads, buildings, foundations, hard standings and any other site facilities no longer required in connection with the workings/landfill operations, restoration or approved afteruse shall be removed from the site.

REASON

In the interest of the amenities of the area and to ensure that proper restoration of the site, in accordance with Policies MIN4, MIN5 and MIN6 of Hillingdon Unitary Development Plan Saved Policies September 2007.

24 NONSC Control of waste materials

Nothing other than clean, dry, non-putrescible waste material (comprising topsoil, subsoil, brickwork, concrete, stone, clay, plaster, sand and silica) shall be deposited on site.

REASON

To prevent water pollution, in accordance with Policy MIN21 of Hillingdon Unitary Development Plan Saved Policies September 2007.

25 NONSC Habitat Management Plan

No works of demolition or development to take place until a Habitat Management Plan has been submitted to the Minerals Planning Authority for approval in writing. This is to include details of the species to be planted/sown and how the site will be managed for the benefit of appropriate London Biodiversity Action Plan habitats and species. The approved scheme shall be implemented in its entirety in compliance with timeframes specified.

REASON

To protect any existing habitats within the site in accordance with the Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 NONSC Habitat Management

Before the development hereby permitted commences a scheme of measures to prevent disturbance to wildlife from the erection of bunds, mineral extraction and aftercare operations shall be submitted to and agreed in writing by the Minerals Planning Authority.

In particular the scheme should address impacts on nesting birds between 1st March to 31st August inclusive and on badgers that might enter the site (precautions should be taken with regard to the prevention of damage to badgers by falling into open holes/trenches at night, or by machinery and excavations damaging newly built setts, such as manual exclusion fencing around workings). The agreed scheme should be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

REASON

To protect wildlife and their habitats in accordance with Policies EC2, EC3 and EC5 of Hillingdon Unitary Development Plan Saved Policies (September 2007).

27 NONSC Highway protection

The excavation shall not be beyond the limits shown on plan 1107/12E and shall not exceed 6.3m below ground level near the M4 spur.

REASON

To maintain highway safety and integrity of the M4 in accordance with Policy OE1 of Unitary Development Plan Saved Policies.

28 NONSC Control of Noise

The use of RB38 machinery shall not occur any where less than 100m from the eastern and southern boundary and shall not be used any where less than 50m from the western site edge.

REASON

To protect residential amenity, in accordance with Policy OE3 of the Unitary Development Plan Saved Policies.

29 NONSC Air Quality

Notwithstanding hereby submitted, further details on the predicted NO2 levels at all receptors with and without the development for the proposed year of operation and any mitigation measures to deal with the impact on the NO2 levels in the area shall be submitted to and approved in writing by the Minerals Planning Authority.

REASON

To protect residential amenity and in accordance with Policy 4A.6 of London Plan and Hillingdon's Air Quality Supplementary Planning Guidance.

30 NONSC Bird Management Plans

Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Minerals Authority. The submitted plan shall include details of:

- the control of Canada geese within the application boundary

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force in perpetuity. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Minerals Planning Authority.

REASON

It is necessary to manage the Canada geese on this site in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Heathrow Airport in accordance with Policy A6 of Unitary Development Plan Saved Policies.

31 NONSC Access maintenance

The existing haul road and access route as shown on plan 1107/12E shall be maintained throughout the operation hereby approved, and no routing arrangement changes shall be made without the prior written approval by the Mineral Planning Authority.

REASON

To protect the amenity of the local residents, in accordance with Policy M12 of Unitary Development Plan Saved Policies.

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 (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL3	OL3 Green Belt -
OL4	Green Belt - replacement or extension of buildings
OL26	Protection and enhancement of trees, woodland and landscape features
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
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
OE6	Proposals likely to result in pollution
OE13	Recycling facilities in major developments and other appropriate

	sites
MIN1	Safeguarding of sand and gravel reserves
MIN2	Proposals to work sand and gravel in relation to regional requirements and London-wide Landbank
MIN3	Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal
MIN7	Restoration of good agricultural land following mineral extraction
MIN10	Restoration and after-use of sand and gravel workings in the Colne Valley
MIN11	After-use of mineral sites - landscaping and screening
MIN21	Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM7	Consideration of traffic generated by proposed developments.

3 138 Conditions - Further Advice

The applicant is advised that Condition 5 is not intended to affect your general responsibilities under the Mines and Quarries legislation or other legislation, which may necessitate additional action on your part.

4 11 Building to Approved Drawing

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

5 123 Works affecting the Public Highway - Vehicle Crossover

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

6 158 Opportunities for Work Experience

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

7 IT05 Wildlife and Countryside Act 1981

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

8 138 **Conditions - Further Advice**

The applicant is advised that, the details of Condition 17 should be in accordance with the appropriate English Heritage guidelines.

9

The applicant is advised that the pollution control and prevention measures are the responsibility of the Environment Agency and will be addressed through the PPC license process.

10

The applicant is advised that the development of this site is likely to impact on archaeological remains. The applicant should therefore submit detailed proposals in the form of an archaeological project design. This design should be in accordance with the appropriate English Heritage Guidelines.

11

The applicant is advised that the location of the site falls within both the indicative map published by Department for Transport in the White Paper and falls within the interim land boundary for the third runway development that BAA Heathrow has published its draft Interim Masterplan. Therefore the owner of the site should be aware of the potential implications for the development should a third runway proposal proceed.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is an area of flat land situated to the east of M4 Heathrow spur, in the general area between the main M4 to the north and the A4 to the south. Access to the site would be via an existing haul road access off Sipson Road to the south. The application site is within the Green Belt.

The application site is stated to be 16 hectares in area. It is currently in agricultural use, apart from the haul road on the western side of the site which provides vehicular access to the plant site at Wall Garden Farm (north of the application site, north of Sipson Lane) and to the adjacent extraction site known as 'East of Wall Garden Farm'.

There are no occupied buildings within the application site. Sipson House, which is currently being used as B1 offices, lie immediately adjacent to the southern boundary, and is a listed building. The nearest dwelling is Doghurst House, which is 10-15m from the southern site boundary. Otherwise the nearest dwellings are some 70m to the east of the site, in Raywood Close and Field Close in Harlington (55m between the boundary of the application site and the back fences of these properties).

The Heathrow Express tunnels run beneath the western part of the application site, at a depth of 22-23 metres below ground level.

3.2 Proposed Scheme

The application seeks permission for the extraction of sand and gravel from the last substantial un-worked area of mineral-bearing land between Sipson and Harlington. Land to the north and east of the application site (between the site and Sipson Lane) has either already been extracted as part of the Wall Garden Farm or Harlington Pitquar & Sons, or has permission for extraction, or else has to be left un-worked to provide buffer to a VHF receiver immediately north-west of the subject application site.

The net working area of the site is 13.4ha. It is estimated that the site has a total mineral content of 600,000 tonnes, which indicates a yield of just less than 45,000 tonnes per hectare. The site would be dewatered during extraction and landfilling, using a submersible pump as at the current working East of Wall Garden Farm. The water will be discharged to existing lakes and lagoons.

Extraction will be carried out using a dragline excavator, with the material taken via a new field conveyor to the existing plant at Wall Garden Farm for processing, crossing Sipson Lane via an existing tunnel. Working of the application site is intended to start when extraction from the site East of Wall Garden Farm has ceased, and the level of production through the plant at Wall Garden Farm is intended to remain the same as at present, namely 200,000 tonnes per year. At that rate, extraction of sand and gravel from the application site would take three years.

The site will be worked in five phases which will progressively be restored by backfilling with inert construction and demolition wastes (comprising soil, brick, concrete, and naturally-occurring stone). It is estimated that backfilling will be completed within a year of the completion of extraction and that further six months will be needed to finish the restoration of the site. The total duration of extraction and restoration would therefore be approximately 4½ years.

The site would be restored for agricultural use. A five-year aftercare period is proposed for each phase area. Under separate legislation the site would have to be monitored for water levels and quality, and for gas, for a period of 10 years.

3.3 Relevant Planning History

45408/APP/2007/3189 Land At Sipson Farm Sipson Road Sipson

EXTRACTION OF SAND AND GRAVEL AS AN EXTENSION TO EXISTING QUARRY AT WALL GARDEN FARM BACKFILLING WITH INERT WASTE AND RESTORATION TO AGRICULTURAL LAND.

Decision: 27-06-2008 Refused

Comment on Relevant Planning History

The application site is an extension to the operation at Wall Garden Farm. Extraction from the original Wall Garden Farm site was allowed on appeal in 1978, and since then various extensions have been permitted both north and south of Sipson Lane.

An application for the subject site was previously refused on 27th June 2008 as there was insufficient information in the form of detailed risk assessment to demonstrate the risk of groundwater pollution. The subject application is therefore a re-submission with information to address the previous reason for refusal.

Permission for the area where extraction is currently taking place, to the east of Wall

Garden Farm, was granted on 21 May 2002. The majority of this has now been worked and is in the process of being backfilled. A further planning permission for a small extension to the east was granted recently on 22 December 2008, but the work in this area has not yet commenced. All extraction in the area to the north of Sipson Lane would be completed before work is commenced in the area which is the subject of this application. The only activity in the current working area would therefore be the completion of filling and restoration.

4. Planning Policies and Standards

Planning Policy Guidance Note 2: Green Belts

Minerals Policy Statement 1: Planning and Minerals (MPS1)

Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England (March 2005)

London Plan February 2008

Hillingdon Unitary Development Plan Saved Policies September 2007

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.7 To promote the conservation, protection and enhancement of the archaeological heritage of the Borough.
- PT1.9 To seek to preserve statutory Listed Buildings and buildings on the Local List.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL3 OL3 Green Belt -
- OL4 Green Belt - replacement or extension of buildings
- OL26 Protection and enhancement of trees, woodland and landscape features
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- EC5 Retention of ecological features and creation of new habitats
- EC6 Retention of wildlife habitats on derelict or vacant land
- 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
- OE6 Proposals likely to result in pollution
- OE13 Recycling facilities in major developments and other appropriate sites

MIN1	Safeguarding of sand and gravel reserves
MIN2	Proposals to work sand and gravel in relation to regional requirements and London-wide Landbank
MIN3	Restriction on area of land south of the M4 motorway subject to planning consent for sand and gravel extraction and/or waste disposal
MIN7	Restoration of good agricultural land following mineral extraction
MIN10	Restoration and after-use of sand and gravel workings in the Colne Valley
MIN11	After-use of mineral sites - landscaping and screening
MIN21	Impact of development proposals involving landfilling on the local hydrogeological regime - requirement for monitoring and mitigation measures
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM7	Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th March 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

This application has been advertised under Article 8 of the Town and Country Planning General Development Procedure Order 1995 as a Major Development. Surrounding property owners/occupiers have been consulted. 695 letters were sent to adjoining residents, and 2 site notices were erected in prominent positions in close proximity to the proposal site. 1 letter of objection have been received objecting to the application on the following grounds:

1. extra noise in addition to airport and traffic noise
2. dust
3. disturbance to local wildlife, intrusion on parkland designated as public walkways
4. extra mud and traffic on the busy roads

GLA

The Mayor considers that, in general, the application complies with the London Plan Policies on Waste, the green belt and biodiversity for following reasons;

Green belt - The site is not a new extraction but an extension to an existing operation at Sipson. Much of the land being worked by the applicant company has also been successfully returned to aftercare, which demonstrates that an adequate restoration regime can be achieved. On this basis the proposal will not harm the Green Belt. As a result the proposal complies with policy 3D.9 of the London Plan.

Waste - Policy 4A.31 seeks to support the better use of aggregates by identifying and safeguarding resources suitable for extraction and adopting high environmental standards for extraction. Policy 4A.32 states mineral planning authorities in London should maintain a minimum land bank equivalent to seven year's production at the 1 million tonnes per year rate of which 0.5 million tonnes is apportioned to four west London boroughs including Hillingdon. The principle of mineral extraction in Hillingdon is acknowledged in this policy.

Biodiversity - The applicant has submitted an ecological survey and impact evaluation with the application, which is thorough in its scope and findings. This confirms that there are no significant ecological impacts of the proposal. The planning statement claims the restoration of the site has been designed to bring about a general improvement in the landform, with a slight increase in gradients in order to assist natural drainage. As a result the proposal complies with policy 3D.14 of the London Plan.

The Mayor does not need to be consulted again on this application.

ENVIRONMENT AGENCY

The Environment Agency initially objected and recommended refusal on this basis for the reasons that the Flood Risk Assessment submitted with the application does not comply with the requirements set out in Annex E, paragraph E3 of Planning Policy Statement 25.

However, the applicant is currently resolving the issues with the Environment Agency and it is considered that the issues are likely to be resolved. At the time of writing no confirmation by Environment Agency was received and therefore, further information to the Environment Agency's position will be addressed in the Addendum.

HIGHWAYS AGENCY

The excavation does not in anyway affect the stability of the M4. This includes the M4 verge and its fence line. Provided the extraction limit shown on plan 1107/12E and theant icat ed na xi m depth are not exceeded, this should be satisfactory. For the avoidance of doubt, a condition should be attached to any permission, on these lines: 'excavation shall not be beyond the limits shown on plan 1107/12E and shall not exceed 6.3m below ground level near the M4 spur' the reason is to maintain the safety and integrity of the M4.

NATURAL ENGLAND

No comments to make on this occasion.

DEFRA

No comments received.

BAA SAFEGUARDING

The proposed development has been examined from an aerodrome safeguarding perspective and could conflict with safeguarding criteria unless any planning permissiongrat ed is subj et to the following conditions.

1. Submission of a Bird Hazard Management Plan, including the control ofCanada geese w thi n the application boundary.
2. Submission of Landscape Scheme, including details of species, number and spacing of tress and shrubs.

BAA also made the following observation on Future Airport Boundary (Heathrow).

We have reviewed this planning application and can confirm that the location of the site falls within both the indicative map published by the Department for Transport in theVM i te Paper and f d ls within the interim land boundary for a third runway development that BAAh at hr ow has publ ished in its draft Interim Masterplan. We believe that the request from the Department of Transport, for BAA to safeguard land for a third runway requires us to make both the Local Planning Authority and the owner of the site aware of the potential implications for the development should a third runway proposal proceed. If the runway proposal does proceed it is likely that BAA would see to compulsory purchase the site. At this stage however, no policy decision has been taken by BAA as to whether a planning application will be brought forward for a third runway at Heathrow Airport.

ENGLISH HERITAGE

Concentration of Bronze Age, Iron Age and Roman features (c2,000 BC to AD 400) is present in the south western corner of the site, although archaeological remains are present across its entirety.

As the applicants have already conducted an archaeological evaluation on the site no further work is needed to be undertaken prior to determination of this planning application. Rather, the archaeological position should be reserved by attached a condition to any consent granted under this application.

NATS

No safeguarding objections to this proposal.

Internal Consultees

TREES AND LANDSCAPE

The landscaping proposals include bunding and tree and shrub planting. All boundaries have been considered. New planting will be carried out using less than 5% fruit bearing species in accordance with Hillingdon's UDP policy A6 - which acknowledges BAA's Birdstrike Hazard Avoidance Guidelines. If the application is recommended for approval there is no objection subject planning conditions requiring submission of details regarding the landscape mitigation.

POLICY TEAM (Babtie Group)

In policy terms there is support for the mineral extraction. The proposal would help to meet an established and immediate need for the release of additional mineral sites in London in general, and in West London in particular. With respect to the LDF, the site has been identified, albeit not yet finally, as a suitable 'Preferred Area' for future mineral extraction.

Should the Council be minded to approve this application, it is recommended that the permission should be subject to conditions.

ENVIRONMENTAL PROTECTION UNIT

The noise assessment addresses noise from the site and its effects on the surrounding area. The assessment uses guidance Mineral Policy Statement (MPS) 2, controlling and mitigating the Environmental Effects of Mineral Extraction in England. The assessment concludes that through construction of bunds, this will eventually control the noise from the site. Other mitigation measures include operating the Volvo machinery closest the house rather than the noisier RB 38 machinery.

In conclusion, Environmental Protection Unit consider that even though this may be an extension to a functional quarry and the noise levels quoted are within the guidance, it will be a problem for the residents especially during the construction of the bunds. Therefore a planning condition shall include seeking noise management scheme which would specify the provisions to be made for the control of noise.

In terms of air quality, the submitted air quality assessment takes into account construction and operation from the development and its effect on nitrogen dioxide (NO₂) and particulate matter (PM₁₀) levels as well as dust. The assessment concludes that dust issues can be mitigated but could potentially be a problem to those up to 100m away and nitrogen dioxide levels are likely to increase by 0.97ugm³ although this is not significant, as it does not exceed the health objectives. Therefore, conditions should be placed for submissions for further details. These include the submission of predicted NO₂ levels at all receptors and mitigation measures to deal with impact on the NO₂ levels in the area. To further ensure control of air quality the applicant should submit a detailed environmental management plan following guidance from GLA Best Practice Guide for Reducing Emissions from Construction.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

NEED AND LAND BANK ISSUES

The national policy (Minerals Policy Statement 1: Planning and Minerals) requires planning authorities to make continuing provision for mineral extraction. Under Policy 4A.32 of the London Plan, London is required to make provision for extraction at a rate of 1 million tonnes per year, with 0.5mt of this being apportioned to the West London Boroughs (which include Hillingdon). New permissions are needed urgently across London if this level of provision is to be maintained: at the end of 2006 London's land bank of permitted sand and gravel reserves stood at only 3.1 years, as compared with the target figure of 'at least seven years' set in MPS1. In West London, the land bank figure at the end of 2006 was even lower, at 2.4 years. (Source: London Aggregates Monitoring 2006, paras. 6.3-6.6)

Granting permission for the mineral extraction proposed in this application would therefore contribute to the maintenance of this level of provision over the coming year. MPS1 states that 'a land bank below (seven years) indicates that additional reserves will need to be permitted if acceptable planning applications are submitted' (MPS1 para. 4.1). The word 'acceptable' here is significant: a requirement to aim to maintain a land bank of at least seven years does not remove the Councils discretion to refuse planning permission should there be overriding objections.

SITES FOR MINERAL EXTRACTION

London Plan Policy 4A.31 seeks the identification of aggregate resources suitable for extraction. There are currently no adopted policies in Hillingdon that identify sites or areas where mineral extraction will be permitted, or where it will not. However, for the Local Development Framework (LDF) an exercise has been carried out to identify the most suitable sites for future extraction in Hillingdon. These sites have been put forward as proposed 'Preferred Areas' for extraction in the LDF documents published to date. Following a careful process of comparative site assessment, land including the present application site has been identified as being acceptable in principle for mineral extraction, and has therefore been publicly proposed as a 'Preferred Area'. It is understood that there has been little if any significant objection to this development control process at present, and that account should be taken of the fact that the application, in principle, accords with those policies, which in turn accord with a clear principle laid down in the London Plan.

MINERAL STERILISATION

National policy seeks to prevent the sterilisation of mineral resources, and London Plan Policy 4A.31 seeks to safeguard aggregate resources suitable for extraction. Allowing this proposal would not clearly safeguard the site's resource to meet a longer-term need, but it would help to meet a significant current need for further mineral extraction (para 6.2 above). In this instance, meeting the established present need is considered to be more important than safeguarding the mineral for the longer term.

Refusing the application would not in the first instant be in conflict with safeguarding policies, as it would leave the mineral in the ground and potential available for extraction in the future. However, in practice it is likely that a site of this size, in this location, could only be worked as an extension to another mineral working, as currently proposed. As there are no other substantial un-worked areas in this area and east of the M4 spur, a refusal of the present application could lead to this site being left un-worked indefinitely, as the current operator at Wall Garden Farm would be expected to move away from his immediate area after implementing their current permissions. Thus refusal of this application could lead to the practical sterilisation of the site's minerals, contrary to

national policy aims to avoid sterilising mineral resources.

THE SCALE OF EXTRACTION IN THE WIDER AREA

The present application site is in the area between the A4 and the M4 where the majority of recent minerals-related activity has taken place. Hillingdon's Unitary Development Saved Policy MIN3 sets a normal limit of 165ha on the amount of land south of M4 which is subject to permission for sand and gravel extraction and/or waste disposal, and where restoration has not yet been complete.

The latest monitoring report on this policy shows that at the end of 2008 the amount of land caught by Policy MIN3 provisions totalled just over 136ha, and forecast that this figure would remain roughly constant until the end of 2009, after which it would begin to fall off rapidly. To grant permission for mineral extraction from the application site of 16ha would not cause the figure of 165ha to be exceeded. The proposal is therefore in accordance with Policy MIN3.

It should be noted that the figure of 165ha is a limit and not a target. Hence if this application were found to be subject to significant objections, the fact that it would increase the amount of land in mineral-related uses closer to the figure of 165ha would not be of any significance in assessing the overall merits of the proposal.

RESTORATION PROPOSALS

The proposed restoration of the site to agriculture is in accordance with the restoration achieved on adjacent land, and raises no policy issues.

CONCLUSION

It is considered that there is a strong case for supporting this proposal in terms of mineral policies, above all because;

- a) mineral extraction from the site will make a much-needed contribution to meeting required levels of aggregates provision;
- b) it will also prevent the sterilisation of the remaining mineral reserves;
- c) the principles of the application have already been considered and accepted in the previous proposal (ref. 45408/APP/2007/3189) which is the same as the current proposal;

Furthermore, the site has already been identified, in work on the LDF, as one of the small number of un-worked sites in the Borough where mineral extraction would be acceptable in principle. It has therefore been identified as a 'Preferred Area' in emerging LDF documents published to date. However, only a limited weight in the overall assessment should be given as the proposals have not given rise to significant public examination.

7.02 Density of the proposed development

Not applicable to this development.

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

There are remains of local and regional archaeological significance in this area. In particular, a concentration of Bronze Age, Iron Age and Roman features (c2,000BC - AD400) is present in the south-western corner of the site, although archaeological remains are present across its entirety.

The applicants have conducted an archaeological evaluation on the site and there for English Heritage commented that no further work need to be undertake prior to determination of this application. Rather, an appropriately worded condition requiring a programme of archaeological works to prevent damage to archaeological remains would

be required.

7.04 Airport safeguarding

The application was referred to BAA and a response has been received and it is stated that the proposal has been examined from an aerodrome safeguarding perspective and does not conflict with safeguarding criteria subject to a planning condition for the submission of a Bird Hazard Management Plan and a Landscape scheme including details of species, number and spacing of trees and shrubs.

In addition, BAA commented that the location of the application site falls within the indicative map for a third runway development that BAA Heathrow has published in their Masterplan.

Therefore, BAA has confirmed that if the plans are to proceed it is likely that the BAA would seek to compulsorily purchase the site to safeguard land for a third runway at Heathrow Airport. However, no policy decision has been taken by BAA as to whether a planning application will be brought forward.

7.05 Impact on the green belt

The site is in the Green Belt. Planning Policy Guidance No 2 (PPG2) states that mineral extraction need not be inappropriate development in the Green Belt, as it need not conflict with the purpose of including land in the Green Belt provided that high environmental standards are maintained and that the site is well restored.

On a similar note, London Plan Policy 4A.31 requires development plan documents to adopt the highest environmental standards for aggregate extraction in line with national minerals policy guidance, whether in the Green Belt or not. It is considered that there is no reason to suppose that those criteria, and those of PPG2, will not be met on this proposal.

7.07 Impact on the character & appearance of the area

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. In terms of appearance and character of the area, the proposal would have minimal impact. The application site is visible from public vantage points including the M4 spur, with most prominent view from Sipson Road. The application includes a 'Visual Appraisal Report' (VAR), which describes the landscape character and context and the significant areas of vegetation.

The site, whilst not of high landscape value, is considered to offer a degree of visual amenity.

The report summaries that the bunds, which are intended for sound attenuation, will also serve a valuable function in terms of screening the site. These bunds are 2m to 3m high and will have asymmetrical sides, with shallower slopes on the outside face to integrate better into surrounding landform.

With regard to the 'openness' of the site within the Green Belt, it is not considered that there will be a significant long term impact on the perception of openness, due to the temporary nature of the bunds and the proposed land restoration measures. The proposed landscaping associated with the restoration of the land as outlined on the 'Final Restoration Plan' would recreate hedgerows/field boundaries, tree planting which would enhance the appearance and landscape quality of the site and provide ecological benefits.

The additional planting and fencing improvements proposed is considered to enhance the character and appearance of the area in the long term.

7.08 Impact on neighbours

Doghurst House, to the south of the site, is the closest residential dwellinghouse which is approximately 15m from the boundary of the site. Otherwise, the nearest residential dwellings are more than 65m from the boundaries of the site and benefit from the screening effects of existing vegetation. The nearest site to the working area is Sipson House on Sipson Road. The current approved use of the site is offices and therefore is a less sensitive use. Regardless, mitigation measures will be in place to reduce the impact, such as bunding, landscaping and noise monitoring.

Mineral operations can be impact upon existing noise sensitive land uses if they are not appropriately managed. The applicant have stated that the hours of working will be the same as the existing Wall Garden Farm development and the methods of working will ensure that operations which may disturb residential amenities are completed early in the site's development (namely phases 1 to 2). Following on from this, further operations over the four year period are located further away from noise sensitive properties.

The applicant's proposed method of working does to some extent limit the effect on neighbouring residential amenities. Mitigation measures, as proposed, will also reduce noise, air, and traffic problems. The only potential concern is whether a suitable buffer zone exists between the site and residential properties. Retention and strengthening of hedgerow boundaries may help to provide a more effective buffer. Furthermore, as required by the EPU additional conditions will be imposed to limit site noise levels, mitigation measures to deal with the impact on the NO2 levels in the area and limit dust levels.

7.09 Living conditions for future occupiers

Not applicable to this development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The applicant has demonstrated that this application represents a continuation of operations at existing production levels, therefore no increase in traffic generation. The current highway arrangements can also remain as existing due to vehicles continuing to access the processing plant from Sipson Road. It is considered that the site traffic can be fully accommodated within the existing road access and site infrastructure arrangements. Any additional impact on local residents can be minimised by maintaining the existing routing arrangements through a suitably worded planning condition.

The proposal is therefore not considered to have significant impact on the nearby highway and to the safety of the users.

7.11 Urban design, access and security

There are no urban design and security issues to consider. With regards to access, the existing routing arrangement will remain same and no new access or haul route will be created.

7.12 Disabled access

Not applicable to this development.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

LANDSCAPE

A full landscape and visual impact assessment was conducted for the site. This concluded that the proposed bunds and new planting would reduce the impact of the proposed development and therefore the development would be acceptable in landscape terms.

Bunding is a tried and tested method of minimising the visual impact of quarrying operations and has the added benefit as soil storage and as a noise buffer. However, the landscape around Sipson Farm is relatively flat and low-lying, therefore the bunds in themselves could appear odd in the landscape. However, taking into account the overall benefits the bunding, the use of them at this site is considered to be acceptable. The Mineral Planning Authority could consider maintaining and enhancing the hedgerows on the site and adapting the planting on the bunds to incorporate species from the hedgerow thus building the bunds into the landscape.

The Council's Landscape and Trees Officer has no objection to the scheme as presented. It is considered that the proposed scheme would have a minimal if any impact on the landscape and the general character of the area, as the bunds will not be seen apart from the minimal number of sites. Where the bunds can be seen these will be an acceptable development in the landscape, being seen only over fields and in the context and outlook of the area are acceptable. Substantial landscaping is proposed to ensure the bunds are re-vegetated and as soon after they are constructed and it is considered that this landscaping will be suitable, subject to conditions of consent.

ECOLOGICAL ISSUES

An ecological survey was carried out in 2005 to identify habitat present and the potential for the site to support protected species.

There are requirements to conserve and enhance bio-diversity and improve the natural environment set out in PPS 9 'Biodiversity and Geological Conservation', and The Wildlife and Countryside Act, and the Natural Environment and Rural Communities Act (2006) Biodiversity Duty, amongst others. Any proposal, particularly those in the green belt and other locations that present an opportunity to improve bio-diversity, such as this site, should therefore incorporate appropriate measures to enhance the Borough's nature conservation resource and achieve a better and more lasting habitat, in compliance with Policies EC2 and EC5 of the UDP and the legislation outlined above.

It is considered that additional measures can and should be incorporated into the scheme, whilst in operation and obviously during restoration. It is recommended that a Habitat Management Plan be developed for the site, and appropriate measures to ensure that can be implemented. In addition to the management plan, it is recommended that specific measures to protect habitat of nesting birds, and precautions to protect badgers and other animals should be incorporated into the operation of the site.

7.15 Sustainable waste management

Not applicable to this development.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

The only reason for the refusal of the original planning application (ref. 45408/APP/2007/3189) was due to the Environment Agency Objection to the absence of a hydrological impact assessment which would detail any potential impact on the groundwater source. The applicant has conducted a hydrological impact assessment and flood risk assessment which address the potential strategies for addressing surface water drainage, and potential effects on local hydrology, including water courses. The hydrological report suggests three areas for mitigation including bund construction, grading the surface of the landfill, perimeter ditches, land drains and monitoring of groundwater levels.

The hydrological report suggests that additional perimeter ditches should be constructed on the eastern, northern and western boundaries on and where no extraction have to take place. The applicant has fulfilled this requirement by positioning a drainage ditch on the eastern boundary, some 16m from the site boundary with gravel extraction on the site.

The applicant has addressed the reason for refusal of the original application and further submitted a revised Flood Risk Assessment with the subject application. The Environment Agency is yet to confirm their position on the Flood Risk Assessment. Given that the applicant is actively working with EA to resolve this issue, it is likely that this issue can be resolved. Further information and the EA position will be clarified in the Addendum report.

7.18 Noise or Air Quality Issues

Specialist consultant has undertaken noise and air quality assessments. These suggest suitable rise in noise levels or reduction in air quality.

In mineral planning terms the applicant is using tried and tested approaches to control noise and air quality impacts such as, landscape bunds, tree planting, damping down haul roads and dust and air monitoring. Appropriate worded conditions as suggested by Environmental Protection Unit will be included to ensure that mitigation measures will be in place.

7.19 Comments on Public Consultations

The issues raised have been addressed elsewhere in this report and where appropriate suitably worded conditions are proposed to address the impacts.

7.20 Planning obligations

None applicable to this development.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

SITE PREPARATION

Following the archaeological investigation, the applicant proposes to create a new haul road across the centre of the site, which will be extended as the operation proceeds. The field conveyor will also use the haul road and access the existing plan/material processing area through an existing tunnel under Sipson Lane. The hedges along the north-eastern boundary will be removed with the boundary fenced for security purposes. The ground will then be prepared for soil stripping and soil storage. Topsoil storage bungs will be located along the north east/west and south east/west boundaries.

This is considered to be an effective method for preparing the site for mineral extraction and suitably worded planning condition will ensure that the operator adopts the working practices demonstrated in the planning application and supporting statements.

METHOD OF WORKING

The site will be worked in 5 phases, commencing in the north-east and working in a clockwise direction. During the excavation the site will be continually dewatered and the water pumped to the existing lakes and lagoons. The extracted material will be moved by a loading shovel and placed onto a hopper that feeds the field conveyor. The gravel will then travel to the existing processing area at Wall Garden Farm, from which lorries will transport the materials using the approved highway arrangements.

The proposed method of working follows standard industry practice. The applicant has provided evidence to show that some 600,000 tonnes of mineral resources is present on the site and is of suitable quality for extraction, without significant harm to the environment. Suitably worded planning condition will ensure that the operator adopts the working practices demonstrated in the planning application and supporting documents.

MINERAL WASTE DISPOSAL

Surveys undertaken by the applicant show that the sand and gravel to be worked lies beneath a layer of soil and overburden, which varies in depth of between 1-3 metres. The top and sub soil will be stored in bunds and used in site restoration. Overburden will be progressively used to backfill the site before other inert waste is used to fill the void as per the restoration scheme.

The applicant has suggested measures to re-use the waste materials in a sustainable manner. Top soil is a very scarce and it will be important that these are stored carefully to avoid compaction. Planning condition can ensure that soils are handled and stored correctly.

LOGEVITY OF OPERATIONS

The applicant has indicated that the site will operate for a period of 4½ years, followed by a 5 year aftercare period. Further to this, the site is also linked to the existing operations at Wall Garden Farm. The site (ref. 56077/APP/2001/514) was granted permission in 2002 for a period of 7 years, which ends in May 2009 (excluding aftercare period), by which time the processing plant should be removed. However the site is still being worked and that permission has been granted its extension for a period of 12 months from commencement. Excavation of the extension is unlikely to be completed before the end of 2010. The subject application operations will rely on the mineral processing at Wall Garden Farm. Therefore in practice, a further application to extend the life of the processing plant would be required. The applicant has recently submitted a Planning Approval consultation for the installation of replacement concrete plant under the provision of Part 19 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995. This application, at the time of writing, is under consideration and determination to be made in due course.

The applicant has proposed mineral extraction rates of 200,000 tonnes per annum, which is similar to that of the neighbouring Wall Garden Farm site. It is considered that this rate is feasible and therefore the timescales proposed in the application are achievable.

RESTORATION

The site is proposed to be restored to agriculture. This will be achieved by filling the void with overburden and inert waste before replacing the stored sub and top soils. Finally the

site will be seeded for arable cropping. Final contours show a doming effect from the centre of the site (approximately 1m above the existing levels) to allow for effective site drainage.

This form of restoration is suitable for the local landscape character and the restrictions enforced by Heathrow Airport. In terms of technical suitability no concerns are raised in so far as the site will be monitored by Minerals Planning Authority to ensure required levels are achieved and other regulation authorities will ensure compliance with the pollution control/prevention regime.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

There is no policy objection in principle to the mineral extraction at this Green Belt location, subject to satisfactory environmental standards being maintained and land

restoration. The proposal employs mitigation measures to ensure that the environment is protected and it will be further protected through conditions subject to the consent.

Due to the mitigation measures put forward, the proposal would have minimal impact on the amenity of nearby residents, with regard to dust, noise and vibration. It is considered that the bunds required would only have limited short term impact and therefore it is not considered to have an adverse impact on visual amenity and the general character of the landscape or to the appearance of the area in general.

Accordingly, the application is recommended for approval subject to Environment Agency withdrawing their objection and conditions set out above.

11. Reference Documents

Planning Policy Guidance Note 2: Green Belts

Minerals Policy Statement 1: Planning and Minerals (MPS1)

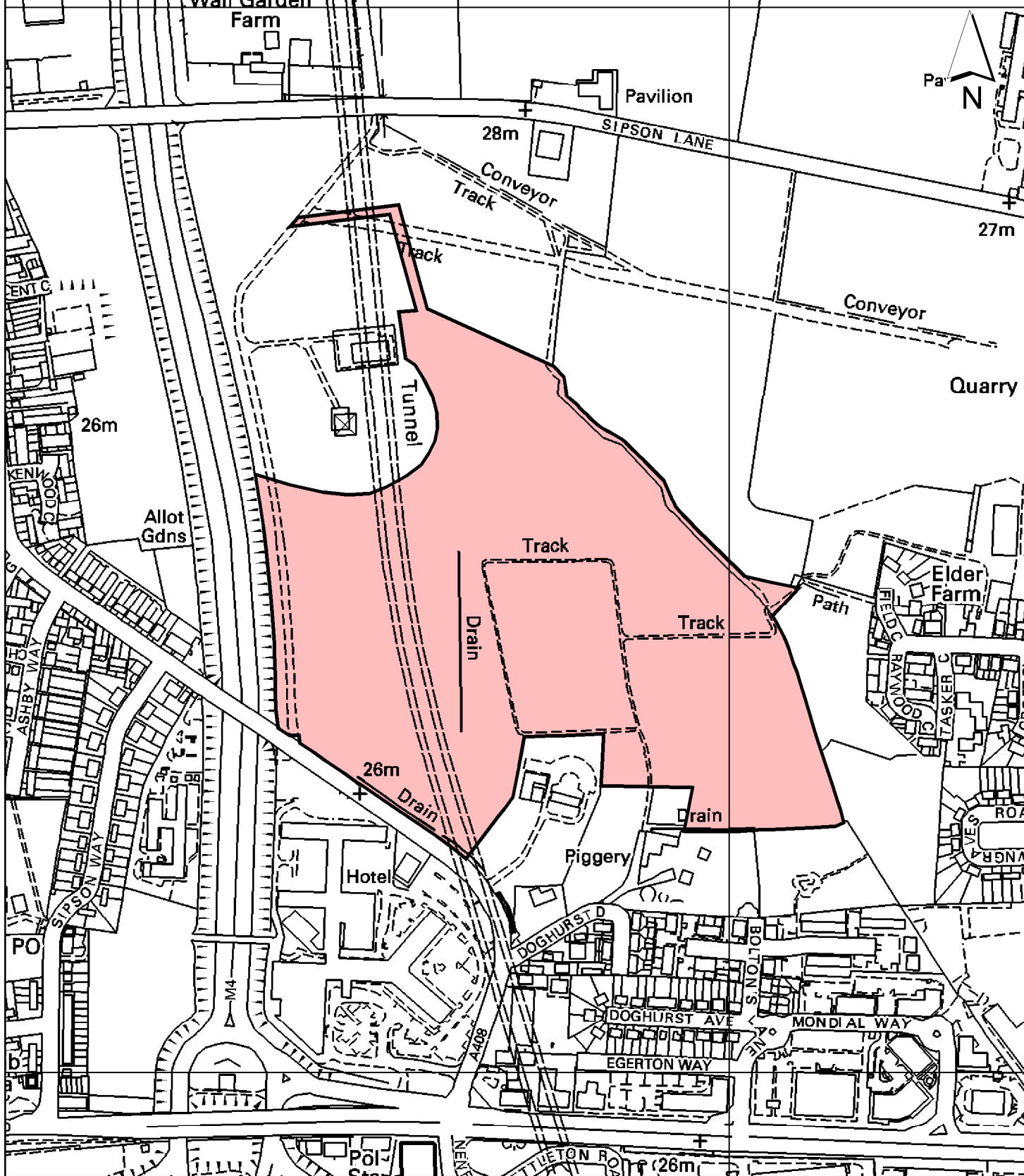
Minerals Policy Statement 2: Controlling and Mitigating the Environmental Effects of Minerals Extraction in England (March 2005)

Hillingdon Unitary Development Plan


The London Plan (Consolidated and with alterations since 2004) February 2008

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2008

Site Address	
Land at Sipson Farm Sipson Road Sipson	
Planning Application Ref:	Scale
45408/APP/2009/340	1:5,000
Planning Committee	Date
Central and South	April 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
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Item No.3 Report of the Corporate Director of Planning & Community Services

Address UNIT B, PROLOGIS PARK STOCKLEY ROAD WEST DRAYTON

Development: RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF UNIT B (EMPLOYMENT COMPONENT) IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.18399/APP/2005/3415 DATED 27/01/2006: VARIATION OF CONDITIONS (TO ALLOW SEPARATE PHASED SUBMISSIONS OF DETAILS RELATING TO RESIDENTIAL AND EMPLOYMENT COMPONENTS OF THE DEVELOPMENT) OF OUTLINE PLANNING PERMISSION REF. 18399/APP/2004/2284 DATED 19/08/2005: REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) & (c), B2 AND B8 EMPLOYMENT USES AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

LBH Ref Nos: 18399/APP/2009/423

Drawing Nos: 30017-PL-002 (Unit B - Existing Site Plan)
30117-PL-001 (Site Location Plan)
30117-PL-003 (Unit B Existing Ground Floor Plan)
30117-PL-004 (Unit B Existing Elevations)
30017-PL-005A (Unit B Proposed Site Plan)
30117-PL-006 (Unit B Proposed Ground Floor Plan)
30117-PL-007 (Unit B Proposed Elevations)
30017-PL-008 (Unit B Proposed Boundary Fencing)

Date Plans Received: 03/03/2009 **Date(s) of Amendment(s):** 03/03/2009

Date Application Valid: 09/03/2009 11/03/2009

1. SUMMARY

The application seeks approval of alternative reserved matters for the siting, design, external appearance and landscaping of unit B in relation to outline planning permission 18399/APP/2005/3415.

The current application seeks approval for various alterations to aspects of the scheme previously approved. These include:

- the extension of the service yard by approximately 5,000m²;
- alterations to the design of the northern elevation; and
- replacement of chain link fencing with palisade fencing including new gates to the car park area.

The reason given by the applicant for the amendments is to meet the individual requirements of a prospective occupier in order to ensure the tenancy of the unit and secure the associated employment opportunities.

The proposed alterations would still result in a development with an appropriate impact on the character and appearance of the area and in relation to the neighbouring green belt.

The landscaping of the site would remain satisfactory, as would the highways impacts. The residential amenity of nearby occupiers would not be compromised.

Subject to appropriate conditions the development would have no detrimental impacts in relation to flood risk or water quality.

Approval is recommended, subject to conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 NONSC Materials

All external surfaces of the development shall be constructed of the materials, colours and finishes approved under application 18399/APP/2006/3111 dated 12/03/2007. Unless otherwise approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the London Borough of Hillingdon Saved Policies Unitary Development Plan (September 2007).

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Boundary Treatments

The boundary treatments on site shall be completed in strict accordance with the details shown on drawing 30017-PL-008 prior to the occupation of the industrial unit hereby approved.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the London Borough of Hillingdon Saved Policies Unitary Development Plan (September 2007).

5 MCD10 Refuse and Recycling Facilities

No development shall take place until details of facilities to be provided for the secure, screened storage of refuse and recycling at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details

and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area and provide adequate storage for waste and recycling, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policies 4A.21 and 4B.1.

6 NONSC Cycle Parking

Cycle parking shall be provided on site in accordance with the details approved under application 18399/APP/2006/547 dated 12/07/2006. The cycle parking shall be erected prior to the occupation of the unit hereby approved and thereafter be retained on site.

REASON

To ensure that adequate facilities are provided for cyclists in accordance with policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 NONSC Access to building entrances

Accesses to the building entrances shall be constructed in accordance with the details approved under application 183399/APP/2007/814 dated 05/06/2007.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with policy AM13 of the Hillingdon Unitary Development Plan.

8 NONSC Berry Bearing Bushes

The berry bearing species for the landscaping of the site shall be no more than 25% of the total species on site and shall be spread throughout the planting palette rather than in concentrated areas. Details are to be submitted to and approved in writing by the Local Planning Authority.

REASON

To reduce the bird strike risk posed by winter thrushes and starlings in order to ensure compliance with policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 NONSC Wheel Washing

Prior to the commencement of development, plant equipment for the cleaning of construction vehicle wheels shall be installed in accordance with the details approved under application 18399/APP/2006/3002 dated 30/11/2006. The equipment shall be retained during the period over which the development takes place, and used by all vehicles that leave the site.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

10 NONSC Security Measures

Prior to the occupation of the unit hereby approved external lighting within the site shall be implemented in accordance with the details approved under application 18399/APP/2007/108 dated 06/06/2007.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

11 NONSC Noise Mitigations

The development hereby approved shall not be implemented until all noise mitigation measures approved under application 18399/APP/2007/106 dated 27/02/2007 have been implemented. Thereafter these measures shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 NONSC Bird Management Plan

The bird management plan approved under application 18399/APP/2007/27 dated 06/06/2007 shall be implemented in relation to the unit hereby approved and maintained in perpetuity.

REASON

To avoid endangering the safe operation of aircraft through the attraction of birds in order to ensure compliance with policy A6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

Development shall not begin until a surface water drainage scheme for the 'extended service yard', including details of the surfacing material and based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details prior to occupation of the development.

In relation to this condition the 'extended service yard' will be taken to mean the area of Extended concrete service yard demonstrated on drawing 30017-PL-005A which is located outside the boundary of the Concrete Service Yard demonstrated by drawing 30017-PL-002.

REASON

To prevent increased risk of flooding; to improve and protect water quality; and to ensure an appropriate appearance of the service yard in compliance with policies 4A.13, 4A.14 and 4A.17 of the London Plan and policies OE7, OE8, BE13 and BE25 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 (February 2008) and national guidance.

OL5	Development proposals adjacent to the Green Belt
OL26	Protection and enhancement of trees, woodland and landscape features
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
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
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and

	capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM5	Land safeguarded for road proposals of the Department of Transport and the Traffic Director for London
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM12	Promotion of traffic management measures which give priority to buses
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.
AM15	Provision of reserved parking spaces for disabled persons
LPP 4A.21	Waste strategic policy and targets

3

The plans and conditions attached to this planning permission relate only to the consideration of the development falling within the submitted red site outline for this application (Drawing 30117-PL-001). You are advised that the previous reserved matters approval ref: 18399/APP/2006/547 dated 23/02/2006 has been implemented through the erection of unit E and associated works, compliance with the conditions and approved plans of that planning permission must be ensured for all relevant areas within and outside of the red site outline for this application.

This includes, but is not limited to, matters concerning the site layout, built form, materials, boundary treatments, ground levels, refuse storage, cycle storage, landscaping, security, noise mitigation and bird management.

4

For the avoidance of doubt, condition 10 requires the implementation, maintenance and retention of all noise mitigation measures approved under application 18399/APP/2007/106. This includes measures which lie outside of the current application site, but that are contained within the boundary of the industrial development

approved under outline planning permission 18399/APP/2004/2284 dated 23/02/2006.

5

Any method statement in relation to condition 14 must ensure that flat/shallow pitched roofs be constructed to allow easy access to all areas by foot using permanent fixed access stairs, ladders or similar. The owner/occupier must not allow gulls, to nest, roost or loaf on the building. Checks must be made weekly during the breeding season. Outside the breeding season gull activity must be monitored and the roof checked regularly to ensure that gulls do not utilise the roof. Any gulls found resting, roosting or loafing must be dispersed by the owner/occupier when detected or when requested by BAA Airfield Operations staff. The owner/occupier must remove any nests or eggs found on the roof. The breeding season for gulls typically runs from March to June. The owner/occupier must hold the appropriate licences before the removal of nests or eggs.

6 13 **Building Regulations - Demolition and Building Works**

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

7 115 **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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

8 11 **Building to Approved Drawing**

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

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

9 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

10 119 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE. Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

11 125 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 - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

12 146 Renewable Resources

To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

13 151 Notification of Commencement of Works

Written notification of the intended start of works shall be sent to Planning & Community Services, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, UB8 1UW at least seven days before the works hereby approved are commenced.

14 147 Damage to Verge

You are advised that 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).

15 143 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.

3. CONSIDERATIONS

3.1 Site and Locality

The site has an area of 1.65 hectares and is located adjacent to the Stockley Park employment area, 1.8km west of Hayes Town Centre and 0.8km north of the M4. Heathrow airport is approximately 2.8km to the south.

The site is part of land which was in agricultural use until the late 1930's when it was developed by the Ministry of Defence (MoD) as a munitions factory during the Second World War. During the 1950's the site was converted for use as a file repository and contained a range of warehouse and office accommodation.

The construction of Unit B has been implemented on site in accordance with the details approved under reserved matters application 18399/APP/2006/547. Units A, E, F and the main access routes into the site from Stockley Road and Bourne Avenue have also been implemented in accordance with the relevant reserved matters approvals. The northern part of the site remains cleared awaiting future development.

The area surrounding the site is mixed in character. To the south and east is the residential area of Hayes. The site is bounded to the west by the Heathrow Express rail link, which separates it from the neighbouring Green Belt. To the east of the site unit E of the commercial development separates the site from the housing component of the former Ministry of Defence site, which was approved and provided for 101 residential units including affordable housing. Beyond this lies the Bourne Farm Playing Fields and other open Green Belt land.

3.2 Proposed Scheme

The application seeks approval of reserved matters for the siting, design, external appearance and landscaping of unit B (employment component) in compliance with condition 3 of planning permission Ref: 18399/APP/2005/3415.

Reserved matters in relation to the siting, design, external appearance and landscaping of unit B have previously been approved under planning permission 18399/APP/2006/547. The unit has been erected on site in accordance with the details approved under this permission.

The current application seeks approval for various alterations to aspects of the scheme previously approved. These include:

- the extension of the service yard by approximately 5,000m²;
- alterations to the design of the northern elevation (to change vehicular loading bays and fire escape arrangements); and
- replacement of chain link fencing with palisade fencing including new gates to the car park area.

The siting, bulk, massing and scale (maximum of 13 metres in height) remain identical to the details previously approved under application 18399/APP/2006/547. The proposed floor area of 6,874m², 877m² of which is ancillary office space, remains unchanged from the previous approval.

A total of 63 car spaces are proposed along the southern side of Unit B, including 6 spaces for people with disabilities. The level of provision is identical to that agreed under the previous reserved matters approval.

The northern end of Unit B consists of a concrete service yard with vehicular access off the existing access road. There are a total of 10 level access loading bays providing access on the northern elevation of the building. This compares to 6 ramped bays and 4 level access doors on the scheme approved under planning permission 18399/APP/2006/547.

3.3 Relevant Planning History

18399/APP/2004/2284 Former M O D Records Office Stockley Road Hayes Middx
REDEVELOPMENT OF THE SITE FOR A MIXED- USE COMPRISING (CLASSES B1(a)& (c) , B2 AND B8) EMPLOYMENT USES AND (CLASS C3) RESIDENTIAL (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (OUTLINE APPLICATION)

Decision: 19-08-2005 Approved

18399/APP/2005/2387 Former M O D Records Office Stockley Road West Drayton
RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF PLOT A (STORAGE/ DISTRIBUTION WITH ANCILLARY OFFICE) IN COMPLIANCE WITH CONDITION 2 OF PLANNING PERMISSION REF. 18399/APP/2004/2284 DATED 19/08/2005 'REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) AND B1(c), B2 AND B8 EMPLOYMENT USES AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING (OUTLINE APPLICATION)'.
SEPARATE

Decision: 30-11-2005 Approved

18399/APP/2005/3415 Former M O D Records Office Stockley Road West Drayton
VARIATION OF CONDITIONS 2,3,7,8,10,11,13,20, 21,22,26,29 & 30 (TO ALLOW SEPARATE PHASED SUBMISSIONS OF DETAILS RELATING TO RESIDENTIAL AND EMPLOYMENT COMPONENTS OF THE DEVELOPMENT) OF OUTLINE PLANNING PERMISSION REF. 18399/ APP/2004/2284 DATED 19/08/2005: REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) & (c), B2 AND B8 EMPLOYMENT USES AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING

Decision: 02-03-2006 Approved

18399/APP/2006/2308 Former M O D Records Office Stockley Road West Drayton
Reserved matters (details of siting, design, external appearance & landscaping) of Unit F (employment component) in compliance with condition 3 of planning permission ref: 18399/APP/2005/3415 dated 02/03/06 and variation of conditions 2, 3, 7, 8, 10, 11, 13, 20, 21, 22, 26, 29 & 30 (to allow separate phased submissions of details relating to residential & employment components of the development) of outline planning permission ref: 18399/APP/2004/2284 dated 19/08/05 Redevelopment of the site for a mixed-use development comprising Classes B1(a) & (c), B2 & B8 employment uses and Class C3 residential use up to a maximum of 101 units with associated access, parking and landscaping

Decision: 03-11-2006 Approved

18399/APP/2006/547 Former M O D Records Office Stockley Road West Drayton

Reserved matters (details of siting, design, external appearance and landscaping) of Units B, E and F (employment component) in compliance with condition 3 of planning permission ref.18399/APP/ 2005/3415 dated 27/01/2006: Variation of conditions 2,3,7,8,10,11,13, 20,21,22,26,29 and 30 (to allow separate phased submissions of details relating to residential and employment components of the development) of outline planning permission ref. 18399/APP/2004/2284 dated 19/08/2005: Redevelopment of the site for a mixed use development comprising Use Classes B1(a) and (c), B2 and B8 employment uses and C3 residential use (up to a maximum of 101 units) with associated access, parking and landscaping.

Decision: 12-07-2006 Approved

18399/APP/2007/2724 Former M O D Records Office Stockley Road West Drayton

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF UNITS C AND D (EMPLOYMENT COMPONENT) IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.18399/APP/2005/3415 DATED 27/01/2006: VARIATION OF CONDITIONS (TO ALLOW SEPARATE PHASED SUBMISSIONS OF DETAILS RELATING TO RESIDENTIAL AND EMPLOYMENT COMPONENTS OF THE DEVELOPMENT) OF OUTLINE PLANNING PERMISSION REF.18399/ APP/2004/2284 DATED 19/08/2005: REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) & (c), B2 AND B8 EMPLOYMENT AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

Decision: 17-12-2007 Approved

18399/APP/2007/2725 Former M O D Records Office Stockley Road West Drayton

RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF UNITS C, D AND G (EMPLOYMENT COMPONENT) IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.18399/APP/2005/3415 DATED 27/01/2006: VARIATION OF CONDITIONS (TO ALLOW SEPARATE PHASED SUBMISSIONS OF DETAILS RELATING TO RESIDENTIAL AND EMPLOYMENT COMPONENTS OF THE DEVELOPMENT) OF OUTLINE PLANNING PERMISSION REF. 18399/APP/2004/2284 DATED 19/08/2005: REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) & (c), B2 AND B8 EMPLOYMENT USES AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

Decision: 17-12-2007 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

No additional comments.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- 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.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.
- PT1.33 To promote the construction of new roads or the widening of existing roads only where they would: improve safety; promote pedestrian movement, cycling or public transport, or the improvement of the environment; reduce local congestion in a cost effective way; or are required to accommodate traffic likely to be generated by new development.
- PT1.34 To maintain the road hierarchy set out in this Plan and accordingly seek to segregate different types of traffic by the function of the various tiers of the hierarchy through traffic management schemes, road signing and planning control over development and redevelopment schemes.
- PT1.35 To accord priority to pedestrians in the design and implementation of road construction and traffic management schemes, and to seek to provide a network or cycle routes through the Borough to promote safer cycling and better conditions for cyclists.
- PT1.36 In consultation with public transport operators to improve facilities at bus and rail interchanges and in consultation with LT and bus operators to promote traffic management measures which give priority to buses.
- PT1.38 To seek a reduction in road accident casualties through highway improvements including traffic calming and the design of new highway schemes.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- OL26 Protection and enhancement of trees, woodland and landscape features
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves
- EC2 Nature conservation considerations and ecological assessments

EC3	Potential effects of development on sites of nature conservation importance
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE35	Major development proposals adjacent to or visible from major road and rail connections to Heathrow and central London
BE36	Proposals for high buildings/structures in identified sensitive areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
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
OE5	Siting of noise-sensitive developments
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM3	Proposals for new roads or widening of existing roads
AM5	Land safeguarded for road proposals of the Department of Transport and the Traffic Director for London
AM6	Measures to discourage the use of Local Distributor and Access Roads by through traffic
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM12	Promotion of traffic management measures which give priority to buses
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.
- AM15 Provision of reserved parking spaces for disabled persons
- LPP 4A.21 Waste strategic policy and targets

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

NEIGHBOUR CONSULTATION

The application was advertised as a major development, 201 neighboring owner/occupiers were consulted, a press advert issued and a site notice posted. No comments have been received in relation to the public consultation on this application.

NETWORK RAIL

No objection to the proposal.

CROSSRAIL

The implications of the Crossrail proposals for this development have been considered and I write to inform you that Crossrail Limited do not wish to make any comments on this application as submitted.

ENVIRONMENT AGENCY

No objection subject to the imposition of a condition regarding surface water and sustainable drainage.

NATURAL ENGLAND

No objection.

Internal Consultees

TREES AND LANDSCAPE

No objection, subject to an informative advising the applicant of the need to comply with the conditions and landscaping of the other implemented reserved matters approvals within the larger industrial site.

ENVIRONMENTAL PROTECTION UNIT

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development has been established under outline planning permission (Ref:18399/APP/2004/2284) granted on 19 August 2005 and the reserved matter subsequently approved under planning permission 18399/APP/2006/547.

Accordingly, there is no objection to the principle of the proposal.

7.02 Density of the proposed development

The application seeks reserved matters approval for the siting, design external appearance and landscaping of an industrial unit. Density is not therefore considered to be a relevant consideration.

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

The site does not lie within a conservation area or area of special local character. Nor is the site located in the vicinity of a listed building.

Archaeological implications of the entire development were considered under the outline application and conditions 24 and 26 of the outline approval (18399/APP/2004/2284) ensure that archaeological work must be undertaken before development work occurs on new parts of the site.

7.04 Airport safeguarding

The height of the proposed building remains identical to that existing on site. At 13m the height of the proposal does not contravene airport safeguarding criteria.

Despite the height of the proposal not being sufficient to warrant consultation with BAA or NATS, conditions requiring the submission and approval of a bird management plan and restricting the number of berry bearing bushes have previously been imposed for all units within the site. It is considered that to ensure the continued effectiveness of these measures across the site these conditions must also be imposed on the proposed unit, accordingly they are included within the recommendation.

7.05 Impact on the green belt

Initial consideration of the impact of the development on the Green Belt was made at the outline planning stage. The development was considered to have a greater visual impact on the Green Belt than the previous 1-2 storey buildings, however, it was determined that sufficient area was available to screen and soften the impact of any new buildings.

Unit B will be well screened from the adjoining Green Belt land to the west of the site by the provision of existing landscape buffers along the side of the railway line. Additional landscaping on the site boundaries was secured under the previous reserved matters approval (ref: 18399/APP/2006/547). While outside of the current application site this landscaping must still be provided as aspects of this approval have been implemented. Upon maturity these areas of planting will result in a good visual enclosure of the site ensuring the adjoining Green Belt is not unduly affected by the scale of the units. The development is therefore considered to comply with UDP saved policy OL5.

7.07 Impact on the character & appearance of the area

The siting, mass, bulk and scale of the proposed unit are identical to those considered under reserved matters approval 18399/APP/2006/547. Accordingly, it is considered that any impacts on the character and appearance of the area will be limited to those of the amended northern elevation, the increased area of service yard and the amendments to the proposed fencing.

In relation to the northern elevation, 10 vehicular loading bays (6 ramped bays and 4 level

access doors) and a fire escape were included on the elevation of the unit B as approved under the previous reserved matters approval. The current application seeks 10 level access loading bays and a fire escape on this elevation, these would be more evenly distributed along the northern elevation of the unit. This elevation is only visible from within the industrial site itself and the proposed design would be consistent with the design of the units and the site as a whole. Accordingly, this alteration does not raise any concerns with regard to the character and appearance of the area.

The current proposal seeks an increase of 5,000m² in the size of unit B's service yard above that approved under the previous reserved matters consent. Permission has previously been granted for a hard landscaped car parking area and a portion of an industrial unit in this location, under reserved matters approvals 18399/APP/2007/2724 and 18399/APP/2007/2724. It is considered that the proposed service yard would have a similar impact on the character and appearance of the area as the previously approved proposals and would be consistent with the overall design quality of the larger industrial site. Accordingly, this aspect of the proposal does not raise any concerns with regard to the character and appearance of the area.

The erection of palisade fencing around the entire application site is sought under the current proposal. Under the previously approved reserved matters permission 18399/APP/2006/547 the western site boundary was to be treated with chain link fencing and palisade fencing was to be provided to all other aspects of the site. It is considered that the use of palisade fencing on the western boundary would provide for an improved visual appearance consistent with that of the wider estate. Accordingly, it does not raise any concerns with regard to the character and appearance of the area.

It is considered that the scale, materials, siting and design of the proposed buildings and the proposed landscaping are complementary to the surrounding area and in accordance with Policies BE13, BE25, BE35 and BE38 of the Unitary Development Plan.

7.08 Impact on neighbours

The application site is located approximately 165m from the nearest residential properties on Nine Acres Close and is separated from these properties by an industrial unit (Unit F) and an acoustic barrier, which was supplied to mitigate noise arising from units B, E and F under reserved matters permission 18399/APP/2006/547.

It is not considered that the proposal would have any impacts on nearby residential properties in terms of its visual appearance, mass, bulk or scale.

It is also not considered that there would be any detrimental impacts on residential amenity arising from noise, given the separation of the proposed site from residential properties and the existence of a substantial acoustic barrier designed to mitigate noise impacts on nearby residential properties from the application site and closer industrial units.

Accordingly, the proposal would not have any detrimental impacts on the residential amenity of nearby properties and is considered to accord with Policies BE21, BE24 and OE1 of the Saved Policies UDP.

7.09 Living conditions for future occupiers

The application is not for residential accommodation, accordingly this consideration is not relevant.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The traffic generation and impacts of the development on the operation of the wider

highway network were considered under the outline planning permission.

The access arrangements for the site, car parking arrangements and cycle parking arrangements all remain unchanged from those previously approved applications. This includes retaining the flexibility of two access points for the northern part of the site

No objections are therefore raised in terms of traffic impacts, car parking, cycle parking, highways safety or pedestrian safety.

7.11 Urban design, access and security

Aspects relating to the design changes have been addressed under the 'Impact on the character & appearance of the area' section of this report.

Access arrangements were considered under the previous applications and remain unchanged.

Security issues for the unit as a whole were considered under the previous applications and considered acceptable. It is considered that the proposal to provide a palisade boundary fence on the western site boundary in place of the previously approved chain link fence would further enhance the security of the site.

7.12 Disabled access

All access issues were considered under the previous applications and remain unchanged.

7.13 Provision of affordable & special needs housing

The application is not for residential accommodation, accordingly this consideration is not relevant.

7.14 Trees, landscaping and Ecology

TREES & LANDSCAPING

The landscaping of the areas around the application site has previously been considered under the following reserved matters approvals 18399/APP/2004/2284 (unit A) and 18399/APP/2005/3415 (units B, E and F).

The proposal would result in a reduction of the previously approved on site landscaping by removing two new trees. This is in order to maintain a future access into the northern part of the site, which will be subject to future development under the outline permission. There is no objection to the loss of these new trees, which will have a minimal impact on the overall landscaping scheme. The principle of an access point in this location has previously been agreed under reserved matters approvals 18399/APP/2007/2724 and 18399/APP/2007/2724 relating to the northern part of the site.

With the exception of the two trees mentioned above all previously approved landscaping of the site lies outside of the application site. Given reserved matters approvals 18399/APP/2004/2284 and 18399/APP/2005/3415 have been implemented on site this landscaping would still be ensured and protected within the larger development. No additional landscaping is considered to be necessary within the boundaries of unit B.

Accordingly, it is considered that the scheme would maintain an appropriate landscape environment both within the development site and relation to the wider area, consistent with Policy BE38 of the Saved Policies UDP.

ECOLOGY

The outline planning permission considered the impact of the development on the adjoining nature conservation area. The assessment concluded that while the development would have direct impacts on the site and on the adjoining Site of Importance for Nature Conservation (SINCS), English Nature were consulted and raised no objections subject to the inclusion of specific conditions. Conditions were included in the outline planning permission, which required specific works in relation to the relocation of badger setts and the removal of Japanese Knotweed. These conditions are considered to satisfactorily address the impact of the development on the nature conservation values found on adjoining land. No additional conditions are considered necessary in this regard.

7.15 Sustainable waste management

In relation to waste management policy 4A.21 of the London Plan requires that new developments provide adequate facilities for the storage of waste and recycling.

There is sufficient room within the unit and proposed service yard to accommodate appropriate waste and recycling facilities. A condition is proposed to ensure these facilities maintain an appropriate appearance.

7.16 Renewable energy / Sustainability

The current application seeks design and layout amendments to a previously approved scheme which has been implemented on site. With the exception of drainage impacts arising from the increased area of hard surfacing it is not considered that any consideration of sustainability, above that given to the reserved matters approval 18399/APP/2006/547 and the outline planning permission, is warranted.

Issues relating to impact of the hard standing area on drainage have been dealt with in the 'Flooding or Drainage Issues' section of this report.

7.17 Flooding or Drainage Issues

The construction of unit B and the associated area of service yard approved under reserved matters application 18399/APP/2006/547 have been implemented on site in accordance with the planning permission and the drainage of these areas is therefore considered to be satisfactory. However, sustainable drainage solutions of the site were not considered necessary in relation to these aspects of the scheme.

The proposed extension to the service yard of the unit would represent a significant increase in the level of hard standing above that approved under application 18399/APP/2006/547. The approved plans for the northern part of the site confirmed the acceptability of this area being utilised for hard standing and built form only subject to appropriate sustainable urban drainage solutions being implemented.

The Environment Agency have requested that a drainage condition, including consideration of sustainable solutions be imposed on the development.

Given that the overall built form of the proposed unit B and the majority of the service yard have been completed in accordance with the previous planning permission, which did not require sustainable drainage solutions, a retrospective condition relating to these aspects of the development would be both unreasonable and unnecessary failing to meet the tests set out within 'Circular 11/95: The Use of Conditions in Planning Permissions'.

The 5,000m² extension to the service yard, however, has not yet been constructed on the site. The previous applications relating to this part of the site (refs: 18399/APP/2007/2724 and 18399/APP/2007/2725) did require the utilisation of sustainable urban drainage

techniques and indicate such measures have historically been necessary on this part of the site. A condition requiring the use of sustainable urban drainage systems on this particular part of the site is considered necessary and would meet the relevant tests.

Subject to the above suggested condition being included within the recommendation the scheme does not raise any concerns with regard to flooding or drainage. The Environment Agency have confirmed that the proposed condition would be satisfactory in terms of their requirements.

7.18 Noise or Air Quality Issues

Issues relating to noise impacts have been dealt with in the 'Impact on neighbours' section of this report.

Issues relating to air quality were considered under the grant of the outline planning permission, accordingly the proposal does not give rise to any concerns relating to air quality.

7.19 Comments on Public Consultations

Consultation letters were sent to 211 local owner/occupiers, a site notice was posted and the application was advertised in a local paper. No comments have been received.

7.20 Planning obligations

The application seeks approval of reserved matters for an industrial development. Matters relating to planning obligations were considered under the outline permission.

7.21 Expediency of enforcement action

N/A

7.22 Other Issues

N/A

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

Article 14 states that the rights under the Convention shall be secured without

discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The application seeks approval of alternative reserved matters for the siting, design, external appearance and landscaping of unit B in relation to outline planning permission 18399/APP/2005/3415.

The current application seeks approval for various alterations to aspects of the scheme previously approved. These include:

- the extension of the service yard by approximately 5,000m²;
- alterations to the design of the northern elevation; and
- replacement of chain link fencing with palisade fencing including new gates to the car park area.

The proposed alterations would maintain a development with an appropriate impact on the character and appearance of the area and in relation to the neighbouring green belt.

The landscaping of the site would remain satisfactory, as would the highways impacts. The residential amenity of nearby occupiers would also be maintained.

Subject to an appropriate condition the development would have no detrimental impacts in relation to flood risk or water quality.

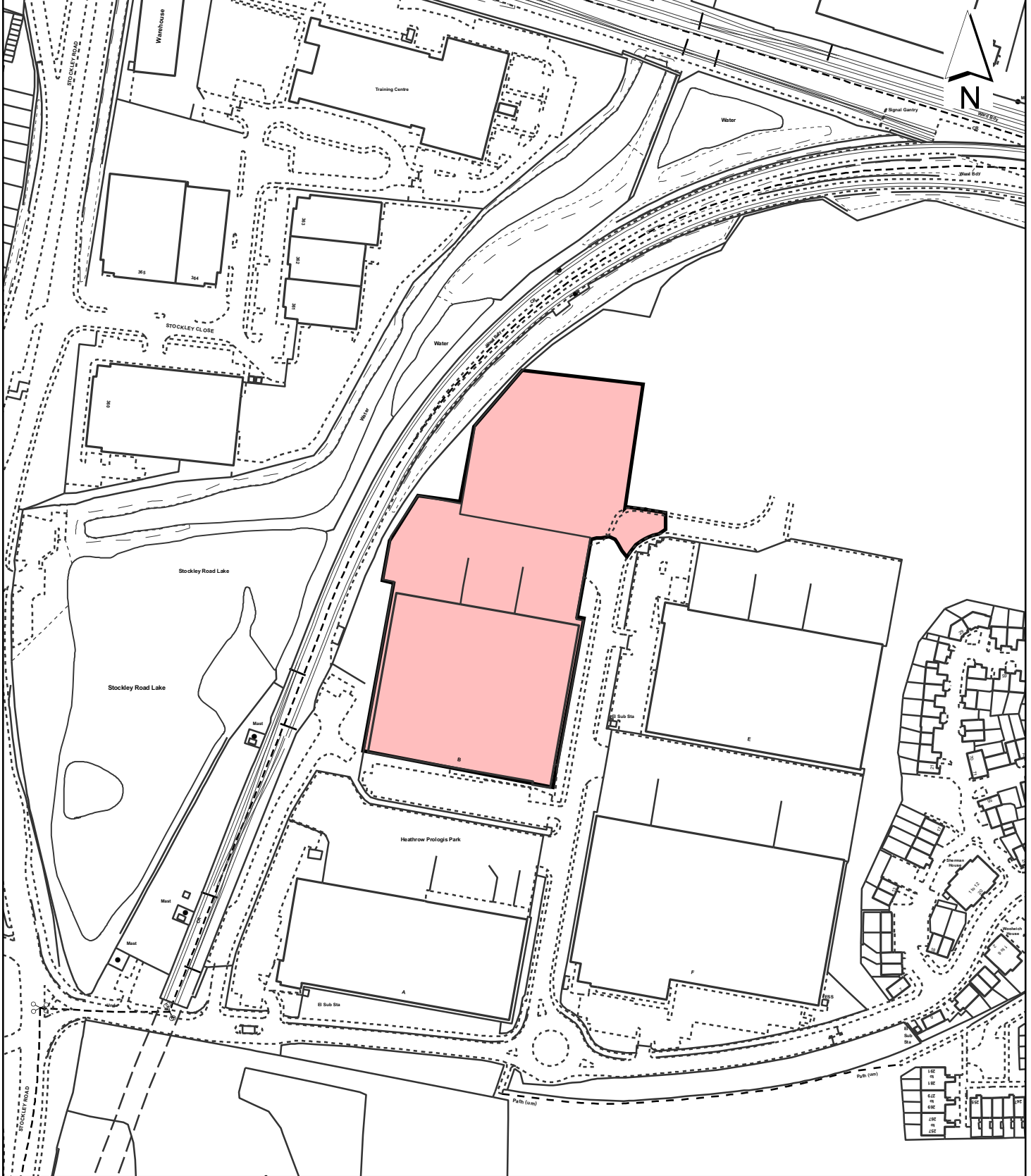
For these reasons approval is recommended, subject to conditions.

11. Reference Documents


- a) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- b) The London Plan
- c) Planning Policy Statement 1: Delivering Sustainable Development
- d) Planning Policy Guidance 2: Green Belts
- e) Planning Policy Statement 25: Planning Policy Statement 25: Development and Flood Risk
- f) Circular 11/95: The Use of Conditions in Planning Permissions

Contact Officer: Adrien Waite

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Unit B, Prologis Park
Stockley Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:

18399/APP/2009/423

Scale

1:2,500

Planning Committee

Central and South

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Date

April 2009



HILLINGDON

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Item No.4 Report of the Corporate Director of Planning & Community Services

Address LAND ADJACENT AND FORMING PART OF 19 TANGLEWOOD CLOSE
HILLINGDON

Development: Two storey attached one-bedroom dwelling.

LBH Ref Nos: 63470/APP/2009/238

Drawing Nos: DESIGN AND ACCESS STATEMENT
SB131.DWG 1 OF 3
SB131.DWG 2 OF 3
SB131.DWG 3 OF 3

Date Plans Received: 05/02/2009 **Date(s) of Amendment(s):**

Date Application Valid: 05/02/2009

1. SUMMARY

The proposal is for an attached house that would be set back from the front wall of the existing property. The dwelling has been off-set 1m from the boundary to overcome previous concerns regarding impact on the street scene and is now fully HDAS compliant. However, no off street parking has been provided, and therefore the proposal is considered contrary to the Council's approved car parking standards and UDP policy.

The proposal is therefore recommended for REFUSAL.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dwelling would not provide off street parking, and therefore the development is considered to be deficient in car parking provision in relation to the Council's approved car parking standards, leading to additional on-street parking to the detriment of public and highway safety and therefore contrary to policies AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. CONSIDERATIONS

3.1 Site and Locality

The application site concerns a plot of open land located to the south and west of 19 Tanglewood Close, an end terrace property located at the southern end of Tanglewood Close, a residential cul-de-sac, which runs eastwards from the Uxbridge Road. To the west of No 19 is the southern turning head and grassed verge of Tanglewood Close. The road is characterised by terraced properties and the site is within a `developed area` as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The application seeks planning permission to erect a two storey 1-bedroom attached dwelling to the side of 19 Tanglewood Close. The proposed dwelling would be set back from the front building line by 1m. The dwelling would be 3.675m wide, and 9.225m deep, involving a 2.8m deep single storey rear projection. The dwelling would be finished with a pitched roof, matching the height of the host dwelling. The dwelling would be 4.8m to the eaves and 7.3m high to the ridge

3.3 Relevant Planning History

63470/APP/2007/2647 Land Adjacent To And Forming Part Of 19 Tanglewood Close Hillingdon
ERECTION OF TWO STOREY TWO-BEDROOM END-OF-TERRACE DWELLING.

Decision: 26-02-2008 Refused

Comment on Relevant Planning History

This is a resubmission of a previously refused application (63470/APP/2007/2647), which was refused due (i) to the development in relation to the boundary would result in a cramped form of development detrimental to the visual amenities of the street scene, (ii) there would be insufficient area of amenity space left for the existing occupiers of No 19, and (iii) the proposal would fail to provide parking within the boundary of the application site and therefore could not be controlled.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM14 | New development and car parking standards. |
| HDAS | 'Residential Layouts' |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

15 neighbours were consulted, and a petition of 26 signatures and 7 responses have been received, that made the following comments;

1. The development would result in a cramped over-development of Tanglewood Close, there are already enough houses in the close.
2. The Development would be detrimental to the visual amenities of the street scene.
3. This is a small close with a narrow entrance. Building a new dwelling will lead to more traffic trying to enter the close
4. Now that all the properties are occupied there is not enough space to cope with cars of the existing residents and their visitors. Although the proposed application proposes a dwelling that is one bedroom smaller, any future owners will only increase the problem. This will prejudice highway and pedestrian safety.
5. The proposed one bedroom house will not be appropriate as all others in the Close are two bedroom.
6. Tanglewood Close has already lost a number of green areas at this end of the close due to people paving over the areas in the front of their properties
7. The land is quite small, but I do not think the plans would cause a problem to the rest of the street other than for noise and traffic
8. Double glazing would keep the noise down (depending on weather if the windows are open or closed), the same goes for dust and dirt
9. Traffic is not too bad if they use small vehicles to deliver building materials perhaps in the morning, as school traffic is a problem for larger vehicles at certain times of the day.
10. We do not want the builder to concrete over more grass, as he did previously. We have already had a year of building work, mess and chaos and inconvenience at that time
11. I object on the grounds that it is too close to my chestnut tree, the lack of privacy in my back garden, and due to the properties having had their front gardens paved over my garden is experiencing excess water, and another property will exacerbate the situation.

The ward councillor has asked that the application be referred to the Central and South Planning Committee

Internal Consultees

Tree/Landscape Officer; The scheme is acceptable subject to conditions TL5 and TL6

Highway Engineer; The application cannot be supported as the plans indicate that parking for the development will be provided on street and is therefore not acceptable, and the proposal is therefore contrary to policy AM14 of the UDP

These comments are considered relevant to the determination of this application

Environmental Protection Unit: No objection subject to a construction site informative added to any permission issued in relation to neighbourly building practices.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The surrounding area is residential in character, comprising principally terraced housing. The principle of an additional house in this location is therefore considered appropriate, subject to the details of the scheme, discussed below. It should be noted that there is a terrace of 3 properties on the other side of Tanglewood Close.

7.02 Density of the proposed development

London Plan density policy is not considered relevant to this scale of development, which needs to be considered with reference to impact on the street scene, residents amenity and parking.

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

Not applicable - The proposal does not affect any of the above

7.04 Airport safeguarding

Not applicable - The site is not within a airport safeguarding area

7.05 Impact on the green belt

Not applicable - The proposal is not within the Green Belt

7.07 Impact on the character & appearance of the area

Section 4.27 of the SPD states careful consideration should be given to building lines, and these should relate well to the existing street pattern. It is considered the proposal would comply with this advice as the new dwelling would be set back 1m from the front building line of the adjacent dwelling and would appear as an additional staggered property on the end of the existing terrace, where there is already a staggered building line.

With regard to Policy BE22 of the Hillingdon UDP (Saved Policies, September 2007), two storey buildings should be set in a minimum distance of 1m from the side boundary. The proposed house would result in a 1m gap to the side boundary. The proposed dwelling would follow the design of the host dwelling using the same eaves height and similar fenestration details, and would be finished with a pitched roof following the design characteristics of the surrounding properties. The additional dwelling would reflect the pattern of surrounding development, as 18-22 Tanglewood Close is a terrace of 3 properties, close to the boundary with Nicholls Avenue. It is considered that the scale of the proposed dwelling would not be out of character with surrounding properties. As such the proposal would not conflict with policy BE19 of the Hillingdon UDP (Saved Policies, September 2007). Furthermore the revised scheme no longer conflicts with HDAS guidance.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. This proposal would comply with this advice as there are no properties directly to the rear. Furthermore, due to the proposed siting of this dwelling, (set back 1m from the front building line of the host dwelling, and with a 1m deep two storey rear projection, and 2.8m single storey rear projection) it is not considered the proposal would cause an adverse affect by way of loss of outlook or light to the existing or adjacent properties. The two storey element would not conflict with a 45 degree line of sight taken from the existing properties habitable room windows and the single storey element would not exceed 3.1m in height. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Saved Policies September 2007) and the guidance within the SPD: Residential Extensions.

Due to the siting and orientation of the proposed and existing houses, it is not considered that the proposals would result in significant overshadowing or loss of light to neighbours. The proposal would therefore comply with Policy BE20 of the UDP (Saved Policies September 2007).

With regard to loss of privacy, there are no side facing openings shown on the proposed plans. If an approval were considered appropriate, a condition could be attached to restrict the insertion of any further openings, overcome any future overlooking concerns, and as such no material loss of privacy would arise. Therefore the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007) and the SPD: New Residential Layouts: Section 4.12.

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout, and that satisfactory indoor living space and amenities should be provided. The proposed internal floor space for the new dwelling would be 50.82m². The SPD states the minimum amount of floor space required for a 1-bedroom two storey house would be 50m² and therefore the proposal would comply with this advice.

With regard to the size of the garden, the SPD: Residential Layouts: Section 4.15 states that a one bed house should have a minimum garden space of 40m², and two and three bedroom properties should have a garden space of at least 60m², and the proposal would comply with this advice, with a rear usable garden area of 61m² for the existing dwelling and 64m² for the proposed new dwelling. Therefore the proposal would comply with this advice and with Policy BE23 of the Hillingdon UDP (Saved Policies, September 2007).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal shows the provision of cycle parking in the rear garden, however no off street vehicle parking would be provided for the proposed dwelling. Therefore the development is considered to be deficient in car parking provision in relation to the Council's approved car parking standards, leading to additional on-street parking to the detriment of public and highway safety and contrary to policy AM7(ii) and AM14 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

This is discussed in paragraphs 7.07 and 7.10 above.

7.12 Disabled access

Disabled access will be provided at ground floor via the front and rear entrances. Disabled access will be provided to the ground floor WC, and a 0.9m wide staircase would support a stair lift. This is considered to satisfy Lifetimes Homes standards. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not applicable - the proposal does not meet the threshold to require the provision of this type of housing.

7.14 Trees, landscaping and Ecology

The Council's Trees and Landscape Section raise no objection to the proposal. The proposed layout plan shows the provision of a footpath across an existing grassed area. However, it is considered adequate soft landscaping would remain to ensure that the proposal would not be detrimental to the street scene. As such, the proposal is considered to comply with Policy BE38 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. Whilst the layout plan shows an area to store recycling (this would be 19.5m away from the public highway, there is no provision shown for the storage of wheelie bins. However, it is considered, on these grounds alone it would not warrant the refusal of planning permission, therefore if members wish to approve this application these matters could be dealt with by way of a condition.

7.16 Renewable energy / Sustainability

It has been considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9 states and Policy 4A.3 of the London Plan (2008).

7.17 Flooding or Drainage Issues

Not applicable - the proposal is not within a flood plain

7.18 Noise or Air Quality Issues

Not applicable

7.19 Comments on Public Consultations

The landscape officer has been consulted in respect of the existing trees on or close to the site and traffic issues are addressed in the full report. It is inevitable that there would be some disruption during any building works and these issues would be dealt with under the EPU of the local authority, health and safety legislation, or by the Local Police Authority. The remaining points are addressed in the full report.

7.20 Planning obligations

Presently S106 contributions for education are only sought for developments if the net gain of habitable rooms exceeds six. This proposal shows a net gain of 4 rooms and therefore this would not be applicable in this development.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

Not applicable

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The proposal is for an attached house that would be set back from the front wall of the existing property. The dwelling has been off-set 1m from the boundary to overcome previous concerns regarding impact on the street scene and is now fully HDAS compliant. However, no off street parking has been provided, and therefore the proposal is considered contrary to the Council's approved car parking standards and UDP policy.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
HDAS: New Residential Layouts: July 2006
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land adjacent and forming part of
19 Tanglewood Close
Hillingdon**

Planning Application Ref:

63470/APP/2009/238

Planning Committee

Central and South

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Scale

1:1,250

Date

April 2009

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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



HILLINGDON
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Item No.5 Report of the Corporate Director of Planning & Community Services

Address 134 SIPSON ROAD WEST DRAYTON

Development: Conversion of dwelling to 2x1 bed flats with elevational alterations at front and associated parking.

LBH Ref Nos: 64649/APP/2009/341

Drawing Nos: Design and Access Statement
08/222/00
08/222/03
08/222/01
08/222/02

Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 02/03/2009

1. SUMMARY

Members will recall that the original planning application for the conversion to provide two self-contained flats on the ground and first floors was refused in January 2009. This application attempts to overcome the reasons for refusal of the previous scheme by proposing 1 bedroom flats on both floors. The proposal would fail to provide some landscaping in the front garden and would still block access to the ground floor entrance when the parking spaces are occupied.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the hardsurfacing of the whole of the front garden area, with no provision made for landscaping would fail to harmonise with the character and appearance of the street scene generally, contrary to policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.36 of the Hillingdon Design & Accessibility Statement: 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The existing front driveway and front garden is capable of providing 4 off-street parking spaces in the front garden area would not make sufficient provision for access to the proposed flats, particularly in an emergency. As such, the proposal would be detrimental to the highway and pedestrian safety, contrary to policies AM7(ii) and AM1 4 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.37 of the Council's HDAS: 'Residential Layouts'.

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies,

including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE23	Requires the provision of adequate amenity space.
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
H7	Conversion of residential properties into a number of units
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 4.6 to 4.8 - Unit Size 4.9 - Sunlight/Daylight 4.12 - Privacy 4.16 - Garden Space 4.23 - Elevation Treatment 4.33 - Car Parking 4.39 - Cycle Parking
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of Sipson Road and comprises a two storey semi-detached house with a recessed two storey side addition and part two storey, part single storey rear extension. The attached house, No. 132 Sipson Road, lies to the north west and has a single storey rear extension. To the south east lies No. 136 Sipson Road, a two storey semi-detached house with a recessed two storey side addition attached to the application property, and a single storey rear extension. Yiewsley and West Drayton Boys Club and Cherry Lane Infant and Junior School lie opposite the application site. The street scene is predominantly residential in character and appearance comprising two storey semi-detached houses with recessed two storey side additions, effectively creating a terraced appearance. The application site lies within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The previously refused scheme proposed to convert the property to provide two, 2 bedroom self-contained flats, on the ground and first floors. Elevational alterations comprised the installation of a new entrance door in the recessed two storey side addition to provide access to the ground floor flat. A door providing access for the first floor flat to the rear garden was also proposed adjacent to the new ground floor frontdoor. The front driveway was retained to provide two off-street parking spaces and the front garden was hardsurfaced to provide two additional off-street parking spaces, access to which was from a new crossover.

This current application attempts to overcome the reasons for refusal of the previous scheme by proposing the conversion of the dwellinghouse to two, 1 bedroom self-contained units on the ground and first floors, the conversion of the existing rear store to provide a cycle store and a reduction in the number of off-street parking spaces in the front forecourt from 4 to 3 spaces. The rear garden is now shown subdivided to provide separate private amenity spaces for the proposed units.

3.3 Relevant Planning History

64649/APP/2008/1901 134 Sipson Road West Drayton

CONVERSION OF DWELLINGHOUSE TO 2, TWO BEDROOM FLATS WITH ASSOCIATED PARKING AND ELEVATIONAL ALTERATIONS

Decision: 13-01-2009 Refused

Comment on Relevant Planning History

Members will recall that a planning application (ref: 64649/APP/2008/1901) for the conversion of the existing dwellinghouse to 2, two bedroom flats with associated parking and changes to the existing elevations was heard at the Central & South Planning Committee on the 6 January 2009, with a recommendation to refuse planning permission. Members resolved to refuse planning permission for the following reasons:

1. The proposal, by reason of the hardsurfacing of the whole of the front garden area, with no provision made for landscaping would fail to harmonise with the character and appearance of the street scene generally, contrary to policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.36 of the Hillingdon Design & Accessibility Statement: 'Residential Layouts'.
2. The proposed first floor flat would fail to provide an adequate amount of internal floor area in order to satisfy the Council's adopted minimum floor space standard of 63m² for a two bedroom flat. As such, the proposal would fail to provide a satisfactory standard of residential accommodation for the future occupiers of this unit, contrary to policy BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraphs 4.6 to 4.8 of the Council's HDAS: 'Residential Layouts'.
3. The proposed provision of 4 off-street parking spaces in the front garden area would not make sufficient provision for access to the proposed flats, particularly in an emergency. As such, the proposal would be detrimental to the highway and pedestrian safety, contrary to policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.37 of the Council's HDAS: 'Residential Layouts'.

4. The proposal fails to provide covered and secure cycle parking, in accordance with the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007). As such, the proposed development would be contrary to sustainability objectives, contrary to policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.39 of the Hillingdon Design & Accessibility Statement: 'Residential Layouts'.

5. The proposal fails to ensure that the ground floor flat would not be overlooked from the shared use of the rear amenity area. As such, the proposal would fail to afford an adequate standard of residential amenity for the future occupiers of the ground floor unit by reason of lack of privacy, contrary to policies BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 4.0 of the Hillingdon Design & Accessibility Statement: 'Residential Layouts'.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE23 Requires the provision of adequate amenity space.
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- H7 Conversion of residential properties into a number of units
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):
 - 4.6 to 4.8 - Unit Size
 - 4.9 - Sunlight/Daylight
 - 4.12 - Privacy
 - 4.16 - Garden Space
 - 4.23 - Elevation Treatment
 - 4.33 - Car Parking
 - 4.39 - Cycle Parking

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

13 adjoining owner/occupiers have been consulted. 3 letters of objection and a petition with 92 signatories have been received making the following comments:

Letters of objection:

- (i) Result in overcrowding
- (ii) There are no other flats in the street
- (iii) Increase in noise and disturbance
- (iv) The ground floor flat entrance would be obstructed by parked cars which could lead to safety issues for the occupants
- (v) Result in an increase in on-street parking

Petition:

- (i) The proposed conversion and elevational alterations at front would be out of character with other properties in the street
- (ii) The driveway would be immediately in front of the proposed entrance creating an obstruction.
- (iii) If cars are parked in both the driveways at 134 and 136 there would be no access to the ground floor flat entrance.
- (iv) Insufficient soundproofing between the application property and adjoining properties.
- (v) Increase in overlooking onto 134 Sipson Road
- (vi) How will the ground floor unit get its cycles to the rear cycle store?
- (vii) The internal alterations to form the ground floor flat is not conducive to modern living
- (viii) There is no front garden parking to houses in the street
- (ix) Lead to an increase in noise and disturbance

Internal Consultees

Environmental Protection Unit:

No objections, subject to an informative advising on environmental nuisance from construction work.

Education Services:

If the net gain of habitable rooms turns out to be 6 or more then a contribution maybe required.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed conversion would maintain the residential character of the street scene and is therefore acceptable in principle. However, the proposal would need to comply with other Council policies and standards.

7.02 Density of the proposed development

No issues relating to density are raised by this application.

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

No issues relating to archaeology/CA's/LBs or Area of Special Local Character are raised by this application.

7.04 Airport safeguarding

No issues relating to airport safeguarding are raised by this application.

7.05 Impact on the green belt

No issues relating to Green Belt are raised by this application.

7.07 Impact on the character & appearance of the area

The street scene is characterised by two storey semi-detached houses, many retaining their front gardens. The proposed extensional alterations are identical to that which formed part of the previously refused scheme. No objections were raised regarding these alterations. The only external alteration proposed would be the installation of two new doors in the front elevation. Given that the new front door to the ground floor flat would be in the recessed side addition and due to the differing treatments of this and the side access door giving access to the rear garden, it is considered that the alterations would not appear unduly conspicuous and out of keeping in the street scene.

The previously refused scheme involved the complete loss of the front garden area for off-street parking. No objections were raised to the principle of front garden parking as there are other properties in the street that have hardstanding areas at the front, notably at Nos. 108, 116, 124 and 128 Sipson Road; these have however retained some landscaping. This current scheme now proposes a reduction in the number of parking spaces from 4 to 3. However the submitted plans show a parking space on the hardstanding removed rather than in the front garden area. It would not be possible to prevent cars parking on the existing hardstanding. Therefore, it would still be possible to park 4 cars on the hardstanding and in the front garden.

Given the above, it is still considered that the extent of the hardsurfacing proposed is excessive with little scope for effective landscaping and would be detrimental to the character and appearance of the street scene. Furthermore, the provision of 4 parking spaces on the front garden area, when the spaces are occupied, would not allow for adequate access to be maintained to the front and side doors of the proposed units. Overall, the proposal would still represent a cramped and overintensive use of the front forecourt, with little scope for landscaping which would be detrimental to the character and appearance of the street scene. The proposals are therefore considered to be contrary to policies BE13, BE19 and BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and paragraph 4.36 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The proposal fails to overcome the first and third reasons for refusal of the previous scheme.

7.08 Impact on neighbours

With regard to residential amenity, a condition could be attached to ensure that adequate insulation is provided to protect the residential amenities of adjoining occupiers, should planning permission be granted. No additional windows are proposed facing the adjoining occupiers and therefore the proposal would not result in an increase in overlooking over and above the current situation. There is no evidence to suggest that the occupiers of the proposed units would generate an increase in noise and disturbance over and above the occupiers of a dwelling house. As such, the proposal would not harm the residential amenities of the adjoining occupiers and would comply with policies OE3, OE20 and OE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007)

and paragraph 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

7.09 Living conditions for future occupiers

The proposed ground floor unit would measure approximately 64sq.m and the proposed first floor flat would measure approximately 51sq.m. The proposed 1 bedroom units would meet the recommended standard of 50sq.m for 1 bedroom units as set out in paragraph 4.6 the Hillingdon Design & Accessibility Statement: Residential Layouts. The habitable rooms would have adequate outlook and would receive sufficient natural light, in accordance with the London Plan Policy 4A.3 and paragraph 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts. As such, the proposal would provide an adequate standard of residential accommodation for the future occupants, in accordance with policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). The proposal would overcome the second reason for refusal of the previous scheme.

The submitted plans show the rear garden subdivided into 2 separate private amenity spaces for each unit. However the plans fail to include the rear extension. When this is added, the ground floor and first floor private amenity spaces would measure approximately 45.5sq.m and 98sq.m, respectively, which would satisfy the Council's minimum standard of 20sq.m of amenity space for 1 bedroom flats. Access to this space for the first floor flat would be through the proposed door and corridor in the side addition, a route which would not involve any loss of privacy to the occupiers of the ground floor flat at the front and side of the building. The proposed subdivision of the rear garden would therefore overcome the fifth reason for refusal of the previous scheme. However, the boundary fence subdividing the private amenity space would be sited 1m from the side boundary with 136 Sipson Road. This would position the fence in front of the rear access door, thereby obstructing access to the proposed first floor flat private amenity space. Whilst this arrangement is not acceptable, satisfactory access could be secured by way of a condition, should planning permission be granted. A refusal on this basis is therefore not recommended.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) requires 1.5 off-street parking spaces per self-contained flat, which equates to 3 off-street car parking spaces. 3 parking spaces are shown on the plans however 4 space could be accommodated. Furthermore, a cycle store would be located to the rear of the property and can be accessed by the occupiers of both flats. As such, the proposal would overcome the fourth reason for refusal of the previous scheme and would comply with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007) and 4.33 and 4.39 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layouts.

7.11 Urban design, access and security

No issues relating to urban design, access and security are raised by this application.

7.12 Disabled access

The proposal is capable of satisfying Lifetime Homes Standards, in accordance with Policy 3A.5 of the London Plan (2008) and the Council's HDAS 'Accessible Hillingdon'.

7.13 Provision of affordable & special needs housing

No issues relating to affordable housing and special needs are raised by this application.

7.14 Trees, landscaping and Ecology

No issues relating to trees, landscaping and ecology are raised by this application.

7.15 Sustainable waste management

No issues relating to sustainable waste management are raised by this application.

7.16 Renewable energy / Sustainability

No issues relating to renewable energy/sustainability are raised by this application.

7.17 Flooding or Drainage Issues

No issues relating to flooding or drainage are raised by this application.

7.18 Noise or Air Quality Issues

No issues relating to noise or air quality are raised by this application.

7.19 Comments on Public Consultations

The third party comments are addressed in the report.

7.20 Planning obligations

The proposed conversion would not result in an increase of more than 6 rooms. Therefore a contribution towards education facilities has not been sought.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

It is not considered that subdivision will result in noise and disturbance such as to warrant refusal of the application, given that the proposed flats will be in an existing residential area.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

For the reasons outlined above, the proposal would be contrary to the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), this application is recommended for refusal.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)

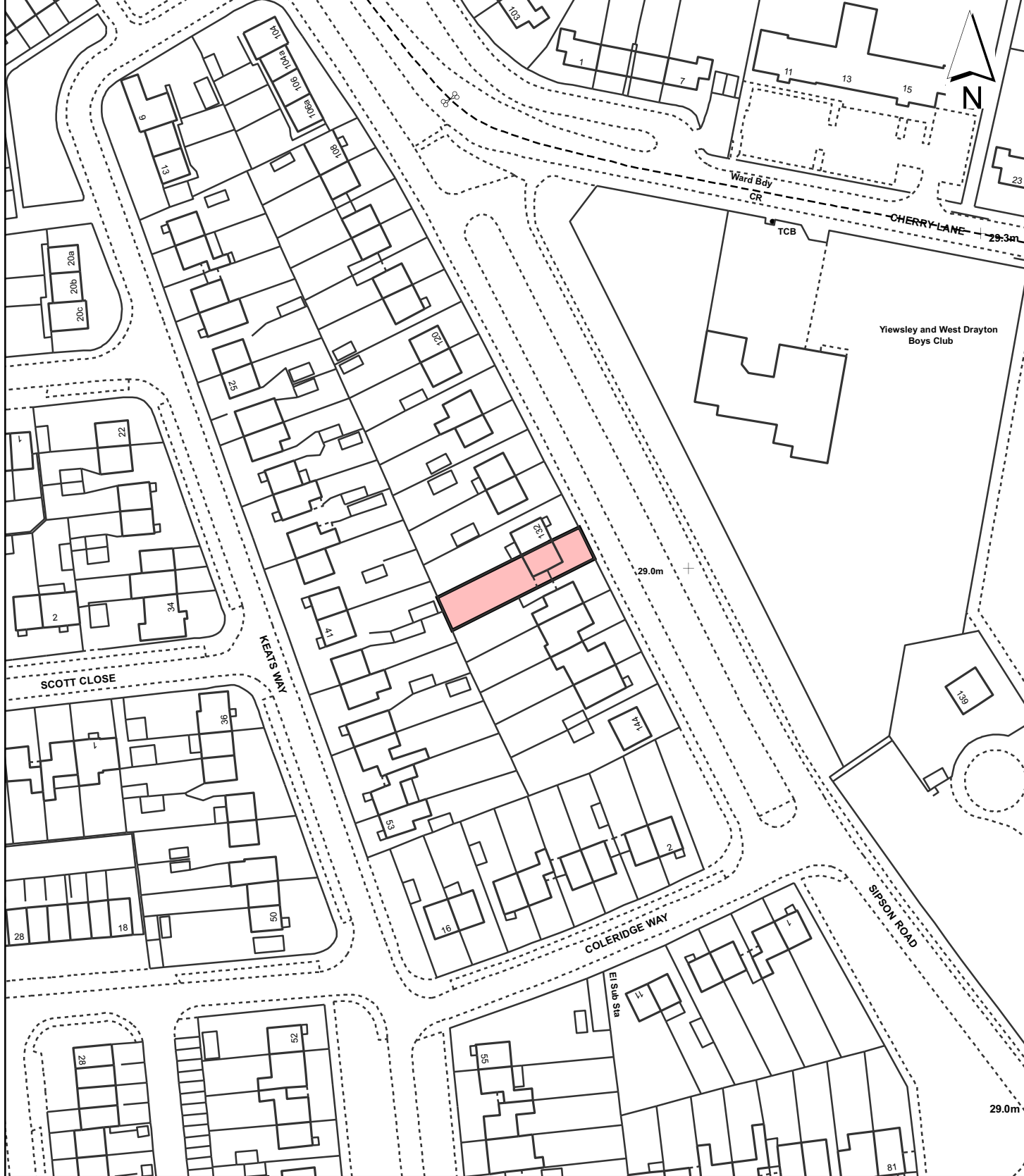
Hillingdon Design & Accessibility Statement(HDAS):Residential Layouts

Hillingdon Design & Accessibility Statement(HDAS):Accessible Hillingdon


London Plan 2008

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**134 Sison Road
West Drayton**

Planning Application Ref:
64649/APP/2009/341

Scale
1:1,250

Planning Committee Page 106
Central and South

Date
April 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON
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Item No.6 **Report of the Director of Planning & Community Services Group**

Address 8 PASTURES MEAD HILLINGDON

Development: Erection of a single storey rear extension (involving the replacement of a side door with a window in main house).

LBH Ref Nos: **63559/APP/2008/3504**

Drawing Nos: Location Plan
2631/01 Rev A
E-mail from applicant dated 03/02/09

Date Plans Received: 19/12/2008 **Date(s) of Amendment(s):** 09/01/0009
Date Application Valid: 19/12/2008 03/02/0009

DEFERRED ON 10th March 2009 FOR FURTHER INFORMATION ON

Members may recall that this application was deferred from the Central and South Committee meeting of the 10th March 2009 in order to allow further assessment of the impact of loss of sunlight from the proposed development and the impacts upon car parking and the existing use of the garage.

A sun on ground drawing has been prepared. This shows that there would be very little additional loss of sunlight as compared to that associated with a 1.8m high close boarded fence.

In terms of the impact upon car parking, a recent site visit revealed that the existing garage has not already been converted, but is in use for domestic storage. As Local Planning Authorities can not compel garages to be used to park a car, the proposal does not alter the existing car parking arrangements on site.

The application is recommended for refusal as set out in the attached report.

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Pastures Mead and comprises a two storey detached house with a front bay window and a detached garage along the side boundary with No. 10 Pastures Mead, that projects beyond the rear wall of the application property. To the north lies No. 6 Pastures Mead, a two storey detached house with a single storey front extension and single storey part rear extension. To the south lies No. 10 Pastures Mead, also a two storey detached house that has not been extended at the rear. The street scene comprises two storey detached houses within an informal residential estate which has a uniform character and appearance. The site is also characterised by many mature trees. The application site lies within the 'developed area'

as identified in the adopted Hillingdon Unitary Development Plan (Saved Policy 6, September 2007) and lies within an area covered by TPO No. 160. However there are no protected trees on or close to the application property.

1.2 Proposed Scheme

This is the third application that has been submitted which includes a single storey rear extension.

The originally refused scheme (ref. 63559/APP/2007/2838) proposed a front extension/porch with a canopy roof that extended across the whole of the front elevation at ground floor level. The front porch was set flush with the southern flank wall and measured 2.7m wide, set 300mm from the existing front bay window, 1.5m deep and was finished with a mono-pitched canopy roof supported by a column, 2.3m high at eaves level and 3.2m high at its highest point. The existing entrance door along the southern flank wall was shown to be relocated to the front.

The proposed single storey rear extension measured 5.6m wide for the full width of the application property, 3m deep and was finished with a mono-pitched roof 2.5m high at eaves level and 3.4m high at its highest point. The single storey side link was located between the southern flank wall of the application property and the detached side garage. It was set flush with the front wall of the garage and the rear wall of the proposed rear extension and comprised a door at each end. This element of the scheme measured 0.9m wide, 5.2m deep and was shown to be finished with a front/ rear pitched roof matching the height and angle of the proposed mono-pitched roof of the rear extension.

The proposed side element provided a link between the proposed rear extension and the side garage. It was also proposed to convert the garage to habitable purposes comprising a study and WC.

The latest refused scheme (ref. 52982/APP/2007/3781) attempted to overcome the reason for refusal of the previous scheme by omitting the canopy roof section of the front porch. The front porch measured 2.7m wide, 1.5m deep and was finished with a mono-pitched roof 2.3m high at eaves level and 3.1m high at its highest point. The remainder of the scheme was as per the previously refused scheme.

This current application attempts to overcome the reason for refusal of the previous scheme by omitting the front porch and the part single storey side element, retaining the detached side garage as a garage, and by replacing the mono-pitched roof with a flat roof and reducing the height of the roof from 2.3m to 3.1m to 2.6m high.

The proposed single storey rear extension would now measure 6.5m wide, covering the full width of the application property and extending to the flank wall of the existing side garage thereby infilling the gap between the application property and the garage in the rear garden. It would be 3m deep and finished with a flat roof, 2.6m high with two rooflights. A door is proposed in the wall of the proposed single storey rear extension between the application property and the side garage facing the street. It would provide access to the open area along the side of the application property. A new ground floor side window is proposed to replace an existing side door to the house facing the side garage. The applicant has confirmed that the property originally provided two bedrooms and two box rooms but an internal partition wall has been removed so that it now provides

two bedrooms and a box room.

1.3 Relevant Planning History

63559/APP/2007/2838 8 Pastures Mead Hillingdon

ERECTION OF SINGLE-STOREY FRONT EXTENSION WITH PITCHED ROOF, SINGLE-STOREY SIDE AND REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE USE.

Decision Date: 07-11-2007 Refused

63559/APP/2007/3781 8 Pastures Mead Hillingdon

ERECTION OF A FRONT PORCH, SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE USE.

Decision Date: 18-04-2008 Refused

Comment on Planning History

Planning permission (ref: 63559/APP/2007/2838) for the erection of a single-storey front extension with pitched roof, single-storey side and rear extension and conversion of garage to habitable use was refused, under delegated powers, on the 7th November 2007 for the following reason:

'The proposed front canopy, by reason of its siting, excessive width and design, would represent an incongruous and visually intrusive addition that would detract from the appearance of the original house and the street scene generally, contrary to Policies BE13, BE15 and BE19 of the Borough's Unitary Development Plan Saved Policies 2007 and section 8.0 of the Hillingdon Design & Accessibility Statement: 'Residential Extensions'.'

Members may recall that a planning application (ref: 63559/APP/2007/3781) for the erection of a front porch, single storey side and rear extension and conversion of garage to habitable use, was reported to the Central & South Planning Committee on 8 April 2008 with a recommendation to grant planning permission. However, Members resolved to refuse planning permission for the following reason:

'The proposals would represent an unduly dominant and unneighbourly overdevelopment of the site, due to the siting and scale of the proposed rear extension, the reduction in amenity space and unsatisfactory parking arrangements. The proposals are therefore contrary to Policies BE20, BE21, BE23 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007.'

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

5 adjoining owner/occupiers have been consulted. 6 letters of objection (2 from same objector) and a petition with 19 signatures from the Pastures Mead Residents' Association have been received making the following comments:

Letters of objection:

All the points made in the petition (see below) have been re-iterated, together with the following points:

- (i) The proposal will result in two separate residences with insufficient off-street parking and amenity space for the units.
- (ii) Increase in on-street parking
- (iii) Loss of sunlight to living room and study of No. 6 Pastures Mead
- (iv) Insufficient rear garden would remain leading to flooding
- (v) The proposal would result in a house in multiple occupation
- (vi) The plans are inconsistent - the side and rear elevation plans misrepresent the true height of the extension
- (vii) Company businesses are registered at the application property. These businesses lead to additional on-street parking
- (viii) Insufficient time to make proper representation
- (ix) Present occupant is a medical surgeon and property could be used as a surgery, with ground floor reception, waiting room and consulting room.

Petition:

As the above planning application for a rear extension is virtually the same as the previous ones which were refused, our strong objections still stand as follows:

1. The proposed plans show over-development of an extremely small, centre plot.
2. Their proposed rear extension will leave them with almost no back garden and exacerbate flooding problems. It shows excessive development: when nos. 6, 12 and 7 extended to the rear of their properties were not allowed to build across the entire back of the house, which they are proposing to do.
3. The current owners also park their second car on their front lawn and a third car on the shared access driveway with No. 10. If they include their garage as living accommodation (as indicated in the drawing) this will add to ongoing parking issues in the close. These are soon to be made worse when people begin to take residence of the 21 new flats in Hillingdon Gardens. Hercies Road residents already park in the 8 designated residence parking spots in our road.
4. Building on and converting more land and reducing green space will worsen the flooding potential.
5. Although the new plans show the living room returned to its former use (in the earlier plans it was shown as a bedroom), we are concerned that this is in name only as there is now an additional downstairs shower room indicated. As there is currently just one couple living in this 4 bed roomed, 2 bath roomed house, this implies that the house is being extended and converted from a family home to a rental development for multiple occupancy. Our small close will be unable to accommodate the potentially large increase in residents and visitors cars.

6. The resulting loss of outside amenity space (of a 7.7m rear garden, this extension will take up approximately 3.2m) leaving only a 4m rear garden which is insufficient for a 4/5 bedroom family residence.

7. The location plan is incorrect as the boundary line indicated infers that the access driveway belongs to No. 8 when it is in fact shared with No. 10. This affects the number of off-street parking spaces they actually have.

8. The drawing indicates that the extension will be structurally attached to the garage (by way of creation of a new cavity wall). We understand that this is not permissible and adds to our concerns that people may live in the garage (encouraging unsuitable living conditions and pushing their cars onto the street).

9. A business (Jinhua Indus Enterprises Pvt. Ltd) is registered as operating from No. 8 Pastures Mead (source Companies House) and we have concerns that this may relate to the intention to extend the property as it was incorporated on 20th December 2007 (when the previous planning application was made). Also, on the internet (source RightMove.co.uk) this address is registered as flats, not a detached residence.

10. As with the previous application, this has been submitted during the Christmas holiday season and having only received notification of this further application 7 days into the 21 day period for objection, we have serious concerns that the owner of No. 10 may be away on holiday and will not return until after this period has expired. Whilst we cannot object on his behalf, we are aware that he objected strongly to the original proposal and trust that this will be taken into consideration in his absence.

North Uxbridge Residents' Association - No comments received

Officer's comments: These points are addressed in the report

INTERNAL:

Trees:

The Site

The site is a detached house, with detached garage set in a modest sized plot, within a cul-de-sac. Although situated within the area covered by TPO No. 160, there are no trees (protected or otherwise) within, or close to, the site.

The Proposal

The proposal is to erect a flat-roofed single-storey rear extension across the width of the rear elevation of the house which will link to the garage at the side of the plot. No vegetation or significant landscape features will be affected by the development. However, the 3.0 metre deep extension will have the effect of reducing the remaining area of amenity space currently provided by the rear garden.

Recommendation

No objection and in this case see no need or opportunity for landscape conditions.

Ward Councillor: Requests that this application is reported to the Planning Committee for determination.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents): 3.0 Rear Extensions and Conservatories: Single Storey
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. **MAIN PLANNING ISSUES**

The proposed single storey rear extension has been reduced in height in an attempt to overcome the previous reason for refusal. It is considered that, by reason of its siting, design, appearance and length of projection, it would harmonise with the character and proportions of the original house. The proposed rear extension is considered to appear subordinate, as it would be set sufficiently below the cill level of the first floor windows. Furthermore, it is not considered to detract from the visual amenities of the surrounding area as there are other properties in the street that have single storey rear extensions, notably at No. 6 Pastures Mead. As such, the proposal would comply with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The proposed single storey rear extension would not project more than 3.6m deep or exceed 3.0m high, in accordance with paragraphs 3.3 and 3.6 of the HDAS: Residential Extensions. The rear elevation of this property aligns with the rear elevation of No. 6 Pastures Mead which is separated from the proposal by approximately 1.5m. The proposed length of projection and height would ensure that the proposal would not result in a visually intrusive and/or overdominant form of development or a significant increase in overshadowing of No. 6, the adjoining property to the north. Furthermore, no side windows are proposed facing this property. The existing side garage would screen the

proposed single storey rear extension and the new side window to the house from No. 10 Pastures Mead to the south. As such, the proposal would not harm the residential amenities of the adjoining occupiers and would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). The proposal would therefore partially overcome the reason for refusal of the previous planning application ref. 63559/APP/2007/3781 as regards its impact upon the amenities of adjoining occupiers.

The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with Policy BE20 of the adopted Unitary Development Plan (Saved Policies, September 2007) and London Plan Policy 4A.3.

The new door in the proposed rear extension facing the street would essentially replace an existing side door to the house which would be replaced with a window. The internal arrangements of the application property would remain as a dwellinghouse and this could be secured by way of a planning condition. Furthermore, the registration of a business at the application property does not suggest that a material change of use has occurred.

At present the existing rear garden measures approximately 64sq.m. The proposed development would reduce this to approximately 43m². The applicant has confirmed that the application property is a three bedroom house, including the remaining box room. Given this, the resultant garden area would fail to meet the recommended minimum standard of 60m² for a three bedroom property as advised at paragraph 3.13 of the HDAS: Residential Extensions. As such, it is considered that the proposal does not fully overcome the previous reason for refusal of planning application ref. 63559/APP/2007/3781.

The existing garage would be retained and therefore the proposal would not affect the existing off-street parking arrangements. The proposal would not result in an increase in on-street parking to the detriment of highway and pedestrian safety, in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's adopted Car Parking Standards (Annex1, HUDP, Saved Policies, September 2007). The proposal would therefore partially overcome that aspect of the reason for refusal of the previous planning application ref. 63559/APP/2007/3781.

The application site lies within an area covered by TPO No. 160, however there are no trees on or close to the proposed development that would be adversely affected. Therefore, the proposal would accord with policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

With regard to the third party comments, points (i), (ii), (iii), (v) and (vii) and points 1, 2, 3, 5, 6, 9 have been addressed in the report. On points (iv) and 4, the application site does not lie within a flood risk area. On points (vi) and 7, the proposed plans are sufficient for the determination of this planning application and on points (viii) and 10, sufficient time has been allowed for representations to be made. Use as a doctor's surgery does not form part of this application and point 8 is not a building control matter.

For the reasons outlined above, it is considered that the application fails to fully overcome the reason for refusal of the previous scheme and this application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

The proposal, having regard to the size of the enlarged accommodation would fail to maintain an adequate amount of amenity space for the occupiers of the enlarged property, and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Council's HDAS Design Guide: 'Residential Extensions'.

INFORMATIVES

Standard Informatives

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

2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
HDAS	Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):

3.0 Rear Extensions and Conservatories: Single Storey

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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Site Address

**8 Pastures Mead
Hillingdon**

Planning Application Ref:

63559/APP/2008/3504

Planning Committee

Central and South

Scale

1:1,250

Date

February 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

Item No.7 Report of the Corporate Director of Planning & Community Services

Address BROOK HOUSE FOOTBALL CLUB KINGSHILL AVENUE HAYES

Development: Alterations and extension to existing football clubhouse to provide new youth centre facilities.

LBH Ref Nos: 29439/APP/2009/411

Drawing Nos: Proposed Sections:231654/01204
Proposed Elevations:231654/01203
Proposed Ground Floor Plan: 231654/01202
Proposed Site Plan: 231654/01201
Proposed Roof Plan: 231654/01200
Existing Elevations: 231654/01103
Existing Ground Floor Plan: 231654/01102
Existing Site Plan: 231654/01101
Site Location Plan: 231654/01100
Existing and proposed areas: 231654/01 SK11
Site arrangement and Entrances: 231654/01 SK10
Design and access statement dated February 2009 by Purcell Miller Tritton LLP: AR/231654/01

Date Plans Received: 27/02/2009 **Date(s) of Amendment(s):**

Date Application Valid: 03/03/2009

1. SUMMARY

The application seeks planning permission for an extension to the existing clubhouse building at Brook House Football Club. The extension is proposed to provide a self-contained youth centre facility. The proposal would allow for an additional range of community facilities and is supported by policy 3A.26 of the London Plan.

The proposal would not have a detrimental impact on the openness and visual amenity of the Green Belt, on the amenity of neighbouring occupiers or on the operation of the highway network.

Accordingly, it is recommended that the proposed extension be approved subject to conditions.

2. RECOMMENDATION

Approval, in accordance with Regulation 3 of the Town & Country Planning General Regulations 1992, subject to the following conditions:

1 SP01 Council Application Standard Paragraph

(This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall enure only for the benefit of the land)

2 T8 Time Limit - full planning application 3 years

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.

3 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 H14 Cycle Storage - details to be submitted

No part of the development hereby permitted shall be commenced until details of 29 covered and secure cycle storage have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall not be occupied or brought into use until the approved cycling facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for use by cyclists.

REASON

To ensure the provision and retention of facilities for cyclists to the development and hence the availability of sustainable forms of transport to the site in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

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

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with

policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

9 TL1 Existing Trees - Survey

Prior to any work commencing on site, an accurate survey plan at a scale of not less than 1:200 shall be submitted to and approved in writing by the Local Planning Authority. The plan must show:-

- (i) Species, position, height, condition, vigour, age-class, branch spread and stem diameter of all existing trees, shrubs and hedges on and immediately adjoining the site.
- (ii) A clear indication of trees, hedges and shrubs to be retained and removed.
- (iii) Existing and proposed site levels.
- (iv) Routes of any existing or proposed underground works and overhead lines including their manner of construction.
- (v) Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees and other vegetation to be retained during construction work.

REASON

To enable the Local Planning Authority to assess the amenity value of existing trees, hedges and shrubs and the impact of the proposed development on them and to ensure that the development conforms with Policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL2 Trees 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 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 3998 (1989) 'Recommendations for Tree Work' 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 Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings

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

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details for a minimum of 4 parking spaces for wheelchair users, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

13 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

14 NONSC CCTV and Lighting

Prior to development commencing, details of CCTV and external lighting coverage for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be installed prior to the occupation of the development hereby approved and thereafter permanently maintained.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.

15 SUS6 Green Travel Plan

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan.

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London Plan (February 2008)

16 NONSC Hours of Use

The premises shall not be used outside of the following hours:

-0900hrs and 2200hrs on Mondays to Saturdays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Delivery Hours

Deliveries and collections, including waste collections, shall be restricted to the following hours;

-0700hrs to 1800hrs Mondays to Saturdays
and not at all on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

18 NONSC Management Plan

Before the proposed building is brought into use a Youth Centre Management Plan shall be submitted to and approved in writing by the Local Planning Authority and shall set out a programme of actions to control the following:

- a) noise nuisance and anti-social behaviour in and around the site, including management strategies to control youths entering and exiting the site during all hours of use;
- b) provision to ensure that all programmes operated from the site take account of the proximity of residential neighbours and seek to ensure that, where possible, the programmes are undertaken during normal day time hours;
- c) Consultation strategies to keep the local community abreast of events at the site and of management strategies to employment.

Once approved, the facility shall be run in accordance with the approved Youth Centre Management Plan for as long as the facility remains on site.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

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 (February 2008) and national guidance.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R6	Ancillary recreational facilities
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

3 I1 Building to Approved Drawing

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

4 I12 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

5 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.

6 115 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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 application site is located on the northern side of Kingshill Avenue, Hayes, and comprises a roughly triangular plot of land with a single storey football clubhouse set within an area of informal car parking. The football pitches are located further beyond, north of the application site. The clubhouse and the football pitches are linked via pedestrian access. The application site and the football pitches are within the Green Belt as designated by the Hillingdon Unitary Development Plan (Saved Policies September

2007).

3.2 Proposed Scheme

The proposal seeks planning permission for the extension of the existing football club building. The proposed single storey extension to the northern side of the existing building would provide a self-contained and dedicated Youth Centre area. The new Centre will provide the users of the building with a café, a kitchen suitable for teaching small groups and ICT facilities. The extension would also allow two new administrative areas for staff, new toilets and a Disability Discrimination Act compliance accessible WC.

The extension will provide approximately 147sq.m of new floor space over a single storey. The total area, including the existing building which is to be retained, will be approximately 580sq.m. Given the poor state of the existing car park the proposal will include re-surfacing of the car park.

There will be no internal through access between the existing Football Club and the proposed Youth Club. The uses will be independently operated, although it is considered that the uses are ancillary to each other.

It should be noted that the whole site is in Council ownership and leased to Brookhouse F.C.

3.3 Relevant Planning History

29439/A/80/1896 Brook House Football Club Kingshill Avenue Hayes
Leisure development - 91sq.m. (Full)(P)

Decision: 29-12-1980 ALT

29439/APP/2000/446 Brook House Football Club Kingshill Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE EXTENSION AND FRONT ENTRANCE PORCH TO CLUBHOUSE

Decision: 21-07-2000 Approved

29439/B/84/1734 Brook House Football Club Kingshill Avenue Hayes
Siting of a portakabin (for use as a dressing room).

Decision: 25-02-1985 ALT

29439/D/89/0245 Brook House Football Club Kingshill Avenue Hayes
Retention of portakabin for use as changing rooms

Decision: 21-03-1989 ALT **Appeal:** 05-04-1990 Allowed

29439/E/89/2304 Brook House Football Club Kingshill Avenue Hayes
Erection of 8 floodlights and new single-storey changing rooms adjacent to main pitch; erection

of 4 floodlights and enclosure netting to existing practice pitch which is to be changed to all weather surface; erection of first-floor to existing clubhouse and a 2-storey side and rear extension providing bar/children's facilities, changing rooms and gymnasium plus associated car-parking.

Decision: 04-09-1990 Approved

29439/G/94/0953 Brook House Football Club Kingshill Avenue Hayes

Formation of training area, extension to car park and erection of four floodlighting columns plus landscaping

Decision: 06-09-1994 Approved

29439/H/98/0070 Brook House Football Club Kingshill Avenue Hayes

Erection of a spectator stand and building to provide changing rooms, toilets, kitchen, physiotherapy room, stores and boardroom

Decision: 07-06-1999 Approved

Comment on Relevant Planning History

Decision type 'ALT' above refers to Approved with Limited Time'.

4. Planning Policies and Standards

Hillingdon Unitary Development Plan Saved Policies September 2007
PPG2 - Green Belt
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Access Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- PT1.2 To maintain Metropolitan Open Land for formal and informal open air recreation facilities including nature conservation.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R6	Ancillary recreational facilities
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **7th April 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised under Article 8 of the Town and Country Planning Act (1990). A site notice was placed within a prominent location close the application site. 81 residents and surrounding occupiers were consulted on this proposal. No comments or objections have been received.

ENVIRONMENT AGENCY

No objections.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

No comments to make on this application.

ACCESS

No comments received.

HIGHWAYS

No changes are proposed to the current access and parking arrangements and therefore there would be no objections subject to a Green Travel Plan being adopted. There sur fæci ng and fõ r nã l parking arrangements will benefit the users of the site.

TREES AND LANDSCAPING

The proposal fails to address the opportunity to improve the appearance of the front boundary. The landscape proposals should address improvements to the front boundary which could be addressed by planting a hedge to the inside of the existing fence line. This would effectively camouflage the unsightly boundary fence and provide some screening of the parked cars and activities within the site.

Although the area to be developed appears to be away from any trees, they should be accurately plotted in relation to the proposed external works and in relation to working/storage space required during the construction and demolition works.

No objections to the proposal subject to appropriate landscape conditions.

WASTE STRATEGY

No comments received.

URBAN DESIGN

The proposed extension is considered to be subservient to the existing building in terms of its scale, footprint, position as well as massing.

The roof form is pitched to match the existing building, however sits lower than the existing, which is helpful in creating a discrete composition. The effects from the street scene will therefore be minimal. The proposed extension is considered to be well balanced, and to be characterised by neutral, high quality materials such as painted render and cedar cladding. A generous paved area will be provided in relation to the entrance, with character trees at the front, which will create a much more welcoming and positive ambience than the existing. From a practical, aesthetic as well as safety point of view it is important to create a boundary between the proposed car parking and the pedestrian areas leading up to the entrance, for example by low hedges. The proposed graffiti wall on the existing external wall at the secondary entrance is a positive idea, to tap into the creativity of users of the facility.

In summary the proposed scheme is considered to be in keeping with the character of the existing Clubhouse, and is not considered to affect the spatial relationship within the area, which is Green Belt.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The main policy consideration is the suitability of the development within the Metropolitan Green Belt. Hillingdon's Unitary Development Saved policies OL1 and OL2 and policy objectives of PPG2 seek to protect the Green Belt, which includes its use for open air recreational facilities. The proposed extension is a modest sized extension which, by reasons of its size, scale and height, would appear subsidiary to the existing building. The location of the proposed extension is on an already hard surfaced area associated with the existing building and no soft landscaping or trees will be affected. A dense row of trees and landscaping also screen the application site and therefore long views to and from the green belt will be unaffected.

The existing car park covers a large area and the existing access (which is onto a straight section of highway with good visibility in both directions) would be unaffected by the proposals. London Plan policy 3A.26 supports community facilities.

7.02 Density of the proposed development

N/A

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

N/A

7.04 Airport safeguarding

N/A

7.05 Impact on the green belt

The fundamental aim of Green Belt policy (PPG2) is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. Green Belts help to protect the countryside, be it in agricultural, forestry or other use.

One of the Green Belt policy objectives is to provide opportunities for outdoor sport and outdoor recreation near urban areas. The application site is within the Green Belt and currently is associated with an outdoor sports and recreation area. The existing building serves as a clubhouse to the existing football pitches located north of the application site.

The proposed extension would represent an approximately 25% increase in footprint to the clubhouse, and slightly less than 25% with respect to volume increase.

The proposed extension is not considered to injure the visual amenities of the Green Belt and is conspicuous from the wider areas of the Green Belt by employing appropriate materials with the siting and bulk of the extension appearing subsidiary to the existing building. Furthermore, the site is well screened by dense boundary tree rows and shrubs.

The proposal therefore is not considered impact upon the openness of the Green Belt and accords with policy objectives of PPG2 and policies within Hillingdon Unitary Development Plan Saved Policies.

7.07 Impact on the character & appearance of the area

The proposed extension is single storey and is located at the northern corner of the existing building. The proposed materials are combination of cedar cladding and render. Given the proposed siting, materials and bulk, the proposal would be inconspicuous and would not impact upon the appearance and the character of the area. The proposed extension is subsidiary to the existing building and will not appear prominent within the streetscene, in accordance with policies BE15 and BE19 of Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

There are no immediate adjoining residential dwellings or sensitive buildings and the adjoining Rugby Club building is some 20m away separated by dense landscaping. The proposed single storey extension therefore will not have any adverse impact to neighbouring buildings, which complies with policies BE20, BE21 and BE24 of Unitary Development Plan Saved Policies.

7.09 Living conditions for future occupiers

N/A

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed access arrangements and parking provision remains unchanged to the existing situation. However the proposal would see site improvements such as resurfacing, formalised car parking arrangements and site layout and secure cycle parking stands.

There are currently 42 spaces for the existing club house and no secure cycle parking areas. It is considered that 42 spaces are ample for the proposed uses given that the nature of the youth club is that the users are likely to be accessing the site by public transport, walking or cycling. There is sufficient circulation space within the site for informal drop off and pick up areas if parents required. However, the users should be encouraged to use sustainable modes of travel and this should be through adoption and implementation of a Green Travel Plan by the operators of the Youth Club. An appropriate worded condition is proposed to seek a green travel plan to be submitted to and approved in writing by the Local Planning Authority.

The Council requires that 10% of total parking spaces are dedicated to disabled users. The submitted plans indicate 1 space for wheelchair users. An appropriate worded condition is recommended for a plan showing at least 4 spaces to be made for disabled users and that it is located in close proximity to the main entrances.

Subject to condition, it is considered that the proposal would comply with policies AM14 and AM15 of the Unitary Development Plan Saved Policies.

7.11 Urban design, access and security

The proposed extension is modest in size. A matching pitched roof is proposed over the extension which will provide a consistent form of development to the existing building. The appearance of the extension varies from the clubhouse, through the use of cedar cladding which will articulate the facades and provide visual interest to the building. Also, the varying appearances provide distinction between the clubhouse and Youth Centre.

The Youth Club also proposes that part of the external wall to the rear of the building to be used as a graffiti wall, to encourage creativity. This wall cannot be viewed from the public highway.

The proposal also includes large amounts of glazing to allow generous amounts of natural light to penetrate into the building. The overhanging roof will provide shading to minimise solar heat gain in the summer months.

The proposed main entrances to the relevant parts of the building are clear and legible with pedestrian access leading to the football pitches remaining clearly visible and uninterrupted. The proposed extension is not considered to add any security risks and would conform to secured by design principles.

The combination of the proposed bulk, use of materials and location of the extension will allow the extension to be subordinate to the existing building.

7.12 Disabled access

The proposed facility will be subject to the Disability Discrimination Act 1995 (amended 2005) because it will provide a service to the public. The proposal has considered inclusive design, through providing a resurfaced car park with dropped kerbs at appropriate places for crossing, ramped access into the proposed youth centre with

appropriate DDA complaint amenities for wheelchair bound users. The proposal is considered to be designed to be inclusive. However, an appropriate condition is recommended to ensure that the application site provides adequate parking spaces for wheelchair users.

7.13 Provision of affordable & special needs housing

N/A

7.14 Trees, landscaping and Ecology

No detailed tree or landscape assessment has been submitted but the landscape buffer contains a number of large semi-mature/mature trees which contribute to the character of the area and is clearly visible when approached along Kingshill Avenue. However, due to the maturity of the trees the canopy is at a high level and provides no screening of the site at eye level. Eye level views into the site from the road are compromised by open views through poor quality (chain link) fencing with rough vegetation at ground level. The boundaries to the west and east are well vegetated with trees and hedging/shrubs.

There is an opportunity to improve the front boundary treatment and therefore appropriate worded conditions as suggested by the Council's Landscape Architect should be imposed.

7.15 Sustainable waste management

A dedicated area for refuse is proposed within the car park which is in close proximity to the highway. However, the area and/or storage bins need to be distinguished such that 50% of the bins are for refuse and 50% are for recycling. A condition is proposed to address this issue.

7.16 Renewable energy / Sustainability

Not applicable as the proposal only accommodates an extension to this existing facility, which is not served by onsite renewables.

7.17 Flooding or Drainage Issues

With re-surfacing of the parking area, the site has an opportunity to provide porous paving as part of Sustainable Urban Drainage Systems (SUDS) to achieve minimal runoff from the site. There is an appropriately worded condition to cover this issue.

7.18 Noise or Air Quality Issues

Although the Environmental Protection Unit have raised no concerns and the proposed is not close to residential property, it is nonetheless considered necessary to control the hours of use to prevent possible disturbance to the closest residential areas to the application site.

7.19 Comments on Public Consultations

No comments were received from members of the public.

7.20 Planning obligations

No planning obligations are sought for this development.

7.21 Expediency of enforcement action

None applicable to this site.

7.22 Other Issues

No other issues.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The application seeks to extend the existing building to provide a self-contained youth centre.

The proposal would allow for additional range of community uses and is supported by policy 3A.26 of the London Plan.

The proposal would not have a detrimental impact on the Green Belt, amenity of neighbouring occupiers or on the operation of the highway network.

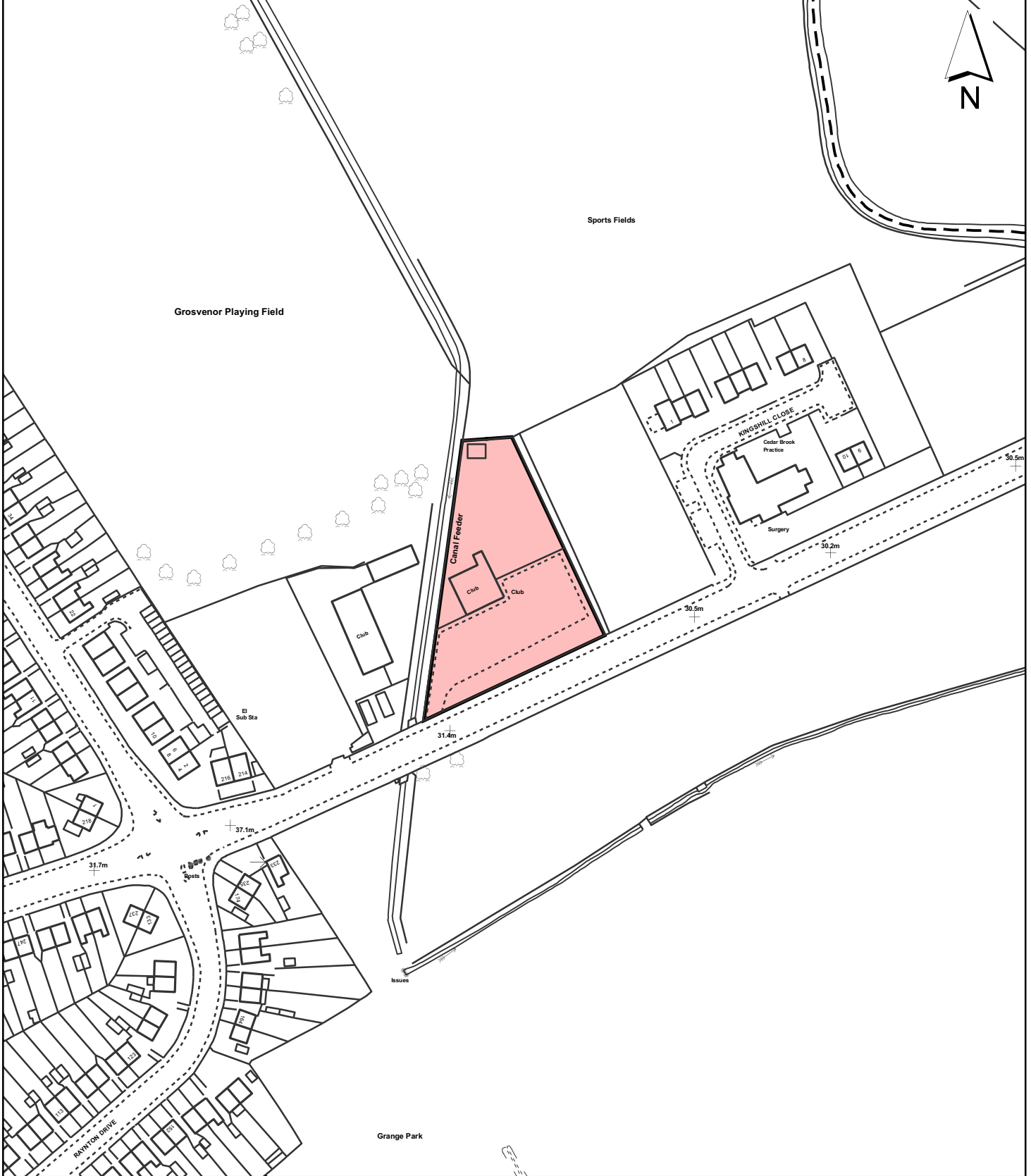
Accordingly, it is recommended that the proposal to be approved subject to conditions.

11. Reference Documents


Planning Policy Guidance No.2 - Green Belt
Unitary Development Plan Saved Policies (September, 2007)
Council's Parking Standards
Council's Supplementary Planning Guidance - Community Safety by Design
Council's Supplementary Planning Document - Access Hillingdon

Contact Officer: Jane Jin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Brookhouse Football Club
Kingshill Avenue
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:
29439/APP/2009/411

Scale
1:2,000

Planning Committee **Central and South**

Date
April 2009



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Item No.8 Report of the Corporate Director of Planning & Community Services

Address THE GRANGE PINE PLACE HAYES

Development: CONSTRUCTION OF COMMUNITY CENTRE AND 9 RESIDENTIAL UNITS, COMPRISING OF 5 FLATS AND 4 HOUSES.

LBH Ref Nos: 51065/APP/2009/546

Drawing Nos:

Date Plans Received: 18/03/2009

Date(s) of Amendment(s):

Date Application Valid: 18/03/2009

1. SUMMARY

This application seeks outline planning permission for the erection of a community centre and two residential blocks, one comprising 4 one-bedroom chalet cottages, and one comprising 4 one-bedroom flats and 1 one-bedroom flat. Matters relating to access, layout and scale are to be determined with appearance and landscaping reserved for future consideration.

All relevant material planning considerations have been taken into consideration in assessing the scheme and the development is considered to comply with relevant UDP and London Plan Policy. As such, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 OUT1 Time Limit- outline planning application

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended)

2 OUT2 Reserved matters - submission

Application for approval of the following reserved matters shall be made to the Local Planning Authority before the expiry of three years from the date of this permission: -

- (a) Appearance
- (b) Landscaping

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

3 OUT3 Approval of Details

Approval of the details of the appearance of the buildings and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning

Authority in writing before any development is commenced.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 (As amended).

4 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The details shall include the gates to the residential areas and the allotments. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 OM2 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 OM5 Provision of Bin Stores

No development shall take place until details of facilities to be provided for the screened covered and secure storage of refuse and recycling bins within the site have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

To ensure a satisfactory appearance and in the interests of the amenities of the occupiers and adjoining residents, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

8 DIS5 Design to Lifetime Homes Standards & to Wheelchair Standards

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed to be fully wheelchair accessible, or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (February 2008) Policies 3A.5, 3A.13, 3A.17 and 4B.5.

9 TL4 Landscaping Scheme (outline application)

The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme to be submitted to and approved in writing by the Local Planning Authority as part of the details of the proposed development required by condition No. 2

The scheme shall include:-

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

The scheme shall also include details of the following:-

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings,

whichever is the earlier period.

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. This should include details of maintenance of the green roofs. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

12 H7 Parking Arrangements (Residential)

The parking areas, including where appropriate the marking out of parking spaces, shown on the approved plans, shall be constructed prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

13 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 OM14 Secured by Design

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures shall be submitted and approved in writing by the Local Planning Authority before development commences. Any security measures to be implemented in compliance with this condition shall reach the standard necessary to achieve the 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO).

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with policies 4B.1 and 4B.6 of the London Plan.'

15 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

16 SUS1 Energy Efficiency Major Applications (full)

The measures to reduce the energy demand and carbon dioxide emissions of the development and to provide a portion of the site's energy needs through renewable energy generation contained within the submitted Energy Report, dated March 2009, shall be integrated into the development and thereafter permanently retained and maintained.

REASON

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 4A.1, 4A.3, 4A.4, 4A.6, 4A.7, 4A.9, and 4A.10 of the London Plan (February 2008).

17 NONSC Non Standard Condition

Prior to development commencing, the applicant shall submit a construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur
- (iii) A programme to demonstrate that the most valuable or potentially containing materials and fittings can be removed safely and intact for later reuse or processing

(iv) Measures to prevent mud and dirt tracking onto adjoining roads (wheel washing)
(v) Traffic management and access arrangements (Vehicular and pedestrian) and parking provisions for contractors during the development process, including avoidance of construction traffic within morning/evening peak hours
(vi) Details of where storage of materials will occur during construction
The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenities of surrounding areas in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

18 NONSC Non Standard Condition

Prior to the commencement of the development, details of covered and secure cycle storage provision for 26 cycles (9 for the residential units and 17 for the community centre) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage areas shall be completed in accordance with the agreed scheme prior to the first residential occupation of the building hereby permitted and thereafter permanently retained for so long as the development remains in existence.

REASON

To ensure that adequate facilities are provided in accordance with the standards set out in the Council's cycle-parking standards in accordance with Policy AM9 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

19 NONSC Non Standard Condition

Prior to the commencement of development, full details of the green roof proposed for the community centre shall be submitted to and approved in writing by the Local Planning Authority.

In the interests of visual amenity in compliance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

20 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

REASON

To ensure that the occupants of the development are not subject to any risks for soil contamination in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

21 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved in writing by the Local Planning Authority. The

remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the occupants when the site is developed. All works which form part of this remediation scheme shall be completed before any part of the development is occupied (unless otherwise agreed in writing by the Local Planning Authority).

REASON

To ensure that the occupants of the development are not subjected to any risks from land contamination, in compliance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

22 DIS4 Signposting for People with Disabilities

Signplates, incorporating a representation of the Universal Wheelchair Symbol, should be displayed to indicate the location of convenient facilities to meet the needs of people with disabilities. Such signplates should identify or advertise accessible entrances to buildings, reserved parking spaces, accessible lifts and lavatory accommodation, manageable routes through buildings and availability of additional services. Signs for direction and location should have large characters or numerals and clearly contrast with the background colour.

REASON

To ensure that people with disabilities are aware of the location of convenient facilities in accordance with Policy AM13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 NONSC Non Standard Condition

Development shall not begin until a scheme for protecting surrounding dwellings from dust emitted from the construction works, has been submitted to, and approved in writing by the Local Planning Authority.

REASON

In the interests of residential health and amenity in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

24 NONSC Non Standard Condition

A scheme for the control of potential noise emanating from the proposed community centre shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/used and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

25 OM20 Grampian Planning Obligations

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by, the Local Planning Authority detailing how improvements will be made to educational and library facilities in the vicinity of the site to meet the

needs arising from the proposed development. The approved means and timescale of providing the proposed improvements shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to the improvement of educational and library facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan and the Council's Supplementary Planning Guidance on Planning Obligations.

26 NONSC Non Standard Condition

The premises shall not be used outside the following hours:

- 09.00hrs and 22.00hrs on Mondays to Saturdays;
- 12.00hrs to 22.00hrs on Sundays and Bank Holidays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

27 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to the following hours;

- 07.00hrs to 18.00hrs Mondays to Saturdays
and not at all on Sundays and Bank/Public Holidays.

REASON

To safeguard the amenity of surrounding residential areas in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

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 (February 2008) and national

guidance.

OL5	Development proposals adjacent to the Green Belt
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
R5	Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

3 I1 Building to Approved Drawing

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

4 I2 Encroachment

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

5 I3 Building Regulations - Demolition and Building Works

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

6 15 Party Walls

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

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

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

7 16 Property Rights/Rights of Light

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

8 111 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

9 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

10 115 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

11 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.
Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

12 I21 Street Naming and Numbering

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

13 I23 Works affecting the Public Highway - Vehicle Crossover

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

14 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

15 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

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.dsa.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.

16 147 **Damage to Verge**

You are advised that 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).

17 158 **Opportunities for Work Experience**

The developer is requested to maximise the opportunities to provide high quality work experience for young people (particularly the 14 - 19 age group) from the London Borough of Hillingdon, in such areas as bricklaying, plastering, painting and decorating, electrical installation, carpentry and landscaping in conjunction with the Hillingdon Education and Business Partnership.

Please refer to the enclosed leaflet and contact Peter Sale, Hillingdon Education and Business Partnership Manager: contact details - c/o British Airways Community Learning Centre, Accommodation Lane, Harmondsworth, UB7 0PD. Tel: 020 8897 7633. Fax: 020 897 7644. email: p.sale@btconnect.com .

18

In respect of Condition 26, the Council considers that one way to ensure compliance with the condition is to enter into an agreement with the Council to make a minimum contribution of £21,527 to ensure the provision of additional/improved educational facilities locally, proportionate to the child yield arising from the development, and £392 towards the provision of additional/improved library facilities locally.

19

1. Special statutory provisions for the control of noise from construction sites are contained in the Control of Pollution Act 1974.

Section 60 of the Act enables local authorities to serve a notice imposing requirements as to the way in which the works are to be carried out. The notice may in particular:

- (a) specify the plant or machinery which is, or is not, to be used;
- (b) specify the hours during which the works may be carried out;
- (c) specify the level of noise which may be emitted from the premises in question or at any specified point on those premises in question or which may be so emitted during specified hours; and
- (d) provide for any change of circumstances.

Alternatively, an application for prior consent can be made under Section 61 of the Act. The application should contain particulars of:

- (a) the works, and the method by which they are to be carried out; and
- (b) the steps proposed to be taken to minimise noise resulting from the works.

The British Standard 5228 (Part 1) states that the aim at each stage of a project is to minimise levels of site noise whilst having regard to the practicability and economic implications of any measures. The standard provides a clear message that the risks should be fully considered before the works are carried out. It recommends that potentially excessive noise and vibration levels should be avoided and that this can be achieved by giving careful consideration to the design of a proposed project, the processes and equipment implied by the design and the phasing of operations. It goes on to add that a project design should be so arranged that the number of operations likely to be particularly disturbing is kept to a minimum.

During the execution of the works, the standard advises that all available techniques should be used to minimise, as far as is necessary, the level of noise to which operators and others in the neighbourhood of the start operations will be exposed. A number of measures are given for the protection of neighbouring areas, which are briefly summarised below:

- a) planning the hours of work,
- b) where reasonably practicable, ensuring the use of quiet working methods, the use of the most suitable plant, reasonable hours of working for noisy operations, and economy of speed of operations,
- c) controlling noise and vibration at source and limiting the spread of noise. The standard goes on to provide further guidance on the control of noise. The controls are 1) the substitution of noisy plant and processes by less noisy alternatives, 2) reducing noise from existing plant and equipment by modification or by the application of improved

sound production methods, 3) enclosure of significant sources of noise, 4) siting equipment away from noise sensitive areas or directed away from sensitive areas, shutting down of equipment when not used, and the proper use of equipment and handling of materials, 5) proper maintenance of plant and equipment.

Setting noise limits and monitoring noise levels may also be appropriate. The Council's Environmental Protection Unit should be consulted at an early stage in order to discuss whether noise limits and other measures are likely to be required.

The following measures illustrate the typical measures required within Hillingdon:

- * no activities with the potential to cause disturbance would be permitted at night or during the evening, unless it can be demonstrated that the said activities are essential and unavoidable or, alternatively, particular circumstances exist e.g. the site will predominantly affect commercial interests. It is the normal policy to permit working Monday to Friday between 08.00 and 18.00 hours and Saturday between 08.00 and 13.00 hours. No working will be allowed on Sundays, Public or Bank Holidays. The Environmental Protection Unit should be consulted at an early stage if work is intended outside those working hours;

- * no potentially disturbing vehicle movements would be permitted at sensitive periods unless it can be demonstrated that such activities are essential and unavoidable. In general haulage vehicles should not enter or leave the site between 1800 and 0800 hours;

- * access to construction vehicles to the site and on local roads should be controlled so as to protect noise sensitive receiver locations. Wherever practical, construction vehicle movements through or close to sensitive locations should be avoided;

- * sites likely to adversely affect dwellings, schools or hospitals and other sensitive locations will be required to provide a method statement and predicted noise levels. The method statement should describe the works, plant, phasing and the steps to be taken to minimise levels of noise and vibration. The British Standard 5228 provides a prediction method;

- * noise limits may be set which reflect standards of best practice;

- * best practicable means should be used at all times so as to minimise the emission of noise;

- * adequate measures for the supervision of noise generating activities and monitoring of noise levels, if necessary, should be adopted. All steps should be taken at each phase of the works to minimise disturbance from noise and vibration. The guidance given in the British Standard 5228 (Part 1) Code of Practice should be followed;

- * adequate arrangements are made for liaison and consultation with officers of the Council and the public should be put in place; and adequate arrangements should be made for the investigation of complaints.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an approximately 0.25 hectare, irregularly shaped, long and comparatively narrow plot. The site, which is currently vacant, is located at the end of Pine Place, a Cul-de-sac located off Fredora Avenue and Fairholme Crescent. The site is bounded by public open space falling within the Green Belt to the north east; by allotments to the south east; by land forming the rear garden of a clinic to the south west; and by residential properties to the north west. The site falls within the developed area as

shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

It is proposed to erect a community centre and 9 residential units on the site, with associated car parking and landscaping. The community centre, comprising a multi-purpose hall, kitchen, office, meeting rooms and WC facilities, would be located in the middle of the plot, directly at the end of the cul-de-sac. It would have maximum dimensions of approximately 21m by 11.3m by 8.5m high and would have a floorspace of 345m². It would be largely two-storey with a small single-storey element located at its western end. Stair case enclosures would be located at either end of the building, subordinate to the main front elevation and also lower in height. A gable end element would project forward of the main front elevation and would contain the main entrance. The applicant has confirmed that the building would have pitched green sustainable roofs.

A row of four terraced 2-bedroom chalet bungalows would be located to the north east of the proposed community centre. An integrated lounge/kitchen, bathroom and 1 bedroom would be provided at ground floor level, and one bedroom would be provided in the roof space. Each bungalow would have a pitched roof with a dormer window in the rear and a small roof light to the front. Each bungalow would also have its own private garden space and garden shed to the rear.

To the south west of the community centre a residential block comprising four 1-bedroom flats and one 2-bedroom flat would be located. This building would be part two-storey, part single-storey, with three flats at ground floor level and two at first floor level. Each flat would contain an integrated lounge and kitchen, a bathroom and the relevant number of bedrooms. This block would have pitched roofs of various heights. Communal amenity space would be provided either side of the flats.

In total 23 parking spaces would be provided. 6 of these would be located in front of the proposed bungalows, and 7 adjacent to the flats. 10 spaces would be allocated to the community centre and these would be located directly in front of the building.

3.3 Relevant Planning History

51065/96/1011 Former Grange Youth Club And 3 & 4 Pine Place Hayes
Erection of a residential development comprising 5 three-bedroom houses, 4 two-bedroom flats and 4 one-bedroom flats (involving demolition of the former Grange Youth Club and 3 and 4 Pine Place) (outline application)

Decision: 29-08-1996 Approved

51065/A/97/1503 Forming Part Of The Grange Y.C. & 4 Pine Place Hayes
Erection of 2 houses and 2 flats on part of the parking area to The Grange (The Grange to be retained)

Decision: 08-08-2001 NFA

Comment on Relevant Planning History

4. Planning Policies and Standards

Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.30 To promote and improve opportunities for everyone in Hillingdon, including in particular women, elderly people, people with disabilities and ethnic minorities.
- PT1.31 To encourage the development and support the retention of a wide range of local services, including shops and community facilities, which are easily accessible to all, including people with disabilities or other mobility handicaps.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- OL5 Development proposals adjacent to the Green Belt
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- R5 Proposals that involve the loss of sports, leisure, community, religious, cultural or entertainment facilities
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **22nd April 2009**
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 98 local owner/occupiers and the Grange Residents' Association. The application was also advertised by means of site notice. To date no letters of objection have been received.

CRIME PREVENTION DESIGN ADVISOR

Verbally confirmed no objections subject to the standard condition requiring that security measures are implemented sufficient to achieve the 'Secured by Design' accreditation award.

Internal Consultees

HIGHWAY ENGINEER

To be reported at committee. It should be noted that the submitted plans conform to pre-application advice given by the highway engineer.

TREES/LANDSCAPING OFFICER

- The site

The site is a vacant plot, running north-south, situated at the east end of Pine Place. Access from the cul de sac / end of Pine Place and the houses and gardens of house numbers 4 and 9, either side of Pine Place, line the west boundary. Public open space and allotments lie to the north and east of the site, and there is the rear garden of a clinic to the south of the site.

The submission includes a Topographical & Tree Survey (ref. 20080017/A/02) which confirms that the site is generally flat averaging approximately 50.0 metres above Ordnance Datum. This plan also shows that there are no trees on the site. There is a group of mature (4.0 metre high) Hawthorn, off-site, along the northern boundary and an Oak tree and a line of conifers 6.0 metres high, also off-site, along the southern boundary. None of these trees are protected by Tree Preservation Order or Conservation Area designation and they do not constitute a constraint on development of the site.

- The proposal

The proposal is to build a Community Centre with car parking in the centre of the site, opposite the site entrance. At the north end of the site a terrace of 4 houses is proposed together with parking and gardens. To the south of the Community Centre, 5 flats with parking and communal amenity space are proposed.

The Design & Access Statement refers to the landscape objectives (Section 3.5) for the site, which will include hard and soft landscaping. It notes the need to screen the site. At 3.5.5 the statement assesses the size and condition of the offsite trees, which influence the site. At 3.5.3 the

report proposes that landscape conditions be dealt with by condition. The Energy Statement indicates, at 3.7.4, that the scheme may include a Living Roof. If this is for habitat creation and energy conservation, as opposed to being accessible amenity space for use by people, it will be classified as an 'extensive' roof. - A commitment to a green roof will be required at the initial design stage in order to allow for loading requirements, waterproofing and other specific construction details/cost implications associated with green roof construction.

Drawing No. 20080017/A/03 provides a layout drawing and indicative areas of hard and soft landscaping. The bin stores next to the flats could be more sympathetically sited. They appear to be in front of a wall, which is likely to have a window. The narrow strip of grass between the wall and the store will be impossible to maintain - and there is little scope for 'screening' the store. The other stores also require re-siting or screening (soft landscape/hedging) to the sides.

Opportunities for tree planting should be taken, where space permits, possibly within the paving near the bin stores of the houses and the Community Centre. The frontage to all of the buildings is very 'hard'. This could be marginally reduced by re-aligning the parking bays for the flats. Spaces 6 and 7 (for the flats) would be better aligned at right angles / opposite spaces 1 and 2. If there is any opportunity to lose any of the 10 No. car spaces outside the Community Centre further opportunities would be created for landscape enhancement.

The rear garden of the Community Centre is extremely limited in size and indicated to be a soft/grassed area. If there is any likelihood that a (modest) usable outdoor area may be required, it would be more practical to provide some paving in this area.

- Recommendation

No objections are raised in principle subject to the above observations (which could be amended through conditions) and conditions TL5, TL6 and TL7 and details of the 'green roof'.

ACCESS OFFICER

It is noted from the Design & Access Statement that only one Lifetime Home Unit is proposed. This would be contrary to London Plan Policy 3A.5 (Housing Choice) and the Council's Supplementary Planning Documents "Accessible Hillingdon", adopted July 2006. All units should demonstrate compliance with Lifetime Home standards.

ENVIRONMENTAL PROTECTION UNIT

No former uses of concern were identified at the site or in the immediate vicinity of the site. The ground conditions at the site are unknown, but there is a possibility of ~~na~~ ~~de~~ ~~ground~~ ~~below~~ ~~the~~ areas of hard standing containing material which may be contaminated. It is strongly advised that the developer undertake contamination testing as part of any geotechnical investigation, and submit the information to the LPA.

The proposed use may be considered sensitive as it includes residential housing with gardens. Therefore as a minimum a condition to ensure that the soils in the areas of soft landscaping are tested to ensure that they are suitable for use, should be added to any permission granted.

S106 OFFICER

In line with the SPD a contribution or S278 agreement may be sought to address the transport matters arising from this proposal.

In line with the SPD a contribution towards education places and/or facilities is likely to be sought.

In line with the SPD a contribution towards library facilities is likely to be sought.

EDUCATION

A contribution of £21,527 is sought towards school places in the borough.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as shown on the Unitary Development Plan Proposals Map. Furthermore, the site does not fall in a conservation area or Area of Special Local Character. As such, there is no objection in principle to the provision of residential units on the site. Policy R5 of the UDP Saved Policies September 2007 resists the loss of community facilities unless adequate alternative facilities are available. Policy R10 supports the development of new community facilities. The site is currently vacant, however, it used to house a youth club. It is proposed to provide a replacement community facility comprising a 344m² community centre. As such, the proposal is considered to be in accordance with these policies, subject to meeting other relevant planning criteria.

7.02 Density of the proposed development

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan 2008 range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare (hrph) and 50-95 units per hectare. As such, based on a total site area of 2,500m² the site would have a density of 36 units per hectare and 92 hrph. Whilst this falls below London Plan standards, given that part of the site would be used to provide a community centre, this is considered to be totally acceptable.

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

N/A. The site does not fall within an Archaeological Priority Area and is not located within or near a Conservation Area or Listed Building.

7.04 Airport safeguarding

N/A. There was no requirement to consult the airport safeguarding authorities on this application.

7.05 Impact on the green belt

Policy OL5 of the UDP Saved Policies September 2007 seeks to protect the Green Belt from nearby developments which may prejudice its visual amenity. The public open space to the north east is designated as Green Belt land, however, the proposed development would be well screened from here by existing approximately 4m high mature vegetation which provides a boundary between the application site and adjoining land. The rear gardens of the proposed bungalows would back onto this part of the Green Belt, as do the rear gardens and outbuildings of properties all along this part of Pine Close. Given the significant amount of screening provided by vegetation around the edge of the open space, and single-storey height of the proposed bungalows, it is not considered that the proposed development would have any detrimental impact upon the open character or appearance of the adjacent Green Belt.

7.07 Impact on the character & appearance of the area

With the exception of the Green Belt land and allotments to the north east, and south east of the site, the surrounding area is largely characterised by residential development,

mainly comprising two-storey terraced properties. The application site previously housed a youth centre and associated parking, however, this has been demolished and the site has been vacant for some time and is currently secured by hoardings around its western boundary, fronting Pine Place. Existing fencing provides the northern and southern boundaries, and a brick wall provides the northern boundary. There are limited views of the site from the north, east and west, due to vegetation and, as such, the development will have the most significant impact when viewed from Pine Place.

The proposed community centre would comprise a roughly rectangular two-storey building. It would have a pitched roof, which combined with the fenestration, much smaller subordinate wings and gable end, reflects elements of the residential nature of the area. Car parking for 10 cars would be provided directly in front of the centre and soft landscaping would be provided around its other boundaries.

A row of four terraced chalet style bungalows would be located towards the north east side of the site, each with a private garden to the rear. Each bungalow would measure approximately 10.4m by 4.8m by 6.4m high. Dormer windows would be provided in the rear and rooflights in the front elevation. Parking for six cars would be provided in front of the bungalows.

To the south east of the site a part two-storey part single-storey residential block comprising five flats would be provided. The two-storey element would be roughly square in shape, measuring approximately 10.5m by 13.2m by 9.5m high. This would step down to a single-storey element at the southerly end of the plot, which would measure approximately 8m by 9m by 6.3m high. Amenity space would be provided around the block and 7 car parking spaces provided at the south of the site.

When viewed from Pine Close the community centre building would be clearly visible, with the proposed residential blocks largely obscured by existing residential properties along the road. However, it would be set back in the site, and the development is of a size and scale that would not appear as incongruous and over dominant in this location, or out of keeping with the character and appearance of the surrounding area.

The residential block to the south of the site and bungalows to the north would be largely obscured from view by existing residential properties, when viewed from Pine Place. However, the step down in height from the two-storey community centre to the single storey bungalows is considered to be appropriate, especially given the more sensitive Green Belt boundary to the north. The flatted block to the south of the proposed community centre also steps down in height to single storey. This helps to ensure that the block does not appear as over dominant or out of keeping with the character and appearance of the area.

Whilst views of the proposed buildings would be available from the allotments to the east, it is not considered that they would have any significant detrimental impact on the visual amenity of users of these allotments, particularly given that a larger youth centre building used to exist on the plot, and that the residential units are of a relatively low height and scale.

Overall, it is considered that the size, scale and layout of the proposed development is visually acceptable and that it would not be out of keeping with the character or appearance of the surrounding area. The development is consistent with Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.08 Impact on neighbours

The nearest residential properties to the application site are 4 and 6 Pine Place, both of which front the road and, as such, do not directly overlook, and would not be directly overlooked by the proposed new development. The nearest proposed building to no.4 is the community centre, which is approximately 14m away. The nearest bungalow would be approximately 18.5m away. No direct overlooking would occur as a result of the development, particularly as there are no habitable room windows in the side elevation of no.4. The proposed block of flats would only be approximately 4.5m from the rear part of no.6 Pine Place. However again, there are no habitable room windows in the side elevation of this property, and an attached garage is located on the boundary. The proposed development would not encroach on the 45 degree angle from the centre of front or rear facing windows of existing properties in Pine Place and it is not considered that it would have any significant detrimental impact on residential amenity in terms of overlooking, loss of light or loss of privacy.

Whilst access to 7 parking spaces, provided for the proposed flats, would be located immediately adjacent to the site boundary of no.6 Pine Place, an existing attached garage would provide a significant barrier between this access and the house itself. Access to 6 car parking spaces for the proposed bungalows would also be located close to the boundary with no.4. However, it is not considered that the traffic movements generated from this relatively small number of parking spaces would create significant disturbance to occupiers of 4 and 6 Pine Close sufficient to justify refusal. Notably no objections have been received from occupiers of these properties. It should also be noted that the former youth club on the site allowed significantly more parking towards both the north east and south west of the site, the access to which was also very close to the boundaries of these properties.

7.09 Living conditions for future occupiers

The Council's Supplementary Planning Document on Residential Layouts states that 50m² internal floor space should be provided for one-bedroom flats and 63m² internal floor space should be provided for two bedroom flats and bungalows. Whilst their internal floor plans are indicative only at this stage, the present layout shows that each unit would meet the minimum requirements. The applicant also confirms this within the Design and Access Statement. All windows would receive adequate daylight and the amenities of future occupiers would not be prejudiced by the position of adjoining buildings. As such, it is considered that the proposed units would adequately serve the needs of future occupiers in terms of internal space.

It is noted that the location of the bin stores for the block of flats may block light to a ground floor window in the proposed 2-bedroom flat. However, details of bin stores would be required by way of condition and there is considered to be sufficient space on site to relocate this bin store if necessary.

The plans show a total of 600m² private amenity space. 210m² would be provided to the rear of the proposed bungalows to form private gardens for each property. In addition 70m² of communal amenity space would be provided in front of the bungalows, adjacent to the site's eastern boundary. This equates to an average of 70m² per bungalow which is in excess of the Council's standards which require a minimum of 60m² each for 2 bedroom houses. 165m² communal amenity space would be provided for the proposed flats towards the south of the site. This exceeds the Council's standards which require 20m² for one-bedroom flats and 25m² for two-bedroom flats.

In addition to the amenity space provided for the proposed residential units, it is also proposed to provide 155m² of communal amenity space around the community centre.

Overall, the development is provided with an appropriate level of usable amenity space to meet the needs of future occupiers, consistent with Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

7 car parking spaces, including one disability standard space, would be provided for the proposed block of flats, and 6 car parking spaces, including one disability standard space, would be provided for the proposed bungalows. Whilst this is below the Council's maximum Car Parking Standards, which require provision of 1.5 spaces per dwelling for flats and houses without individual curtilages, and 2 spaces per dwelling for houses with individual curtilages, it exceeds London Plan standards of one space or less for 1-2 bedroom units. These spaces would be specifically for the use of occupiers of the residential units, and gates would be provided to ensure they are not abused by other users of the site.

10 parking spaces, including two disability standard spaces would be provided for the community centre. The local area is served by buses, which provide regular services to Uxbridge, Northolt and Hayes. Given the site's moderate accessibility to public transport, and that the community centre would attract many people from the local area, mostly of which would live within walking distance of the site, the proposed parking provision is considered to be acceptable.

The plans indicate that cycle parking would be provided for the community centre, although no detail is provided. The Council's standards require provision of 1 space per 20m² of floorspace. As such 17 spaces should be provided. Spaces should also be provided for the residential units at a ratio of one space per dwelling. Whilst no detail of this has been provided at this stage, it is considered that this could be easily accommodated within the site and, as such, should approval be granted, this could be required by way of condition.

7.11 Urban design, access and security

URBAN DESIGN

Issues relating to urban design have been largely discussed above. The size, scale and siting of the proposed buildings is considered to be appropriate in this location, and elements of the design, such as the use of pitched roofs and gable ends to the community centre and block of flats, are sympathetic to the more residential nature of the area. Further details relating to appearance are reserved for future consideration and will be required by way of condition should approval be granted.

ACCESS

Pedestrian and vehicular access to the site would be via Pine Place, and is similar to that which was in existence for the former youth centre which was located on the site. A pedestrian access link would be reinstated to allow access to the adjacent allotments. However, as the main access is from Burns Close to the east it is not anticipated that this would be heavily used.

SECURITY

It is understood that the applicant has met with the Council's Crime Prevention Design Officer at pre-application stage and a number of points surrounding security were

discussed. It is considered that this could be affectively addressed by way of condition, requiring the applicant to submit further details in this respect.

7.12 Disabled access

The applicant has confirmed that 10% of the proposed units would be built to Lifetime Homes' standards and that the development as a whole would fully comply with Part M of the Building Regulations. The Council's Access Officer has raised concerns over the lack of information provided regarding this. However, the applicant confirms that further details will be provided at the detailed design stage, and these can be required by way of condition should approval be granted.

7.13 Provision of affordable & special needs housing

There are no requirements for a scheme of this size to contribute towards the borough's affordable or special housing needs.

7.14 Trees, landscaping and Ecology

The developer has stated that in addition to the garden/amenity areas provided, landscaping would also be provided across the site, including around the perimeter, through a combination of grassed areas, footpaths, trees and shrubs.

The Council's Trees and Landscape Officer has raised no objections in principle to the proposed scheme, subject to further details being submitted. It is considered that the location of the bin stores, and potentially a couple of the parking spaces for the flats, could be relocated/realigned to maximise the opportunity for landscaping on the site. It is also considered that there are a couple of areas where further landscaping could be provided, albeit minimal due to space constraints, which would further enhance the frontage of the site as seen from Pine Place. Further details relating to the provision of a sustainable green roof for the community centre would also need to be provided.

Full details would be required by way of reserved matters and conditions should planning permission be granted.

7.15 Sustainable waste management

The plans indicate that bin stores would be provided for the residential units. As discussed above in the report there is scope for slightly amending the location of some of the bin stores to enhance residential amenity and opportunities for landscaping. Further details can be requested by way of condition should approval be granted.

7.16 Renewable energy / Sustainability

The applicant has submitted an Energy Report with the application which looks at ways of reducing the site's energy demands, with specific reference to the proposed community centre. In addition to looking at ways of reducing energy demand through using energy efficient lighting, water conservation systems and green roofs, the report also investigates the use of various renewable energies to meet part of the centre's energy requirements. The report concludes that given the site constraints, and viability of various technologies, that the use of photovoltaics would be most suitable, and could provide a 15% reduction in the site's carbon emissions. It would be possible to provide this in combination with the green roof, which would itself improve the thermal performance of the building both during summer and winter months. Given the relatively small nature of the site, and constraints associated with the use of other renewable technologies this is considered to be acceptable. Should approval be granted, appropriate conditions can be added to ensure

a sustainable design approach is adopted and maximum use of renewable energies achieved.

7.17 Flooding or Drainage Issues

N/A. The site does not fall within a flood zone. However, building regulations on this matter will need to be complied with.

7.18 Noise or Air Quality Issues

AIR QUALITY

Given the relatively small nature of the scheme, and the previous use and associated parking on the site, the development does not raise any issues in respect of air quality.

NOISE

Events held at the community centre may potentially generate loud noise. As such, should approval be granted, conditions should be attached to ensure the building is appropriately sound insulated and noise is not an issue.

7.19 Comments on Public Consultations

N/A - No responses have been received.

7.20 Planning obligations

Policy R17 of the Unitary Development Plan Saved Policies September 2007 states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, culture and entertainment activities and other community, social and education facilities through planning obligations in conjunction with other development proposals.

The Director of Education has advised that a contribution of £21,527 towards educational facilities in this part of the borough is required. The Council's S106 Officer has also advised that in accordance with the Planning Obligations Supplementary Planning Document a contribution of £392 towards library facilities in this part of the borough is required. The applicant has indicated that they would be willing to make this contribution, which can be secured by an appropriate planning condition.

7.21 Expediency of enforcement action

N/A.

7.22 Other Issues

CONTAMINATION

Officers in the Council's Environmental Protection Unit have advised that there may be contaminated soil present on the site. Accordingly, should approval be granted, a condition would be added requiring the applicant to test any soils used on the site to ensure they are suitable for use.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

In conclusion, the principle of providing residential units and a new community centre on the site is considered to be acceptable and is supported by planning policy. It is not considered that the proposed development would be out of keeping with the character or appearance of the surrounding area and the impact on the amenity of adjoining properties is considered to be acceptable. Car parking provision complies with the Council's Car Parking standards and there are not considered to be any significant adverse impact associated with the development. Notably no objections have been received from local residents. As such, it is considered that the proposed development complies with the relevant UDP and London Plan policies and approval is recommended subject to conditions.

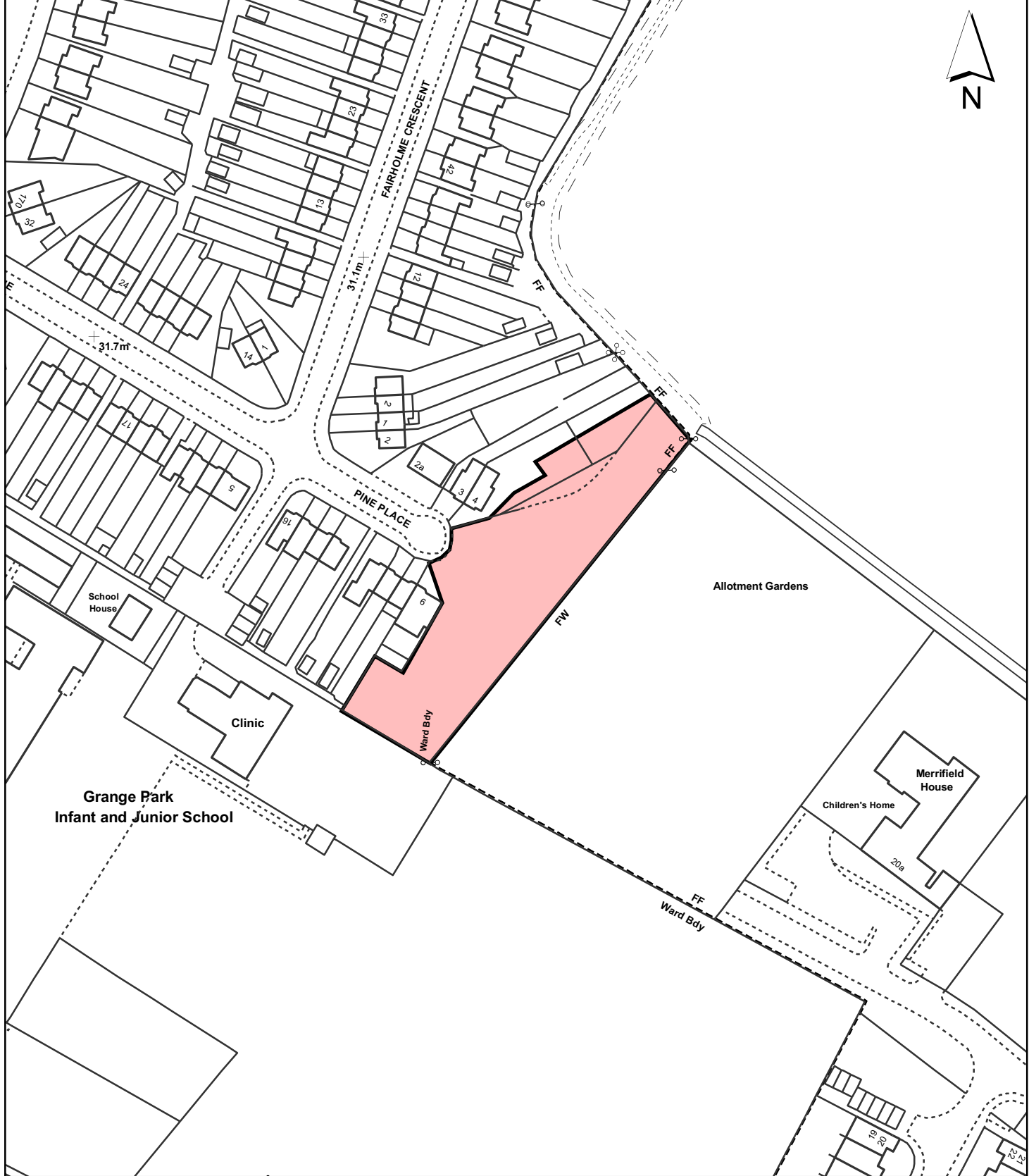
11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
London Plan 2008
Planning Policy Statement 1 (Delivering Sustainable Development)


Planning Policy Statement 3 (Housing)
Planning Policy Guidance 13 (Transport)
Hillingdon Design and Accessibility Statement "Accessible Hillingdon"
Hillingdon Design and Accessibility Statement "Residential Layouts"
Council's Car Parking Standards (UDP Saved Policies, September 2007)
Council's supplementary Planning Guidance - Planning Obligations
Council's Supplementary Planning Guidance - Community Safety by Design

Contact Officer: Johanna Harfoot

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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London Borough of Hillingdon
100019283 2008

Site Address

**The Grange
Pine Place
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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

Planning Application Ref:
51065/APP/2009/546

Scale
1:1,250

Planning Committee Page 163
Central and South

Date
April 2009



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Item No. 9 **Report of the Corporate Director of Planning and
Community Services**

Address: 6 HILLMAN CLOSE, UXBRIDGE

Development: INSTALLATION OF A FIRST FLOOR EXTENSION, FRONT
AND REAR GABLES, FRONT PORCH AND THE ERECTION
OF A PITCHED ROOF OVER THE EXISTING DETACHED
GARAGE

LBH Ref Nos: 22424/APP/2008/2100

Drawing Nos: 0005 Sheet 05 of 12, 0007 Sheet 07 of 12 and 0012 Sheet 12 of
12, received 09/07/08
Design & Access Statement, 0101 Sheet 01 of 08, 0110 Sheet
07 of 08 & 0111 Sheet 08 of 08 received 21/10/08 as amended
by 0302 Sheet 01 of 6, 0306 Sheet 02 of 6, 0308 Sheet 03 of 6,
0309 Sheet 04 of 6, 0320 Sheet 05 of 6 and 0304 Sheet 06 of 6
received 09/03/2009

Date of receipt: 09/07/08

Date(s) of Amendment(s): 21/10/08,
12/11/08 and
09/03/09

Variation Report

Members will recall that this application was presented to the Central and South Planning Committee meeting on the 25th November 2008, where it was deferred in order to enable further information to be provided on overlooking, site levels and an amended plan being submitted showing the removal of rooflights/dormers. The original report is attached as Appendix A.

Amended plans have been received which omits all the rooflights from the proposed new roof and no permanent access is shown to the loft space. A condition removing permitted development rights for the insertion of additional windows is recommended to allow the Local Planning Authority to maintain control over any additional windows, including in the loft space. As such, there would be no potential for overlooking from the loft space.

A first floor en-suite bathroom has been omitted, with the space incorporate into the adjoining bedrooms and the side en-suite window facing No. 7 Hillman Close has been replaced with two side secondary bedroom windows. These have been conditioned to be obscure glazed and non-opening.

The plans also show site levels and depict a fall of the land across the site to the south west and south east. The ground level reduces by approximately 1m from the north east corner at the front of the site to the rear and south side boundaries, with much of this change in ground levels occurring in the rear and side garden. The land

continues to fall to the south east so that the rear elevation of No. 178a Harefield Road is approximately 1m below the level of the rear boundary.

The rear elevation of No. 178a is sited approximately 19m from the rear elevation of the application property. Whilst this distance satisfies the minimum 15m distance recommended by design guidance, the difference in levels does add to the overall bulk of the proposed development and it would not satisfy the 21m distance to ensure adequate privacy to the property and a 3m deep patio area. However, as stated in the original report to committee, there is existing mature planting along the rear boundary to the site which does provide an effective screen. Given the short depth of the rear garden of No. 178a, the change in ground levels serves to make this screen more effective. The Tree Officer has visited the site and confirms that the mix of shrubs and trees forming the boundary planting would provide screening all year round. This planting has been conditioned to be maintained at a height of 3.5 to 4m, with any gaps to be filled. No. 176a would also be overlooked within a 45° line of sight from first floor windows, but this would be on the edge of the 45° line of sight so that the potential for overlooking would not be direct and the boundary planting would again provide an effective screen to mitigate any impact.

In terms of the impact of potential overlooking upon No. 23 Water Tower Close, 3 secondary first floor bedroom windows are proposed in the side elevation facing this property, the rear elevation of which is approximately 19m from the side elevation of the application property. The side window to the front bedroom would replace an existing clear glazed side bedroom window in this position, albeit it would now be smaller in size so that there would be no additional overlooking as compared to the existing situation. The two other first floor side secondary bedroom windows represent new windows in new positions and these have been conditioned to be obscure glazed. A first floor side en-suite window facing No. 7 Hilman Close has been replaced with two secondary bedroom windows. These have been conditioned to be obscure glazed.

The proposal is considered to accord with policy BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).

The plans also show 3 indicative parking spaces on the existing gravelled area at the front of the site.

RECOMMENDATION: APPROVAL, subject to the following conditions:

- | | |
|---|---|
| 1) (T8) Time Limit (Full) | 1) (T8) Standard |
| 2) (M2) External surfaces to match existing building | 2) (M2) Standard |
| 3) (OM1) Development in accordance with Approval Plans | 3) (OM1) Standard
(REASON: "... policies BE13 and BE15") |
| 4) (RPD1) No additional windows or doors – 'all elevations' | 4) (RPD1) Standard |
| 5) (RPD2) Obscured Glazing and Non-Opening Windows 'first floor secondary bedroom windows | 5) (RPD2) Standard |

- facing No. 7 Hillman Close, the 2 rearmost secondary side bedroom windows facing No. 23 Water Tower Close and the rear en-suite bathroom windows facing No. 178a Harefield Road'
- | | | | |
|-----|---|-----|----------------|
| 6) | (TL2) Trees to be retained | 6) | (TL2) Standard |
| 7) | (TL3) Protection of trees and plants during site clearance and development | 7) | (TL3) Standard |
| 8) | (TL3) Protection of trees and plants during site clearance and development | 8) | (TL3) Standard |
| 9) | (TL5) Landscaping scheme | 9) | (TL5) Standard |
| 10) | (TL6) Landscaping scheme - implementation | 10) | (TL6) Standard |
| 11) | (TL7) Maintenance of Landscaped Areas | 11) | (TL7) Standard |
| 12) | The existing screen planting and hedging on the boundary with 176A and 178A Harefield Road shall be allowed to grow / maintained at a height of 3.5 to 4m. Any gaps which may occur shall be filled with replacement planting of a similar size and species within the next planting season or such other period as may be agreed in writing by the Local Planning Authority. | 12) | (M7) Standard |

INFORMATIVES

- 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) 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 and London Plan 2004 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
 - BE13 – new development to harmonise with the existing street scene.
 - BE15 – extensions to harmonise with the scale, form, architectural

composition and proportions of the original building.

BE19 – new development to complement and improve the amenity and character of the area.

BE20 – ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguarded.

BE21 – siting, bulk and proximity of extensions not to result in a significant loss of residential amenity.

BE22 - Residential extensions/buildings of two or more storeys

BE23 – sufficient external amenity space

BE24 – design to protect privacy of occupiers and neighbours

BE38 - Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals

AM14 – Car parking standards

London Plan Policy 4A.3 - Sustainable Design and Construction

Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):

5.0 – Side and First Floor Side Extension: Two Storey

6.0 – Rear and First Floor Rear Extensions: Two Storey

7.0 – Loft Conversions and Roof Alterations

8.0 – Front Extensions, Porches and Bay Windows

3) (1) – Building to Approved Drawing

4) (2) – Encroachment

5) (3) – Building Regulations

6) (5) – Party Walls

7) (6) – Property Rights/Rights of Light

8) (15) Environmental considerations with construction/demolition work

9) (43) - Dirt on highway

10) (46) – Sustainable resources

11) (47) – Damage to verge

Item No. **Report of the Corporate Director of Planning and
Community Services**

Address: 6 HILLMAN CLOSE, UXBRIDGE

Development: INSTALLATION OF A FIRST FLOOR EXTENSION, FRONT
AND REAR GABLES, FRONT PORCH, CONVERSION OF
NEW LOFT SPACE TO HABITABLE ACCOMMODATION
INVOLVING THE INSTALLATION OF ROOFLIGHTS AND THE
ERECTION OF A PITCHED ROOF OVER THE EXISTING
DETACHED GARAGE

LBH Ref Nos: 22424/APP/2008/2100

Drawing Nos: 0005 Sheet 05 of 12, 0007 Sheet 07 of 12 and 0012 Sheet 12 of
12, received 09/07/08
Design & Access Statement, 0101 Sheet 01 of 08, 0102 Sheet
02 of 08, 0104 Sheet 03 of 08, 0106 Sheet 04 of 08, 0108 Sheet
05 of 08, 0109 Sheet 06 of 08, 0110 Sheet 07 of 08 & 0111
Sheet 08 of 08 received 21/10/08
0202 Sheet 01 of 1 received 12/11/08

Date of receipt: 09/07/08 **Date(s) of Amendment(s):** 21/10/08 and
12/11/08

CONSULTATIONS

8 adjoining owner/occupiers have been consulted. 6 letters of objection (2 from the same neighbour) have been received making the following comments:

- (i) Overlooking and loss of privacy to properties in Hillman Close, 176a and 178a Harefield Road and 23 Water Tower Close
- (ii) Loss of sunlight to 5 Hillman Close
- (iii) Overdominant in relation to other properties in the street
- (iv) Neighbouring properties have not been consulted
- (v) Conditions attached to the planning permission for the original house prevented windows facing 176a and 178a Harefield Road

External Consultees

North Uxbridge Residents' Association	No comments received
Ickenham Residents' Association	No comments received

Internal Consultees

Trees/Landscape

The vegetation on the site comprises relatively small trees and mature hedges, which are not covered by TPO 96, in the rear/side garden. The trees and hedges should be retained as part of the development of the site.

The application includes a tree survey plan. The scheme makes provision for the retention of all of the trees and hedges (subject to adequate protection during the construction period) and reserves space for supplementary landscaping.

Subject to conditions TL2, TL3, TL5, TL6 and TL7, the proposed development is acceptable in terms of saved policy BE38 of the UDP.

Further Comments following a site visit

The vegetation along the rear boundary (on and off site) is a mixture of deciduous, evergreen and semi-evergreen trees, shrubs and climbers, which form a continuous low-mid level screen between the properties on either side of the site boundary. There is also a row of conifers along the side boundary.

The vegetation does not comprise a high hedge as defined under the Anti-social Behaviour Act 2003, but the row of conifers along the side boundary does.

The species mix and form of the trees and shrubs is such that it will be possible to maintain a 3.5 - 4m high semi-evergreen screen along the rear boundary of the site in the future. If necessary the retention of the screen and its management, as part of the development, could be secured by the imposition of condition TL8 (modified).

Urban Design/Conservation

This is modern dormer bungalow located directly to the north of the North Uxbridge Area of Special Local Character. Adjacent to the property are modern two storey houses with gables directly fronting the street.

Whilst it may be possible in design terms to extend the bungalow upwards, as proposed, the property would present a wide and rather bland frontage to the street. Photos of some of the surrounding properties within the area have been provided by the applicant. These show

houses that have a degree of architectural “modelling” to their principal elevation. Particular features are forward projecting gables, catslide type roofs and dormers of different size/design - these features help break up the bulk of the elevations and provide visual interest within the street scene.

The elevational design needs revision in order to break up the bulk and width of the frontage, so that it reflects the appearance of the surrounding buildings within the area.

Update: the application has been amended to accord with the above comments.

Councillor Cooper
(Ward Councillor)

Requests that this application is determined by the
Planning Committee

KEY PLANNING ISSUES

1. The application site is located on the west side of Hillman Close at the bottom of the cul de sac and comprises a modern dormer bungalow and a detached garage along the shared side boundary with No. 5 Hillman Close. The property was subject to fire damage in June 2006 and has since been deemed uninhabitable. To the north lies No. 7 Hillman Close, a detached two storey house, to the west and south west lie Nos. 176a and 178a Harefield Road, a detached house and bungalow respectively and to the south east lies No. 23 Water Tower Close, also a detached house. The land slopes to the west so that the properties to the south west are approximately 0.5m to 1.0m lower than the application property. The street scene is residential in character and appearance, mainly comprising two storey detached houses. The application site lies within the ‘developed area’ as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), with the North Uxbridge Area of Special Local Character immediately adjoining the site to the south. The application site is also covered by TPO 96.
2. It is proposed to retain the building footprint and construct a first floor addition with centrally positioned front and rear gable ends, and finished with a hipped roof, increasing the height of the property from 6.4m high at ridge level to 5.4m high at eaves level and 8.4m high at ridge level. It is intended to retain the roof as loft space, with no permanent staircase access.
3. The centrally positioned front gable would measure 6.2m wide, with the rear gable 5.8m wide, 0.8m deep and finished with a ridged roof set 0.65m below the new roof ridge. The front porch would be centrally positioned on the new front gable measuring 1.8m wide, 0.4m deep, and finished with a hipped roof 0.45m deep and 3.15m high. 10 rooflights are proposed in the new roof, two each in the side roof slopes of the front and rear gables, two each in the front and rear and one each on the side roof slopes of the house.

4. The existing flat roof above the detached garage would be replaced with a gable end pitched roof measuring 2.6m high at eaves level and 3.6m high at its ridge.
5. The proposed first floor addition would represent a significant increase in the bulk and scale of the original property. However, this is not considered to be to its detriment. The proposed additional storey by reason of its size, siting and design would still maintain the detached character of the surrounding area. The proposed front porch and new first floor windows would relate satisfactorily with the proportions of the enlarged house and the front and rear gables would break up the bulk and width of the frontages, reflecting the character and appearance of surrounding properties.
6. The proposed increase in the overall height of the application property would match the height of other properties in the street, notably at Nos. 7 and 8 Hillman Close. The rooflights are satisfactory, and overall, the proposal is not considered to detract from the character and appearance of the street scene and surrounding area generally, in accordance with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 7.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.
7. The new hipped roof over the existing flat roof detached garage represents an improvement upon the existing flat roofed structure and would not detract from the character and appearance of the street scene, in accordance with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).
8. Although the two storey proposal would only be set back from the side boundary adjoining No. 7 Hillman Close by approximately 150mm, the proposed first floor would not result in any closure of the existing gap between this and the adjoining property, given the bungalow's existing gable end roof. As such, it is considered that a reason for refusal could not be justified on this ground and the proposal accords with Policy BE22 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 5.0 of the Hillingdon Design & Accessibility Statement: 'Residential Extensions'.
9. The proposal would only project approximately 1m beyond the rear elevation of No. 7 Hillman Close which is set back from the side boundary by some 2.5m so that a 45° line of sight taken from its rear facing windows would not be breached. No. 7 Hillman Close does have first floor side windows facing the application property, but only the forwardmost of these windows serves a habitable room, the outlook from which would only partially be obstructed by the new first floor. A large side dormer has also been installed at No. 7 that contains second floor side windows, but given their relative height as compared to the proposal, they would not be adversely affected by undue dominance and/or loss of sunlight. Furthermore, it is only the rearmost of these windows which serves a habitable room (a bedroom), the view from which would only partially be obstructed by the proposal. As such, the proposal would not result in a visually intrusive and overdominant form of

development when viewed from the adjoining property, in accordance with Policies BE20 and BE21 of the Adopted Unitary Development Plan (Saved Policies, September 2007).

10. As 176a Harefield Road lies to the south west and 5 Hillman Close lies to the south east, no overshadowing would result to these properties.
11. The proposed front windows would overlook the street. The only property sited within a 21m distance would be 5 Hillman Close, but only the garage doors and a non-habitable room window would be within the 45° line of sight, at a distance of approximately 20m. The proposed first floor bathroom window facing 7 Hillman Close, the secondary bedroom room windows facing 23 Water Tower Close and the first floor rear en-suite bathroom windows facing 178a Harefield Road and the side and rear facing rooflights can be fitted with obscure glass and made to be non-opening to prevent overlooking.
12. The application property is on higher ground and is sited some 19m from the rear wall of 178a Harefield Road. This distance is sufficient to ensure that the proposed development would not represent a visually intrusive and overdominant form of development or a significant increase in overshadowing. Although the proposal would not meet the recommended 21m overlooking distance, and the change in levels has the potential to increase the overall bulk of the proposal from adjoining properties to the south west, the change in site levels also makes the existing 3 to 5m high trees and shrubs on the rear boundary of the site more effective in providing screening to the rear elevations and gardens of Nos. 176A and 178A from the impact of the views from the proposed first and second floor windows. Furthermore, the Council's Tree/Landscape Officer has inspected the site and confirms that the existing mix of shrubs and trees would provide an adequate all year round screen. As such, it is considered that the proposal would not harm the residential amenities of adjoining occupiers, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), subject to a condition requiring the maintenance of the boundary trees and shrubs.
13. No objections are raised to the new garage roof on residential amenity grounds, which is sufficiently remote from adjoining residential properties.
14. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 4A.3 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007). Private amenity space in excess of 250m² and off-street parking would not be affected by the proposed development and the proposal makes adequate provision for the retention of all of the trees and hedges on the site, in accordance with policies BE23, BE38 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).
15. With regards to the third party comments, points (i) to (iii) have been addressed in the report. On point (iv), further consultation was carried out. On point (v), the conditions relating to the original planning permission are noted

however, planning applications have to be determined on their own merit, having regard to existing site conditions.

16. For the reasons outlined above and that the proposal would comply with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), this application is recommended for approval.

OBSERVATIONS OF BOROUGH SOLICITOR

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective. Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

OBSERVATIONS OF THE DIRECTOR OF FINANCE

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

RECOMMENDATION: APPROVAL, SUBJECT TO THE FOLLOWING CONDITIONS:

-

1) (T8) Time Limit (Full)

1) (T8) Standard

2)	(M2) External surfaces to match existing building	2)	(M2) Standard
3)	(OM1) Development in accordance with Approval Plans	3)	(OM1) Standard (REASON: "... policies BE13 and BE15")
4)	(RPD1) No additional windows or doors – facing '7 Hillman Close, 25 Water Tower Close and 176a and 178a Harefield Road'	4)	(RPD1) Standard
5)	(RPD2) Obscured Glazing and Non-Opening Windows 'first floor en-suite bathroom window facing No. 7 Hillman Close, the secondary side bedroom windows facing No. 25 Water Tower Close and the rear en-suite bathroom windows facing No. 178a Harefield Road and all side and rear facing rooflight windows'	5)	(RPD2) Standard
6)	(TL2) Trees to be retained	6)	(TL2) Standard
7)	(TL3) Protection of trees and plants during site clearance and development	7)	(TL3) Standard
8)	(TL3) Protection of trees and plants during site clearance and development	8)	(TL3) Standard
9)	(TL5) Landscaping scheme	9)	(TL5) Standard
10)	(TL6) Landscaping scheme - implementation	10)	(TL6) Standard
11)	(TL7) Maintenance of Landscaped Areas	11)	(TL7) Standard
12)	The existing screen planting and hedging on the boundary with 176A and 178A Harefield Road shall be allowed to grow / maintained at a height of 3.5 to 4m. Any gaps which may occur shall be filled with replacement planting of a similar size and species within the next planting season or such other period as may be agreed in writing by the Local Planning Authority.	12)	(M7) Standard

INFORMATIVES

- 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) 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 and London Plan 2004 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
- BE13 – new development to harmonise with the existing street scene.
 - BE15 – extensions to harmonise with the scale, form, architectural composition and proportions of the original building.
 - BE19 – new development to complement and improve the amenity and character of the area.
 - BE20 – ensure adequate daylight and sunlight can penetrate into and between buildings and the amenities of existing houses are safeguarded.
 - BE21 – siting, bulk and proximity of extensions not to result in a significant loss of residential amenity.
 - BE22 - Residential extensions/buildings of two or more storeys
 - BE23 – sufficient external amenity space
 - BE24 – design to protect privacy of occupiers and neighbours
 - BE38 - Retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals
 - AM14 – Car parking standards
 - London Plan Policy 4A.3 - Sustainable Design and Construction

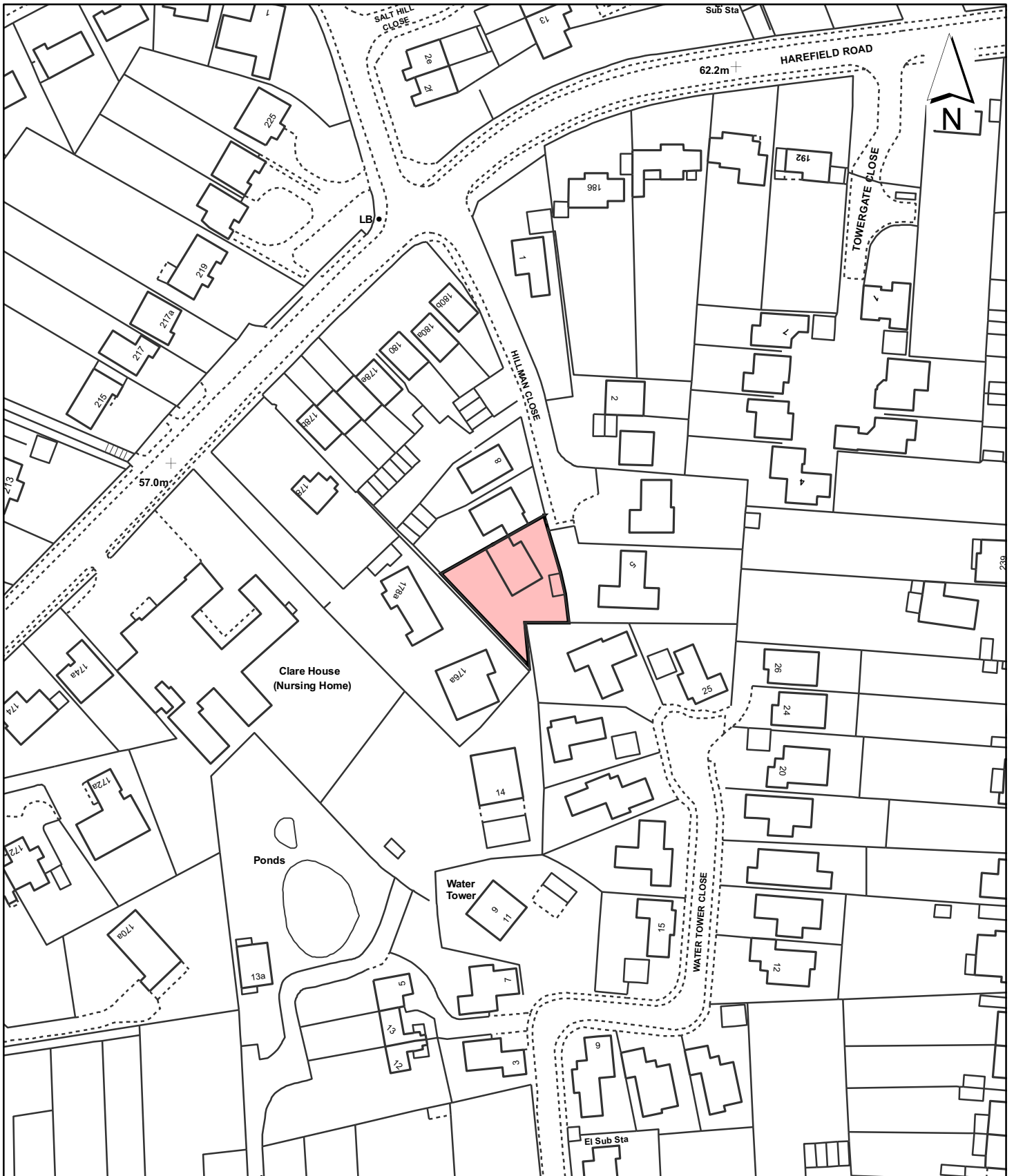
Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions (adopted in August 2006 and to form part of the emerging Local Development Framework documents):

- 5.0 – Side and First Floor Side Extension: Two Storey
- 6.0 – Rear and First Floor Rear Extensions: Two Storey
- 7.0 – Loft Conversions and Roof Alterations
- 8.0 – Front Extensions, Porches and Bay Windows

- 3) (1) – Building to Approved Drawing
- 4) (2) – Encroachment
- 5) (3) – Building Regulations
- 6) (5) – Party Walls
- 7) (6) – Property Rights/Rights of Light
- 8) (15) Environmental considerations with construction/demolition work
- 9) (43) - Dirt on highway
- 10) (46) – Sustainable resources
- 11) (47) – Damage to verge

Contact Officer: SONIA BOWEN

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**6 Hillman Close
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
22424/APP/2008/2100

Scale
1:1,250

Planning Committee
Central and South

Date
April 2009



HILLINGDON
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Item No.10 Report of the Corporate Director of Planning & Community Services

Address REDFORD HOUSE REDFORD WAY UXBRIDGE

Development: Change of use from Class A1 Shops (Pet shop suppliers) to Class D2 Assembly and Leisure (for use as women's health and fitness centre).

LBH Ref Nos: 46340/APP/2009/250

Drawing Nos: Un-numbered
Design and Access Statement
040209

Date Plans Received: 06/02/2009 **Date(s) of Amendment(s):**

Date Application Valid: 06/02/2009

1. SUMMARY

The proposal site is within Uxbridge Town Centre but outside the primary and secondary shopping areas. There is no specific protection for A1 uses outside the designated shopping areas in town centres. The site is in an area of low footfall, has no frontage onto a main road, and there is currently a noticeable supply of vacant retail units in the designated frontages. Therefore there would be no objection to the loss of retail. In terms of the proposed community use Saved Policy R10 supports such uses and the increased employment is welcomed. The site has very good public transport access which would provide a sustainable transport option for users of the proposal.

The application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HLC5 Industrial and Commercial Development

The premises shall not be used except between 0800 hours and 1930 hours Mondays to Fridays, between 0900 hours and 1600 hours on Saturdays and at no time on Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HLC7 Music

No amplified or other music shall be played in the premises between 08:00 hours and

19:30 hours Mondays to Fridays, between 09:00 hours and 16:00 hours on Saturdays and at no time on Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

5 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of the provision of one parking space for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

7 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. 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 that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

The proposed use of the building shall only be as a women's health and fitness centre.

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 (February 2008) and national guidance.

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 3D.2	Town Centre Development

3 I1 Building to Approved Drawing

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

4 15 Party Walls

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

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

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

5 16 Property Rights/Rights of Light

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

6 115 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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 application site is situated within Uxbridge Town Centre on the south side of Redford Way. The site comprises a vacant single storey brick built building originally used for B8 storage/warehouse and then for retail sale of food and accessories for pets. There is an area of off street parking to the front of the site. The site is situated within `Uxbridge Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Polices September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the building from a retail unit (A1) to Assembly and Leisure (Class D2). No external alterations are proposed as part of this application.

3.3 Relevant Planning History

46340/APP/2004/1391 Redford House Redford Way Uxbridge

CHANGE OF USE TO CLASS A1: USE FOR SALE OF FOOD AND ACCESSORIES FOR PETS AND ALTERATIONS TO THE FRONT ELEVATIONS

Decision: 03-09-2004 Approved

46340/APP/2004/2726 Redford House Redford Way Uxbridge

CHANGE OF USE TO CLASS A1 USE FOR SALE OF FOOD & ACCESSORIES FOR PETS WITH OPERATION HOURS 0800 TO 1830 MONDAY-FRIDAY (EXCLUDING THURSDAY), 0800 TO 2000 THURSDAY AND SATURDAY (LATE OPENING) AND 1000 TO 1600 SUNDAY AND BANK HOLIDAYS

Decision: 21-04-2005 Approved

46340/APP/2009/336 Redford House Redford Way Uxbridge

Change of use from Class A1 (Shops) to Class D1 (Non-residential institutions) with ancillary office accommodation.

Decision:

46340/C/92/0195 Former Chorley Floral Products Redford Way Uxbridge

Removal of conditions 3 and 4 of planning permission ref. 8923C/6228 dated 15.5.69 relating to Industrial Development Certificate and the displacement of premises; Erection of factory building and offices

Decision: 27-02-1992 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

None

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
R10	Proposals for new meeting halls and buildings for education, social, community and health services
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 3D.2	Town Centre Development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

42 neighbours were consulted. 1 objection received concerning difficulties with client parking.

Internal Consultees

Policy - Provided site specific issues are adequately addressed policy would support this application.

Access Officer - No objection subject to conditions

Highways Engineer - No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There are no specific policies for the protection of A1 uses outside the primary and secondary shopping areas of the Town Centre. However the London Plan (2008), Policy 3D.1, states boroughs should enhance access to goods and services, and strengthen the wider role of town centres, and policies should encourage retail, leisure and other related uses in town centres. In addition to this, policies should support a wide role for town centres as locations for leisure and cultural activities, as well as business and housing, and require the location of appropriate health, education and other public and community services in town centres. The principle of the development is therefore considered acceptable.

7.02 Density of the proposed development

Not applicable - No housing is proposed

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

The application site is within an Archaeological Priority Area, however there are no groundworks proposed as part of this application and therefore the proposal would

comply with Policy BE1 of the UDP (Saved Polices September 2007).

7.04 Airport safeguarding

Not applicable - the application is not within a safeguarding area

7.05 Impact on the green belt

Not applicable - the application is not within the Green Belt

7.07 Impact on the character & appearance of the area

There are no external alterations proposed as part of this application and the existing frontage will be retained. Therefore the proposal would comply with Policy BE13 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The proposed use is not considered to result in any additional noise and disturbance, over and above the current authorised use of the site. However, in order to safeguard the amenities of the surrounding occupiers it is suggested a condition could be applied relating to the hours of operation. Therefore subject to this condition the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices September 2007).

7.09 Living conditions for future occupiers

Not applicable - No housing is proposed

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is situated at the end of Redford Way, and a limited amount of off-street parking is provided to the front of the site. The site is within close walking distance on the town centre and has good public transport access. It is not considered the traffic generation between A1 and D1 would be significantly worsened if the proposal received permission. The proposal would therefore comply with AM7 and AM14 of the UDP (Saved Polices September 2007).

7.11 Urban design, access and security

Not applicable - the application is for change of use only and does not involve any alterations to the building

7.12 Disabled access

The proposed floor plans show the provision of WC facilities for the disabled, and access doors and corridor widths all comply with standards. A condition requiring the marking out of a disabled parking bay is proposed.

7.13 Provision of affordable & special needs housing

Not applicable - No housing is proposed

7.14 Trees, landscaping and Ecology

Not applicable - the application is for change of use only

7.15 Sustainable waste management

Not applicable - The application is for change of use only and it is not considered the proposed use would have an adverse affect on waste management issues.

7.16 Renewable energy / Sustainability

Not applicable - the application is for change of use only and does not involve any alterations to the building

7.17 Flooding or Drainage Issues

The site is not within a flood zone, and no other drainage issues have arisen.

7.18 Noise or Air Quality Issues

Not applicable - The application is for change of use only

7.19 Comments on Public Consultations

7.20 Planning obligations

Not applicable

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

Policy R10 of the UPD (Saved Policies September 2007) states new meeting halls, buildings for education, social, community and health services, etc, will be considered acceptable in principle subject to the other policies in the plan.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

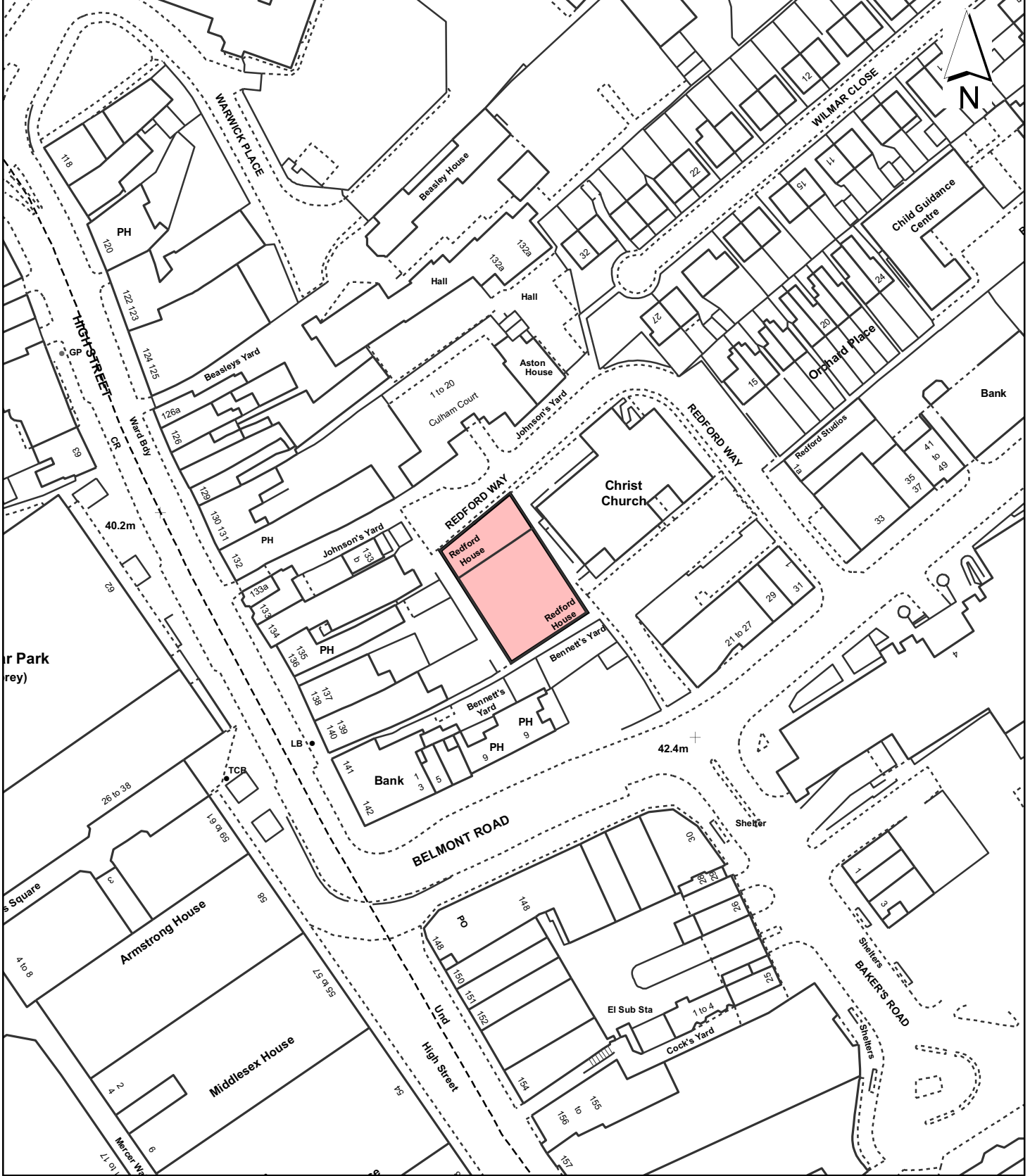
It is considered the application site is outside the primary and secondary areas of the Town Centre, and comprises a vacant unit. There are no policy objections to the proposed change of use and the site has good links to public transport.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



<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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p>Redford House Redford Way Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
<p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Planning Application Ref:</p> <p>46340/APP/2009/250</p> <p>Page 188</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON</p> <p>Page 183</p>
<p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>April 2009</p>	<p>Page 183</p>

Item No.11 Report of the Corporate Director of Planning & Community Services

Address REDFORD HOUSE REDFORD WAY UXBRIDGE

Development: Change of use from Class A1 (Shops) to Class D1 (Non-residential institutions) with ancillary office accommodation.

LBH Ref Nos: 46340/APP/2009/336

Drawing Nos: 100/01
Un-numbered
Un-numbered

Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 25/02/2009

1. SUMMARY

The proposal site is within Uxbridge Town Centre but outside the primary and secondary shopping areas. There is no specific protection for A1 uses outside the designated shopping areas in town centres. The site is in an area of low footfall, has no frontage onto a main road, and there is currently a noticeable supply of vacant retail units in the near vicinity. Therefore there would be no objection to the loss of the retail use. With regard to the proposed community use, Saved Policies R9 and R10 support such uses and the increased employment would be welcomed. The site is served by good public transport access and this would provide a sustainable transport option for users of the proposal.

The application is recommended for approval

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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 HLC5 Industrial and Commercial Development

The premises shall not be used except between 0830 hours and 1030 hours Mondays to Saturdays, and between 1000 hours and 2000 hours on Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HLC7 Music

No amplified or other music shall be played in the premises between 08:30 hours and

09:30 hours Mondays to Fridays, between 10:00 hours and 18:00 hours Saturdays to Sundays and at no time on Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 MCD10 Refuse Facilities

No development shall take place until details of facilities to be provided for the screened storage of refuse at the premises have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until the facilities have been provided in accordance with the approved details and thereafter the facilities shall be permanently retained.

REASON

In order to safeguard the amenities of the area, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

5 DIS2 Access to Buildings for People with Disabilities

Development shall not commence until details of access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

6 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of the provision of one parking space for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Note: wheelchair users are not the only category of people who require a 'disabled' parking space. A Blue Badge parking space can also be used by people who have a mobility impairment (full-time wheelchair users account for only a small percentage of this category) including elderly people, visually impaired people having a sighted driver, children having bulky equipment such as oxygen cylinders that have to be transported with them, etc.

7 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented. 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 that adequate facilities are provided in accordance with Policies AM14, AM15 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Non Standard Condition

The proposed use of the building shall only be as a non-residential institution with ancillary office accommodation.

REASON

To enable the Local Planning Authority to retain control over the use so as to ensure that it complies with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 (February 2008) and national guidance.

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I5 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

6 I6 Property Rights/Rights of Light

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

7 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 should only be carried out between the hours of 08.00 hours 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 or Bank Holidays.

B) All noise generated during such works should be controlled in compliance with British

Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

8

The applicant needs to ensure that they register with the Council's Food and Health, and Safety Team, and complete and return the Application Form for the Registration of Food Business Establishment which is available from the Civic Centre or by Telephoning 01895 250190.

9

You are advised that this permission is for D1 use only. Any alternative use, or mixed use, would require the submission of a separate planning application.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated within Uxbridge Town Centre on the south side of Redford Way. The site comprises a vacant single storey brick built building originally used for B8 storage/warehouse and then for retail sale of food and accessories for pets. There is an area of off street parking to the front of the site. The site is situated within Uxbridge Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the building from a retail unit (A1) to Non-residential institutions with ancillary office accommodation (Class D1). No external alterations are proposed as part of this application.

3.3 Relevant Planning History

46340/APP/2004/1391 Redford House Redford Way Uxbridge

CHANGE OF USE TO CLASS A1: USE FOR SALE OF FOOD AND ACCESSORIES FOR PETS AND ALTERATIONS TO THE FRONT ELEVATIONS

Decision: 03-09-2004 Approved

46340/APP/2004/2726 Redford House Redford Way Uxbridge

CHANGE OF USE TO CLASS A1 USE FOR SALE OF FOOD & ACCESSORIES FOR PETS WITH OPERATION HOURS 0800 TO 1830 MONDAY-FRIDAY (EXCLUDING THURSDAY), 0800 TO 2000 THURSDAY AND SATURDAY (LATE OPENING) AND 1000 TO 1600 SUNDAY AND BANK HOLIDAYS

Decision: 21-04-2005 Approved

46340/APP/2009/250 Redford House Redford Way Uxbridge

Change of use from Class A1 Shops (Pet shop suppliers) to Class D2 Assembly and Leisure (for use as women's health and fitness centre).

Decision:

Comment on Relevant Planning History

There is a current undetermined application (46340/APP/2009/250), for the change of use of this building to a women's health and fitness centre. This application is reported elsewhere on this agenda.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
R9	Proposals for the use of buildings for religious and cultural purposes
R10	Proposals for new meeting halls and buildings for education, social, community and health services
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.
LPP 3D.2	Town Centre Development

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

42 neighbours were consulted and 2 responses in support of the application have been received, which make the following comments:

1. I think this is a breath of fresh life into the community.
2. They are contributing in teaching good values to residents in this community.
3. They provide practical services to people to help them live more effectively

Internal Consultees

Policy - Application is acceptable with conditions - The proposal site is within Uxbridge Town Centre but outside the primary and secondary shopping areas. There is no specific protection for A1 uses outside the designated shopping areas in town centres. The site is in an area of low footfall, has no frontage onto a main road, and there is currently a noticeable supply of vacant retail units in the near vicinity. Therefore there would be no objection to the loss of the retail use. With regard to the re-use of part of the site for offices, whilst there is a strong supply of office space in Uxbridge at the present time, in the longer term there will be a need for further space. Moreover this scheme would provide local employment which is to be welcomed. With regard to the proposed community use Saved Policy R10 supports such uses. The site has very good public transport access which would provide a sustainable transport option for users of the proposal. Provided site specific issues are adequately addressed policy would support this application.

Officer comment The Policy team was re-consulted following the amended description for the proposal, and did not wish to make any further comments.

Highways Engineer - No objection.

Access Officer - No objection

EPU - Recommends the following is included - The applicant needs to ensure that they register with the Council's Food and Health, and Safety Team, and complete and return the Application Form for the Registration of Food Business Establishment which is available from the Civic Centre or by Telephoning 01895 250190.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There are no specific policies for the protection of A1 uses outside the primary and secondary shopping areas of the Town Centre. However the London Plan (2008), Policy 3D.1, states boroughs should enhance access to goods and services, and strengthen the wider role of town centres, and policies should encourage retail, leisure and other related uses in town centres. In addition to this, policies should support a wide role for town centres as locations for leisure and cultural activities, as well as business and housing, and require the location of appropriate health, education and other public and community services in town centres

Policy R10 of the UPD (Saved Policies September 2007) states new meeting halls, buildings for education, social, community and health services, etc, will be considered acceptable in principle subject to the other policies in the plan.

The proposed use, therefore, is considered appropriate in principle, subject to the detailed considerations below.

7.02 Density of the proposed development

Not applicable - No housing is proposed

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

The application site is within an Archaeological Priority Area, however there are no ground works proposed as part of this application and therefore the proposal would comply with

Policy BE1 of the UDP (Saved Polices September 2007).

7.04 Airport safeguarding

Not applicable - the application is not within a safeguarding area

7.05 Impact on the green belt

Not applicable - the application is not within the Green Belt

7.07 Impact on the character & appearance of the area

There are no external alterations proposed as part of this application and the existing frontage will be retained. Therefore the proposal would comply with Policy BE13 of the UDP (Saved Polices September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The proposed use is not considered to result in any additional noise and disturbance, over and above the current authorised use of the site. However, in order to safeguard the amenities of the surrounding occupiers it is suggested a condition could be applied relating to the hours of operation. Therefore, subject to this condition, the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices September 2007).

7.09 Living conditions for future occupiers

Not applicable - No housing is proposed

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is situated at the end of Redford Way, and a limited amount of off-street parking is provided to the front of the site. The site is within close walking distance on the town centre and has good public transport access. It is not considered the traffic generation between A1 and D1 would be significantly worsened if the proposal received permission. The proposal would therefore comply with AM7 and AM14 of the UDP (Saved Polices September 2007).

7.11 Urban design, access and security

Not applicable as the application is for change of use only and does not involve any alterations to the building

7.12 Disabled access

The plans indicate that toilet facilities will be upgraded to meet accessibility standards, and the existing access doors and corridor widths all comply with Access Standards. A condition requiring the marking of one disabled parking bay is proposed. Therefore the proposal would comply with Policy 3A.4 of the London Plan and the Council's HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not applicable - No housing is proposed

7.14 Trees, landscaping and Ecology

Not applicable - the application is for change of use only

7.15 Sustainable waste management

Not applicable - The application is for change of use only and it is not considered the proposed use would have an adverse affect on waste management issues.

7.16 Renewable energy / Sustainability

Not applicable - the application is for change of use only and does not involve any alterations to the building

7.17 Flooding or Drainage Issues

The site is not within a flood zone, and no other drainage issues have arisen.

7.18 Noise or Air Quality Issues

Not applicable - The application is for change of use only

7.19 Comments on Public Consultations

7.20 Planning obligations

Not required for this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy R9 of the UPD (Saved Policies September 2007) states proposals for buildings to be used for religious and cultural purposes if: they can provide adequate parking; any new buildings or extensions would harmonise with their surroundings; they do not prejudice the amenities of surrounding properties; access arrangements are satisfactory; and the proposal would not conflict with other policies in the plan.

The proposal is considered to comply with this policy as although the site has limited parking provision, it is situated in an area with good public transport links; there are no extensions or new buildings proposed as part of this application; the site is situated adjacent to an existing church, and to the rear of various commercial units, and whilst there are residential properties in the vicinity, subject to condition regarding opening times of the building, it is not considered the use would prejudice their residential amenities; and the access requirements would comply with the Council's HDAS: Accessible Hillingdon

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

other status'.

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

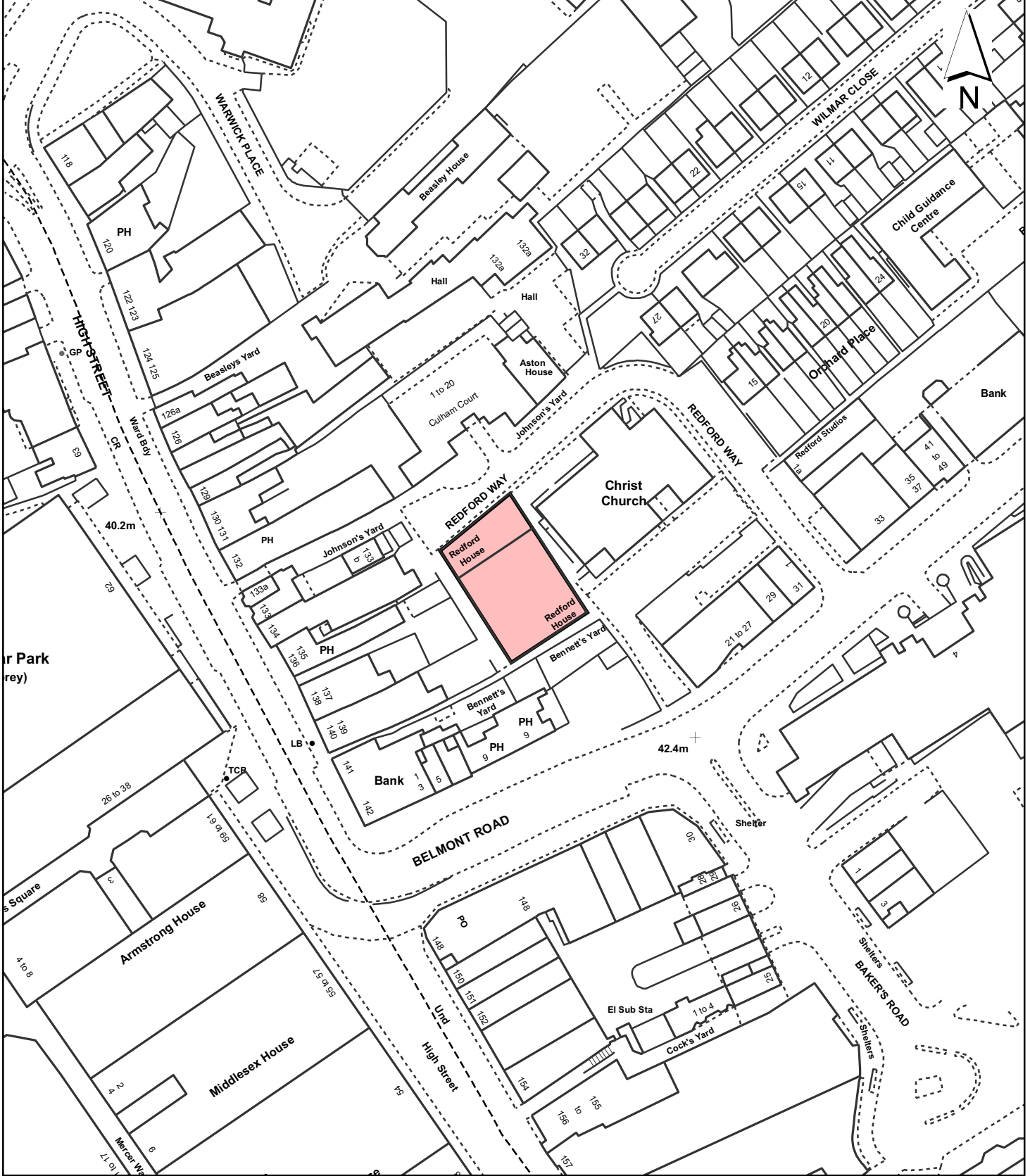
The application site is outside the primary and secondary areas of the Town Centre, and comprises a vacant unit. There are no policy objections to the proposed change of use, the site has good links to public transport, and therefore the application is recommended for approval.



11. Reference Documents

Hillingdon Unitary Development Plan Saved Polices September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



<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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p>Redford House Redford Way Uxbridge</p>	<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
<p>Planning Application Ref: 46340/APP/2009/336</p> <p>Planning Committee Central and South</p>	<p>Scale 1:1,250</p> <p>Date April 2009</p>	 <p>HILLINGDON Page 194</p>

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Item No.12 Report of the Corporate Director of Planning & Community Services

Address FORMER CAPE BOARDS SITE IVER LANE COWLEY

Development: Temporary change of use to provide cleaning/servicing yard for bins/ skips (sui-generis), together with temporary skip holding area (B8), ancillary workshop and portacabin.

LBH Ref Nos: 751/APP/2009/402

Drawing Nos: Proposed site layout - Amended
TS/51177/bs
Flood Risk Assessment
Planning Drawings x4
Baseline Transport Assessment
Design and Access
Noise Assessment Report

Date Plans Received: 27/02/2009 **Date(s) of Amendment(s):** 02/03/2009
Date Application Valid: 04/03/2009 04/03/2009
21/04/2009

1. SUMMARY

The current planning application which is similar to the previously refused scheme is for the temporary change of use to provide cleaning/ servicing yard for bins/skips (sui generis), together with temporary ancillary workshop and office buildings. It is proposed to erect a portable building for use as an office and a miracle span building for use as workshop on the site.

The proposed operational works are considered to be acceptable in terms of the visual appearance of the site and appropriate to the temporary use of the site for the cleaning and servicing of bins skips. The use of the site for the stated purposes is consistent with the designation of the Industrial Business Area. However, a temporary permission of 1 year has been recommended in order to enable the Council to effectively assess its impact and the cumulative effects of other uses existing within the overall site, on the wider locality.

For the above reason, and subject to conditions, the scheme is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 ST1 Standard Condition

The use hereby permitted shall be discontinued and the portable building and workshop and any other ancillary equipment associated with the use removed from the site on or before 1 year from the date of this decision notice.

REASON

To ensure that the long term redevelopment of the site is not prejudiced and to assess the impact of the use on the highway network in order to comply with Policies BE25, LE2

and AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

2 ST1 Standard Condition

No repair or replacement of the existing fencing around the perimeter of the site shall be carried out unless it is of a height, design and accommodates materials to match the existing fencing.

REASON

In the interests of the appearance of the site when viewed from the adjacent Grand Union Canal, Green Belt and Cowley Lock Conservation Area in accordance with Policies BE32 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 ST1 Standard Condition

Within three months of the date of this decision a scheme to control the runoff of pollutants from the site shall be implemented in accordance with details submitted to and approved in writing by, the Local Planning Authority.

REASON

To prevent pollution of the adjacent watercourse and groundwater in accordance with Policy OE6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 NONSC Non Standard Condition

There shall be no stacking of bins/skips above 2m height within 4m of the western side boundary fencing, which abuts the bank of the River Colne.

REASON

In the interests of the appearance of the site when viewed from the adjacent River Colne, Green Belt and Cowley Lock Conservation Area in accordance with Policies BE32 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

No raw materials, finished or unfinished products, parts, crates, packing materials or waste shall be handled on the development site.

REASON

In order to safeguard the amenities of the area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 4B.1.

6 NONSC Non Standard Condition

No more than 12 two-way HGV movements per day shall operate from the site.

REASON

In the interests of highway safety and on the amenities of neighbouring properties in accordance with Policies AM7 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan (February 2008).

7 NONSC Non Standard Condition

Means of vehicular access to the approved development shall be from Iverlane only

REASON

In light of the nearby weight restriction on bridges over the Grand Union Canal and to ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policy AM7 of the Hillingdon UDP Saved Policies (September 2007).

8 H10 Parking/Turning/Loading Arrangements - Commercial Devs.

The roads/turning/loading facilities/sight lines and parking areas (including the marking out of parking spaces) shown on the approved plans shall be constructed prior to occupation of the development, thereafter permanently retained and used for no other purpose.

REASON

To ensure that the loading, roads, turning facilities and parking areas are satisfactorily laid out on site in accordance with Policies AM3 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan. (February 2008).

9 NONSC Non Standard Condition

All Heavy Good Vehicles using this site must be Low Emission Level (LEZ) compliant.

REASON

To protect the local air quality and to safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

10 NONSC Non Standard Condition

There shall be no more than 4 lorry movements entering and leaving the site between 11pm and 7am.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

11 NONSC Non Standard Condition

To ensure the outcomes specified in condition 6 and 10 are complied with, the operators shall keep a log of all lorry movements to and from this site over the duration that the development hereby approved remains on site.

REASON

In order to safeguard pedestrian and highway safety including vehicular traffic flow and to safeguard the amenity of the surrounding area in accordance with Policies AM7 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

12 NONSC Non Standard Condition

The site shall not be used outside the hours of 07:00 and 22:00, Monday to Friday, and between the hours of 07:00 and 12:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

13 NONSC Non Standard Condition

The development hereby permitted shall not be commenced until such time as details specifying that the finished floor levels of all temporary buildings are set no lower than 29.06m above Ordnance Datum (AOD) have been submitted to, and approved in writing by, the local planning authority.

Once approved, the scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the approved details, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON

To reduce the risk of flooding to the proposed development and future occupants in compliance with policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water, details of which shall be submitted to, and approved in writing by, the local planning authority.

REASON

To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding in accordance with policies OE7 and OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 NONSC Non Standard Condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- * all previous uses
- * potential contaminants associated with those uses
- * a conceptual model of the site indicating sources, pathways and receptors
- * potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

In general the Environment Agency agree with the conceptual site model, but since the site is on a major aquifer adjacent to the River Colne, we would like to see:

- details to demonstrate that the hardstanding to be used on site will be impermeable;
- clarification as to the what type of potentially contaminative activities will be carried out, at the moment it is unclear what 'servicing' or 'wash-down' will involve, and what measures will be taken to prevent potential contamination;
- confirmation that there are no underground storage tanks on site, as it is unclear how this conclusion was reached; and
- confirmation that the pipework for the drainage system to be used (described as all going to mains) is in good working order without leaks.

These measures should then form part of the risk assessment to demonstrate that the temporary use will not pose a risk to controlled waters in accordance with Policies OE7, OE8 and OE10 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

16 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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 (February 2008) and national guidance.

BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE6	Proposals likely to result in pollution
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL11	Green Chains
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
LE2	Development in designated Industrial and Business Areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
PPS25	Development & Flood Risk
LPP 2A.10	London Plan Policy 2A.10 - Strategic Industrial Locations
LPP 3B.4	London Plan Policy 3B.4 - Industrial Locations

3 I3 Building Regulations - Demolition and Building Works

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

4 I6 Property Rights/Rights of Light

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

5

Special statutory provisions for the control of noise from construction sites are contained in the Control of Pollution Act 1974.

Section 60 of the Act enables local authorities to serve a notice imposing requirements as to the way in which the works are to be carried out. The notice may in particular:

- (a) specify the plant or machinery which is, or is not, to be used;
- (b) specify the hours during which the works may be carried out;
- (c) specify the level of noise which may be emitted from the premises in question or at any specified point on those premises in question or which may be so emitted during specified hours; and
- (d) provide for any change of circumstances.

Alternatively, an application for prior consent can be made under Section 61 of the Act. The application should contain particulars of:

- (a) the works, and the method by which they are to be carried out; and
- (b) the steps proposed to be taken to minimise noise resulting from the works.

The British Standard 5228 (Part 1) states that the aim at each stage of a project is to minimise levels of site noise whilst having regard to the practicability and economic implications of any measures. The standard provides a clear message that the measures should be fully considered before the works are carried out. It recommends that potentially excessive noise and vibration levels should be avoided and that this can be achieved by giving careful consideration to the design of a proposed project, the processes and equipment implied by the design and the phasing of operations. It goes on to add that a project design should be so arranged that the number of operations likely to be particularly disturbing be kept to a minimum.

During the execution of the works, the standard advises that all available techniques should be used to minimise, as far as is necessary, the level of noise to which operators and others in the neighbourhood of the start operations will be exposed. A number of measures are given for the protection of neighbouring areas, which are briefly summarised below:

planning the hours of work,

where reasonably practicable, ensuring the use of quiet working methods, the use of the most suitable plant, reasonable hours of working for noisy operations, and economy of speed of operations,

controlling noise and vibration at source and limiting the spread of noise. The standard goes on to provide further guidance on the control of noise. The control measures are 1) the substitution of noisy plant and processes by less noisy alternatives, 2) reducing noise from existing plant and equipment by modification or by the application of improved sound production methods, 3) enclosure of significant sources of noise, 4) siting

equipment away from noise sensitive areas or directed away from sensitive areas, shutting down of equipment when not used, and the proper use of equipment and handling of materials, 5) proper maintenance of plant and equipment.

Setting noise limits and monitoring noise levels may also be appropriate. The Council's Environmental Protection Unit should be consulted at an early stage in order to discuss whether noise limits and other measures are likely to be required.

The following measures illustrate the typical measures required within Hillingdon:

no activities with the potential to cause disturbance would be permitted at night or during the evening, unless it can be demonstrated that the said activities are essential and unavoidable or, alternatively, particular circumstances exist e.g. the site will predominantly affect commercial interests. It is the normal policy to permit working Monday to Friday between 08.00 and 18.00 hours and Saturday between 08.00 and 13.00 hours. No working will be allowed on Sundays, Public or Bank Holidays. The Environmental Protection Unit should be consulted at an early stage if work is intended outside those working hours;

no potentially disturbing vehicle movements would be permitted at sensitive periods unless it can be demonstrated that such activities are essential and unavoidable. In general haulage vehicles should not enter or leave the site between 1800 and 0800 hours;

access to construction vehicles to the site and on local roads should be controlled so as to protect noise sensitive receiver locations. Wherever practical, construction vehicle movements through or close to sensitive locations should be avoided;

sites likely to adversely affect dwellings, schools or hospitals and other sensitive locations will be required to provide a method statement and predicted noise levels. The method statement should describe the works, plant, phasing and the steps to be taken to minimise levels of noise and vibration. The British Standard 5228 provides a prediction method;

noise limits may be set which reflect standards of best practice;

best practicable means should be used at all times so as to minimise the emission of noise;

adequate measures for the supervision of noise generating activities and monitoring of noise levels, if necessary, should be adopted. All steps should be taken at each phase of the works to minimise disturbance from noise and vibration. The guidance given in the British Standard 5228 (Part 1) Code of Practice should be followed;

adequate arrangements are made for liaison and consultation with officers of the Council and the public should be put in place; and

adequate arrangements should be made for the investigation of complaints.

6

Sustainable Development:

Where relevant, developers should follow guidance in the Mayor's Sustainable Design and Construction SPG, which can be found at;

http://www.london.gov.uk/mayor/strategies/sds/sustainable_design.jsp

7

As the proposals include a temporary porta cabin and ancillary workshop within flood zone 1 of the site the Environment Agency are satisfied with aspects of flood risk. However, should permanent permission be sought for the whole site, a full FRA will be required. Modelled flood levels obtained from our external relations team should be

mapped onto a topographical survey of the site. Once the applicant has submitted a topographical survey we will be in a position to make an informed decision on flood risk at the site.

8

There is a possibility there may be some contaminating substances present in the ground under the hard standing. The environment Agency have some information on the ground conditions (see below). We would advise persons working on site to take precautions in relation to any contamination they may find. Please contact the Environmental Protection Unit on 01895 250155 if you require any advice.

You are advised this development is on a former Cape Board site based on records held by the Environmental Protection Unit, which historically produced asbestos containing products. The Environment Agency have a number of site investigation reports for the site from 2002 which suggests localised areas of metal, hydrocarbon and asbestos contamination at the site. There is also evidence of some areas of elevated carbon dioxide at the site. There are both natural ground conditions, and conditions as a result of organic contamination which could result in the generation of ground gas. At the time of the 2002 investigation a number of shallow concrete obstructions were also noted. The exact nature of the ground conditions in the area covered by the application is unknown. The advice is provided primarily on the grounds of Health and Safety of the workers on site and to ensure the appropriate restoration of the site once works are complete to minimise risk to the site users. Due consideration also needs to be given to the potential affects of contamination during construction on neighbouring sites. The suitability of building materials and building techniques may also need to be considered under the Building Regulations, due to both contamination and natural ground conditions and the potential at the site for gas generation.

3. CONSIDERATIONS

3.1 Site and Locality

The application site has an area of approximately 0.61 hectares and comprises the mid-northern portion of the former Cape Boards site, which is located on the north side of Iver Lane. The overall site was used from 1948 by Cape Boards for the manufacture of insulation boards with associated storage, distribution and office functions. Operations have ceased for several years and the site has subsequently been cleared, including the demolition of buildings. Three portable buildings have been installed at the front of the site in connection with the current temporary use for the storage and distribution of motor vehicles by a car rental firm and a warehouse structure used for waste paper depot is located at the northern part of the former Cape Board Site. There are other uses within the site, mainly for storage purpose operating from the site albeit unauthorised. The unauthorised uses are currently under investigation with regard to the expediency of enforcement action. The site has been subdivided into at least 11 plots of various sizes.

The application site is bounded to the south by the remainder of the former Cape Boards site, to the west by allotment gardens and to the east by the Grand Union Canal. Main vehicular access/egress to the site is from the Iver Lane frontage of the main site. The site falls within the Uxbridge Industrial Estate, which is identified as an Industrial Business Area in the Hillingdon UDP Saved Policies (September 2007).

3.2 Proposed Scheme

The current planning application which is similar to the previously refused scheme is for the temporary change of use to provide cleaning/ servicing yard for bins/skips (sui generis), together with temporary ancillary workshop and office buildings.

At current the application site is vacant and unoccupied by buildings. It is proposed that a portable building for use as an office and a miracle span building for use as workshop is to be erected on the site. The portable building would measure 3.6m deep, 12.2m wide and 3m high, while the workshop would be 12.23m deep, 12.45m wide with an overall height of 6.45m.

The application site has been divided into two with the cleaning/servicing yard for bins/skips occupying 48% of the site. 10 parking spaces including 1 disabled parking space are to be provided to the front of the site. A fuel tank, bin washing area and bin storage area occupy the rest of the this area.

The remaining 52% of the site is to be used for storage of bins and skips. This area is shown as bin/skip holding area on the submitted site layout plan. The use of this are will be connected to the proposed bin/skip cleaning and servicing business.

The applicants have described the proposed use of the application site as follows:

"This facility is to provide cleaning services for waste management and recycling vehicles. The core operating hours are likely to be between 06:00-22:00. The site is to accommodate 4 on-site staff, with 6 drivers also based at this facility. Information supplied by the potential operator of this facility indicates that vehicle movements owing to this operation are likely to be in the region of 12 two-way HGV movements and 10 two-way car movements per day"

3.3 Relevant Planning History

Comment on Relevant Planning History

The Cape Boards site has a long history of industrial use dating back to 1948. Since 1979 there have been various permissions granted for industrial buildings, minor extensions and alterations. Since the cessation of the manufacturing use by Cape Boards, which is considered to have been a B2 (General Industrial) use, there have been discussions with officers regarding the future redevelopment of the site. On 23 February 2004 an outline planning application for the redevelopment of the site for Class B1 (b) (Research and Development), Class B1(c) (Light Industrial), Class B2 (General Industrial) and Class B8 (Storage and Distribution) uses totalling 34,878 sq metres was withdrawn (Ref. 751/APP/2002/2222). Demolition works commenced in 2003. The bulk of the site was apparently cleared and additional hardstanding provided by late 2004. The most recent demolition consisted of the removal of the ancillary offices fronting onto Iver Lane in January 2006.

At the meeting of the Central & South Planning Committee on 30 May 2006 a report was considered regarding the expediency of enforcement action in respect of the unauthorised change of use of the site for car storage & distribution; airport related car parking; ancillary development including hard surfacing and fencing above 2 metres. It was resolved that the Borough Solicitor be authorised to issue an appropriate enforcement notice in respect of the unauthorised uses and ancillary development (Ref. ENF/2003/2641 & 04/3147).

On 18 October 2006 planning permission was granted for the retention of 2.44 metre high fencing along the Iver Lane frontage from the site entrance to the River Colne (Ref. 751/APP/2006/1111).

751/APP/2006/1077).

On 14th November 2006 the South and Central Planning Committee resolved to grant planning permission for the retention of use of part of the site for the storage and distribution of motor vehicles (Class B8) by a car rental firm (ref: 751/APP/2006/2225).

(751/APP/2006/2225) Retention of use of site for the storage and distribution of motor vehicles (Class B8) by car rental firm, Approved 16/11/2006

(751/APP/2007/3244) Permanent positioning of four portacabins, and cladding and netting of existing building, erection of 7m high chain link fencing and associated works, Approved 22/01/2008.

(751/APP/2008/745) A retrospective application for use of land for the parking (storage) of heavy/light goods vehicles for a truck rental firm (not visited by customers) and siting of operations portacabin, Refusal 01/07/2008.

Planning application (ref: 751/APP/2008/3436) was refused for a similar scheme as the current proposal in February 2009 for the following reasons:

1. The proposed development lies within a risk flood zone. No flood risk assessment (FRA) has been submitted with the application as required by PPG25. The proposed development by reason of its location within a Flood Zone could potentially prejudice flood defence interest. The proposal would therefore, be contrary to Policies OE7 and OE8 of the Hillingdon UDP Saved Policies (September 2007) and PPS25.

2. The application site is located on a major aquifer and close to a surface water course - the river Colne. The previous site history indicates the use of the site for vehicle storage and lorry car parking could potentially have led to contamination. Therefore a preliminary risk assessment should be carried out. The application fails to provide sufficient information to demonstrate that the risk of pollution to controlled waters is acceptable. The proposal would therefore, be contrary to Policies OE7, OE8 and OE11 of the Hillingdon UDP Saved Policies (September 2007) and PPS25.

3. The applicants have failed to satisfactorily demonstrate that the proposal will not have a detrimental impact on nearby residents by way of noise and that the air quality of the surrounding area will not suffer as result of the proposed development. The proposal is therefore contrary to Policies OE1 and OE6 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

4. The applicants have failed to satisfactorily demonstrate that traffic associated with the development can be adequately accommodated on the adjoining highway network. As such, the development may be prejudicial to the free flow of traffic and conditions of general highway safety, contrary to the aims of Policies AM7 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE6	Proposals likely to result in pollution
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OL11	Green Chains
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves
EC3	Potential effects of development on sites of nature conservation importance
LE2	Development in designated Industrial and Business Areas
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
PPS25	Development & Flood Risk
LPP 2A.10	London Plan Policy 2A.10 - Strategic Industrial Locations
LPP 3B.4	London Plan Policy 3B.4 - Industrial Locations

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application was advertised as a minor development and 18 adjoining owner/occupiers were consulted. No response has been received with the following comments:

No reason to oppose the application, providing that the main entrance/exit in Iver Lane, Cowley is used and not the emergency exit into Waterloo Road, Uxbridge.

ENVIRONMENT AGENCY

Having reviewed the submitted information, including the 'Phase 1 Environmental Study - Former Cape Board Works, Iver Lane, Cowley' Report No. 36828-01 (dated March 2009) as subsequently submitted, we withdraw our objection to the proposed development, subject to the imposition of the following conditions on any planning permission granted.

SOUTH BUCKS DISTRICT COUNCIL

Objections - The proposal would result in an increase in vehicular movements on the B470 Iver Lane and adjacent highway network, including Iver Village, as this will be the main route HGV's will take to the site. These roads would be unable to cope with the additional traffic, which would be generated by this development, thereby adversely affecting road safety. In addition such heavy goods vehicles trips would adversely affect the character and amenities of properties in the locality through noise, vibration, disturbance and visual intrusion. The rural lanes of South Bucks are not considered suitable for significant increase in heavy goods vehicle movements since such traffic would have an adverse impact on the quality and character of these lanes. Given the weight restriction on the bridge to the east of the site the traffic generated by the proposed use would be forced to travel into the South Bucks District where lorry traffic already has a severe affect on the local environment. In these circumstances it is essential that the London Borough of Hillingdon seek the views of Bucks County Council as Highway Authority.

IVER PARISH COUNCIL

Object - Increase of commercial traffic through Iver.

BUCKINGHAMSHIRE COUNTY COUNCIL - HIGHWAYS

The proposal seeks to increase the numbers of LGV using the site by 12. Given the nature of the proposal, traffic will be generated outside peak hours thereby causing distress and inconvenience to the residents of Iver and the County Council, as local Highway Authority, wishes to formally object to the proposal.

BRITISH WATERWAYS

No objection to the proposed development.

HEALTH AND SAFETY EXECUTIVE

No response received

Internal Consultees

HIGHWAYS ENGINEER

The applicant and their TA state that there will be only 12 two way HGV movements daily. On this basis no objections are raised on traffic grounds subject to Conditions:

1. The site usage is restricted to no more than 12 two way HGV movements daily
2. Vehicular access to the site would be from Iver Lane only.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Contamination Matter:

Previous applications at this site have been conditioned for land contamination. As a minimum, a contamination informative is required for the site as ground conditions vary and contamination is

probably still present at depth in some areas.

There is a reference made to drawings related to the foundation design for the light weight structure, but the drawing was not available.

Concern regarding any potential contamination centres around possible exposure during any construction works where the ground is disturbed and points of entry for any utilities into buildings/portacabins on site, which need to be suitably sealed to prevent any gas ingress. Any waste soils etc. produced as a result of construction will also need to be tested and disposed of at a suitably licensed facility.

Noise Matter:

With regards to air quality the applicants have not yet submitted an air quality report for the whole of the Cape boards site and this area of the site should be included when this is produced. In order to limit the air quality impact of this area of the site I have recommended a condition limiting the number of lorry movements and also a condition requiring that HGVs accessing this site are LEZ compliant.

With regards to noise, again a report has not yet been submitted covering the whole site and this area should be included when this is produced.

Noise sources would include noise from skip and bin repair and cleaning on site, noise from Lorry movements and noise from loading and unloading operations. The other important factor with regards to noise is the hours of operation. The applicants have submitted noise reports for this area of the site dated the 2nd and 17th of April and a letter from the acoustic consultants dated the 21 April.

The applicants are proposing core hours of 6am to 10pm Monday - Friday and 6am -12noon Saturdays but want access for HGVs at any time. 6-7 am is considered night time and is therefore particularly sensitive. The email from the noise consultants dated 21/4/09 indicates that the buildings on site including those proposed as part of this application should provide shielding giving a reduction of 5dB. This would bring the daytime levels for the site 5dB below background as required in our SPD but night time levels would still only be approximately 1dB below background, the Environmental Protection Unit therefore recommend that the night time hours of 6-7 are excluded from the core hours and have recommended a condition restricting hours to 7am to 10 pm Monday - Friday and 7am to 12 noon on Saturdays with no work on Sundays or bank holidays.

With regards to the noise from night time HGV movements there are already some noise events at similar levels occurring during the night on Iver Lane. To avoid significantly increasing the disturbance to residents, the Environmental Protection Unit suggest a condition limiting access to the site during the night time hours of 11pm to 7 am to 4 lorry movements i.e. 2 lorries.

The Environmental Protection Unit have also recommended a condition limiting the number of lorry movements in 24h to those identified in the traffic assessment, as these are what the noise report is based on.

POLICY AND ENVIRONMENTAL PLANNING

Site

The site is located within the Uxbridge Industrial Estate Industrial Business Area which is also identified as a Strategic Industrial Location - Preferred Industrial Location in the London Plan 2008. To the west is Green Belt, the Colne River a nature conservation site of Borough Grade 1

Importance. To the east is the Grand Union Canal, a Nature Conservation Area of Metropolitan Importance. Part of the site is within Flood Risk Zone 2 and there are land contamination issues. The site has a PTAL of 1a.

The London Plan Consolidated with Alterations since 2004 (2008)

Policy 3B.1 Developing London's Economy considers the strategic role of the Mayor to support and develop London's economy including seeking a range of premises of different types, sizes and costs to meet the needs of different sectors of the economy and firms of different types and sizes and to remove supply side blockages.

Policies 2A.10 and 3B.4 Strategic Industrial Locations sets out London's strategic reservoir of industrial capacity and the requirements of employment site provision in Development Plan Documents. Indicative boundaries (albeit under the 2004 title Strategic Employment Locations) have been identified in the Sub Regional Development Framework - West London (2005).

Policy 3B.11 Improving employment opportunities for Londoners provides the spatial context to coordinate the range of initiatives necessary to improve employment opportunities for Londoners, to remove barriers to employment and tackle low participation in the labour market.

Policy 3D.14 seeks a proactive approach to the protection, promotion and management of biodiversity in accordance with the Mayor's Biodiversity Strategy.

Policy 4A.17 Water Quality seeks to ensure that water quality and the attractiveness is protected or improved and encourages the use of sustainable urban drainage systems.

Hillingdon UDP Saved Policy Issues

In establishing the principle for a cleaning/servicing yard for bins and skips, the following policy issues need to be addressed:

- *The suitability of a use in a designated industrial business area
- *Flood impact
- *Impact on nature conservation
- *Impact on the Green Belt

Suitability of the Cleaning/Servicing Yard in an Industrial Business Area

Policy LE2 identifies the types of uses considered appropriate in an Industrial Business Area including equivalent sui generis uses where it is desirable to locate such activities on amenity grounds. The Service Yard will provide employment (4 on site jobs and 10 part time jobs), and provide a useful service. It also provides the opportunity to bring an underutilised site back into productive use. The activity, noise and vehicle movements would make this an acceptable use in an IBA.

Flooding

Policy OE7 provides the policy context for areas liable to flooding. The site is adjacent to the Colne River. The EA have assessed part of the site as being located in Zone 2 flood risk area with a low to moderate risk of flooding. Officers would need to be satisfied that such a site would be safe.

Impact on the Nature Conservation Area

Policies EC1 and EC3 seek to protect nature conservation areas. Officers will need to be satisfied

that the scheme will not harm the environmental conditions of the neighbouring nature conservation areas. In particular and in accordance with London Plan Policy 4A.17 water quality should not be adversely affected by the scheme through inappropriate runoff.

4. Impact on the Green Belt

The scheme would be visible from the Green Belt. In accordance with Policy OL5, officers would need to be satisfied that the proposal would not harm the visual amenities of the Green Belt.

Conclusion

PEP have no objection to the scheme for a temporary permission subject to site specific considerations.

WASTE MANAGEMENT

The application is for a commercial development. The business that occupies these premises ultimately has discretion over the waste management methods they intend to use. However, as a minimum, planning approval should require that the redevelopment of the site includes room to locate recycling facilities for all grades of paper and cardboard, cans, plastic bottles, and glass bottles and jars.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located in an Industrial and Business Area (IBA). Policy LE2 of the Hillingdon Unitary Development Plan (Saved Polices 2007) states that such areas are designated for business, industrial and warehousing purposes (Use Classes B1-B8) and for sui generis uses appropriate in an industrial area. The policy states that the Local Planning Authority will not permit development for other uses in such areas unless certain criteria are met. The proposed use for the cleaning and services of bins/skip is considered to be a sui generis use and appropriate to an industrial area. As the proposal falls within the original approved use of the site, this use would be considered acceptable and accords with Policy LE2 of the Hillingdon Unitary Development plan Saved Polices (September 2007).

7.02 Density of the proposed development

Not relevant to the proposal.

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

Refer to section 7.05.

7.04 Airport safeguarding

Not relevant to the application.

7.05 Impact on the green belt

On the opposite side of Iver Lane to the site is open land within the Green Belt and Cowley Lock Conservation Area. Policy OL5 of the Unitary Development Plan states that the Local Planning Authority will normally only permit proposals for development adjacent to or conspicuous from the Green Belt if they would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Whilst the site can be readily viewed when crossing the bridge over the Grand Union Canal to the east, views into the site from the Green Belt land and Cowley Lock Conservation Area on the opposite side of Iver Lane to the south are restricted by the existing security fencing which has been provided on the site frontage preventing views of parked vehicles. It is therefore considered that, given the distance between the site and the Iver Lane frontage, the development would not have a detrimental visual impact on the adjoining Green Belt

Cowley Lock Conservation Area.

7.07 Impact on the character & appearance of the area

The Grand Union Canal is to the east of the site, and forms part of a Green Chain, which is protected by Policy OL11 of the Hillingdon UDP Saved Policies (September 2007). One of the key criteria of Policy OL11 in respect of this application is criteria 3, which seeks to conserve and enhance the visual amenity and nature conservation value of the landscape. This area also forms part of a site of Nature Conservation Interest. Saved Policies EC1 and EC3 state the Local Planning Authority will not permit development which would adversely affect the integrity of these sites, and furthermore, will require proposals for developments within the vicinity of these sites to have regard to the potential effects on such sites, of changes in the water table and of air, water, soil and other effects which may arise from the development.

The application site boundary is situated over 90m away from the Grand Union Canal tow path (to the east), and the banks of the river Colne are 8m from the western site boundary. With regard to visual impact, the application site is well screened by palisade fencing together with the green netting that has been applied to the same, and due to the other uses on the site it is not considered that the proposed use would have an adverse impact on the surrounding area. However, concerns have been raised by officers about the proposed stacking height of 4m for the bins/skips to be stored in bin/skip holding area which is just 8m away from the banks of the river Colne. It is considered that the siting of stacked bins/skips against the west side boundary fence at 4m high would be likely to harm the visual amenities of the adjoining river and Green Belt due to their height and type of material and because no screening or landscaping measures to mitigate such impact have been proposed by the applicant. Notwithstanding this, it is considered that the proposed storage area can be used as such if adequate measures to minimise its impact on the adjoining river Colne and the Green Belt can be found. In view of this, a condition restricting the siting of the stacked bins/skips to a minimum distance from this side of the application boundary has been recommended. In addition, a temporary permission of 1 year has been recommended. This is in order to afford the Council the benefit of monitoring and controlling the effects of the proposed use on its surroundings.

The site lies within Flood Zone 2 as defined by Planning Policy Statement 25 as having a medium probability of flooding. Paragraph E9 of PPS25 requires applicants for planning permission to submit a flood risk assessment (FRA) when development is proposed in such locations. The Environment Agency states that the site is located on a major aquifer and close to a surface water course - the river Colne. The previous site history indicates the use of the site for vehicle storage and lorry car parking; this could potentially have led to contamination, and as such, considers that a preliminary risk assessment should be carried out. The applicants have on this occasion provided the agency with the necessary flood risk assessment and environmental study. The Environment Agency has now withdrawn its objection to the proposal subject to a recommended condition. Therefore, the proposal accords with Policies OE7, OE8 and OE11 of the Hillingdon UDP (Saved Policies 2007) and PPS25. The proposal has therefore overcome reasons 1 and 2 of the previously refused scheme.

7.08 Impact on neighbours

Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with its surroundings. Policy BE25 of the UDP (Saved Policies 2007) states that the Local Planning Authority will seek to ensure modernisation and improvement of industrial and business areas through careful attention to the design and landscaping of buildings and external spaces. It also states that where appropriate, it will seek improved

vehicular and pedestrian access and circulation routes through the area and environmental improvements. The two proposed buildings would be sited some 165m away from Iver Lane and over 85m away from the western boundary of the site. There are other existing portable buildings on the Cape Board site of a comparable size and in the vicinity of the application site and it is therefore considered that the proposal would be in keeping with its surroundings. The materials used are also comparable to those found within an industrial area. It is therefore considered the proposal would be appropriate in this location and would not have any negative visual impact on the surrounding area. The proposal would therefore accord with Policies BE13 and BE25 of the Hillingdon Unitary Development Plan (Saved Policies 2007)

7.09 Living conditions for future occupiers

Not applicable to the application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Highways Engineer has commented that the application forms state 10 vehicular car movements in and out of the site and 12 HGV's in and out. The application has been supported by a transport assessment setting out the anticipated trip rate generation of the development and associated impact on the highway network. The submitted information is considered to indicate that the proposed development would have an acceptable impact on the existing highway network, both within the London Borough of Hillingdon and across the borough boundary in Iver.

In order to ensure the level of use and associated highways impacts do not exceed those which have been considered by officers conditions are necessary to ensure that no more than 12 two-way HGV movements per day take place in association with these and that a log book be kept to ensure that the vehicle movements can be monitored.

Vehicular access to the site will be via Iver Lane. The Council's Highway Engineer has raised no objection to the scheme on traffic grounds subject to condition on the basis of the statement of the applicants and that contained in the supporting transport assessment that state that there will be only 12 two way HGV movements daily. As such, the proposal is considered to accord with Policies AM2 and AM7 of the Hillingdon Unitary Development Plan (Saved Policies 2007). The proposal as overcome the 4th reason for refusal of the previous scheme.

7.11 Urban design, access and security

See section 7.07.

7.12 Disabled access

Not applicable to the application.

7.13 Provision of affordable & special needs housing

Not applicable to the application.

7.14 Trees, landscaping and Ecology

Refer to section 7.07.

7.15 Sustainable waste management

Refer to section 7.07.

7.16 Renewable energy / Sustainability

Not relevant to the proposal.

7.17 Flooding or Drainage Issues

Refer to section 7.07.

7.18 Noise or Air Quality Issues

Refer to section 7.08.

7.19 Comments on Public Consultations

None

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

The current planning application which is similar to the previously refused scheme is for the temporary change of use to provide cleaning/ servicing yard for bins/skips (sui

generis), together with temporary ancillary workshop and office buildings. It is proposed to erect a portable building for use as an office and a miracle span building for use as workshop on the site.

The proposed operational works are considered to be acceptable in terms of the visual appearance of the site and appropriate to the temporary use of the site for the cleaning and servicing of bins skips. The use of the site for the stated purposes is consistent with the designation of the Industrial Business Area. However, a temporary permission of 1 year has been recommended in order to enable the Council to effectively assess its impact and the cumulative effects of other uses existing within the overall site, on the wider locality.

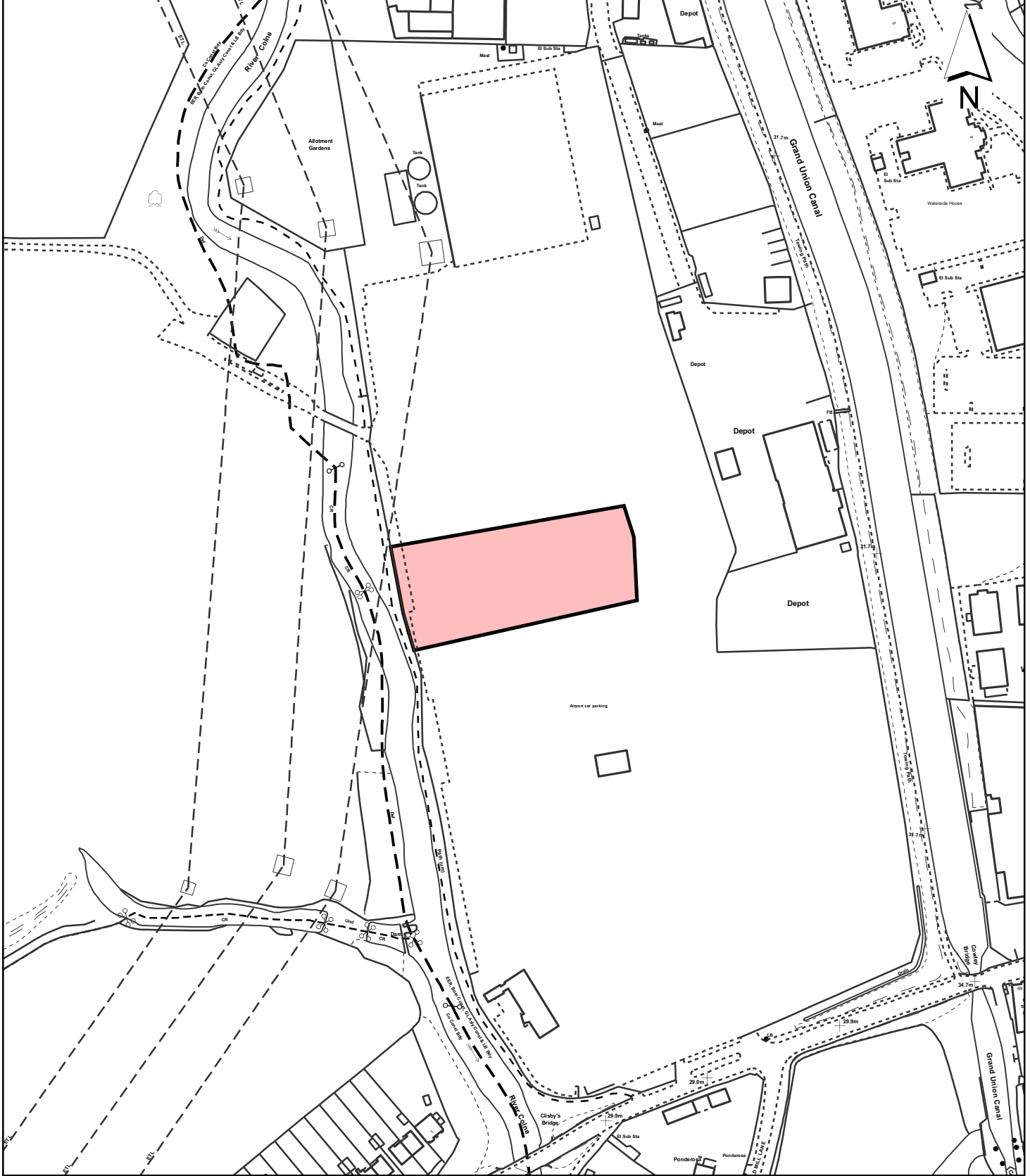
For the above reason, and subject to conditions, the scheme is recommended for approval.

11. Reference Documents


Refer to section 4.0.

Contact Officer: Raphael Adenegan

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
Former Cape Boards Site Iver Lane Cowley	
Planning Application Ref:	Scale
751/APP/2009/402	1:2,500
Planning Committee	Date
Central and South	April 2009

LONDON BOROUGH OF HILLINGDON

Planning & Community Services

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



HILLINGDON

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By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted

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Plans for Central & South Planning Committee

12th May 2009



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Item No.1

Report of the Corporate Director of Planning & Community Services

Address HEATHROW PARK THISTLE HOTEL BATH ROAD LONGFORD

Development: Demolition of existing hotel and erection of two hotels: one 4-star hotel with 250 bedrooms, and one budget hotel with 353 bedrooms, together with associated parking and landscaping.

LBH Ref Nos: 3063/APP/2009/415

Date Plans Received: 27/02/2009

Date(s) of Amendment(s):

Date Application Valid: 27/02/2009



EPR Architects Limited
 10 ALAMO WAY, 10U
 44 0120 7932 7600
 www.epr.co.uk

Guoman & Budget Hotel
 Bath Road Hedgerow

Scale: 1:400@A0
 Date: 13.02.09

Project No: 9847-T-00-0030-Z00
 Drawing No: 00

THIS DRAWING TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT'S PRELIMINARY DRAWING CONSULTANT WITH THE ARCHITECTURAL CONSULTANT SUBJECT TO ANY LOCAL TREE PROTECTION ORDINANCES.

- RETAINED TREES**
- T1: 100% RETAINED
 - T2: 75% RETAINED
 - T3: 50% RETAINED
 - T4: 25% RETAINED
 - T5: 10% RETAINED
 - T6: 5% RETAINED
 - T7: 0% RETAINED
 - T8: 10% RETAINED
 - T9: 25% RETAINED
 - T10: 50% RETAINED
 - T11: 75% RETAINED
 - T12: 100% RETAINED

KEY:

- Proposed right of way for Alamo car depot
- Proposed bus route
- Site Boundaries
- Formal Lighting
- Proposed tree planting
- Retained tree planting
- Proposed hedgerow planting

North

Scale

1. Do not scale
 2. Contractor to check all dimensions and report variations and errors to the Architect



ERR

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 20 Malvern
 London SW19 4DZ
 Tel: +44 (0)20 8876 4700
 www.err.co.uk

Quoniam House
 Bath Road Heathrow

Project: NHS @ JS
 No: 13.02.09
 Date: 13/03/09

9847 - T - 02 - 0550 - ZXX 00

Notes:
 1. Check all dimensions and levels to the finished floor.
 2. Check all dimensions and levels to the finished floor.

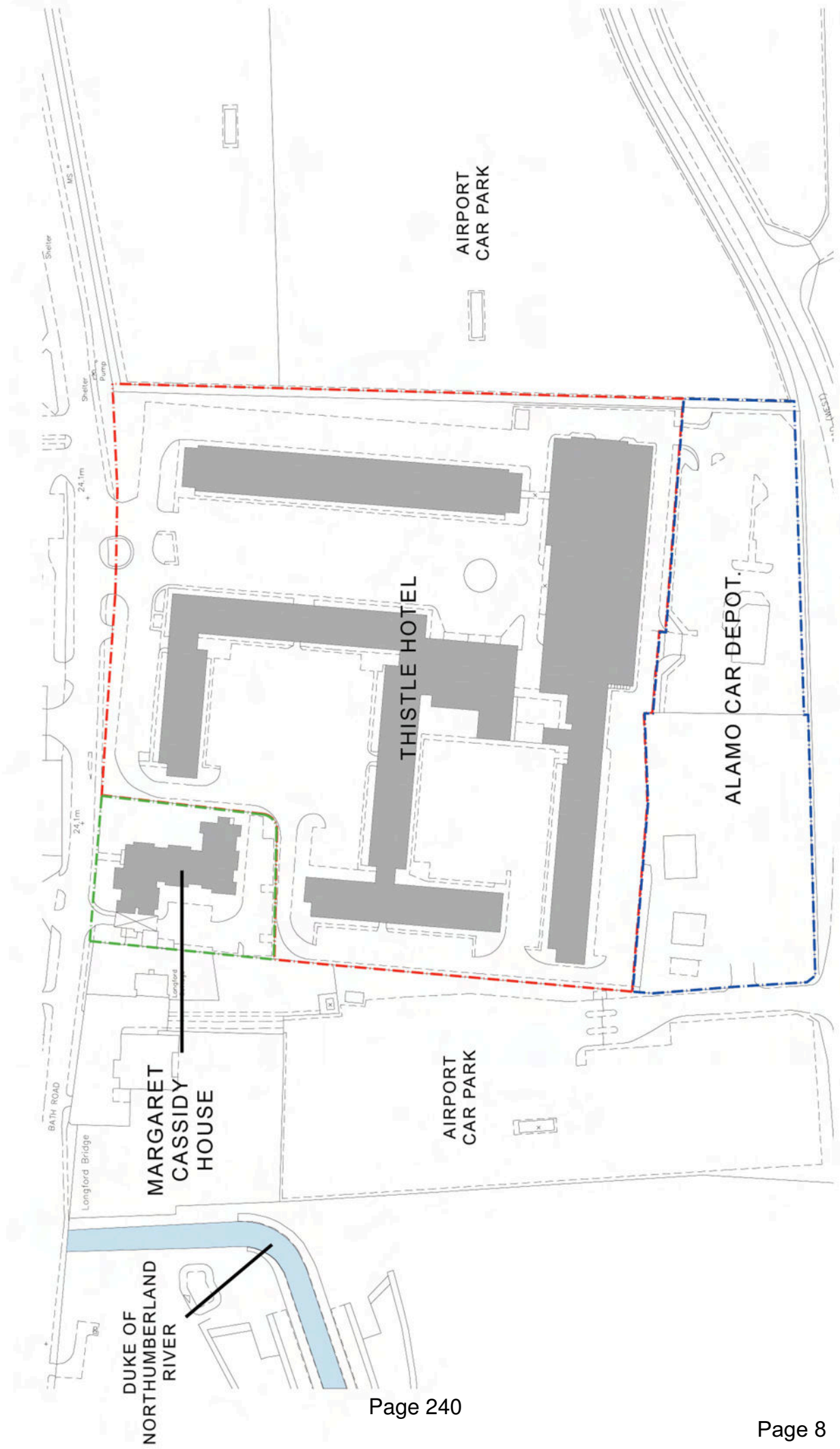
Date: 13/03/09

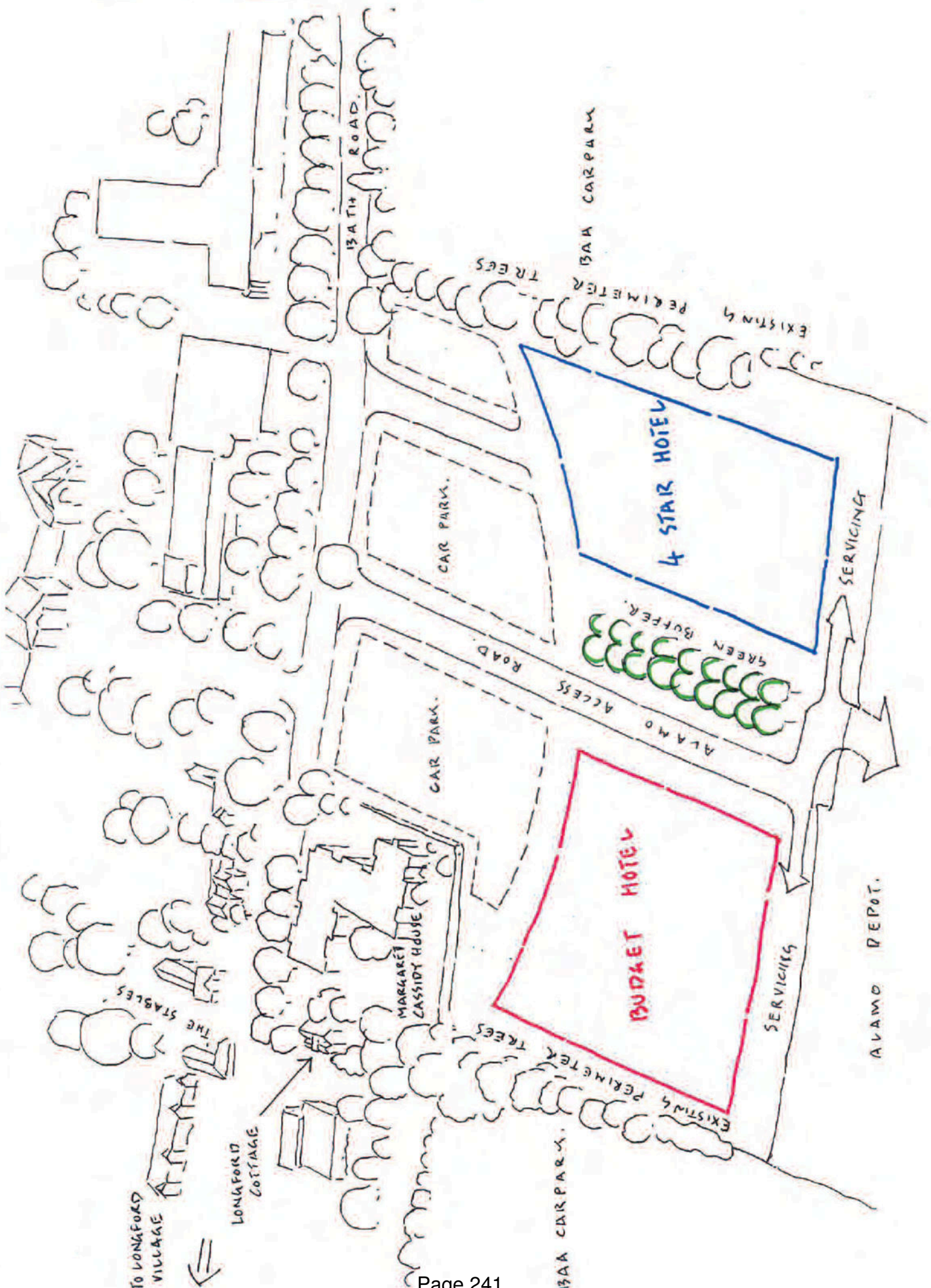


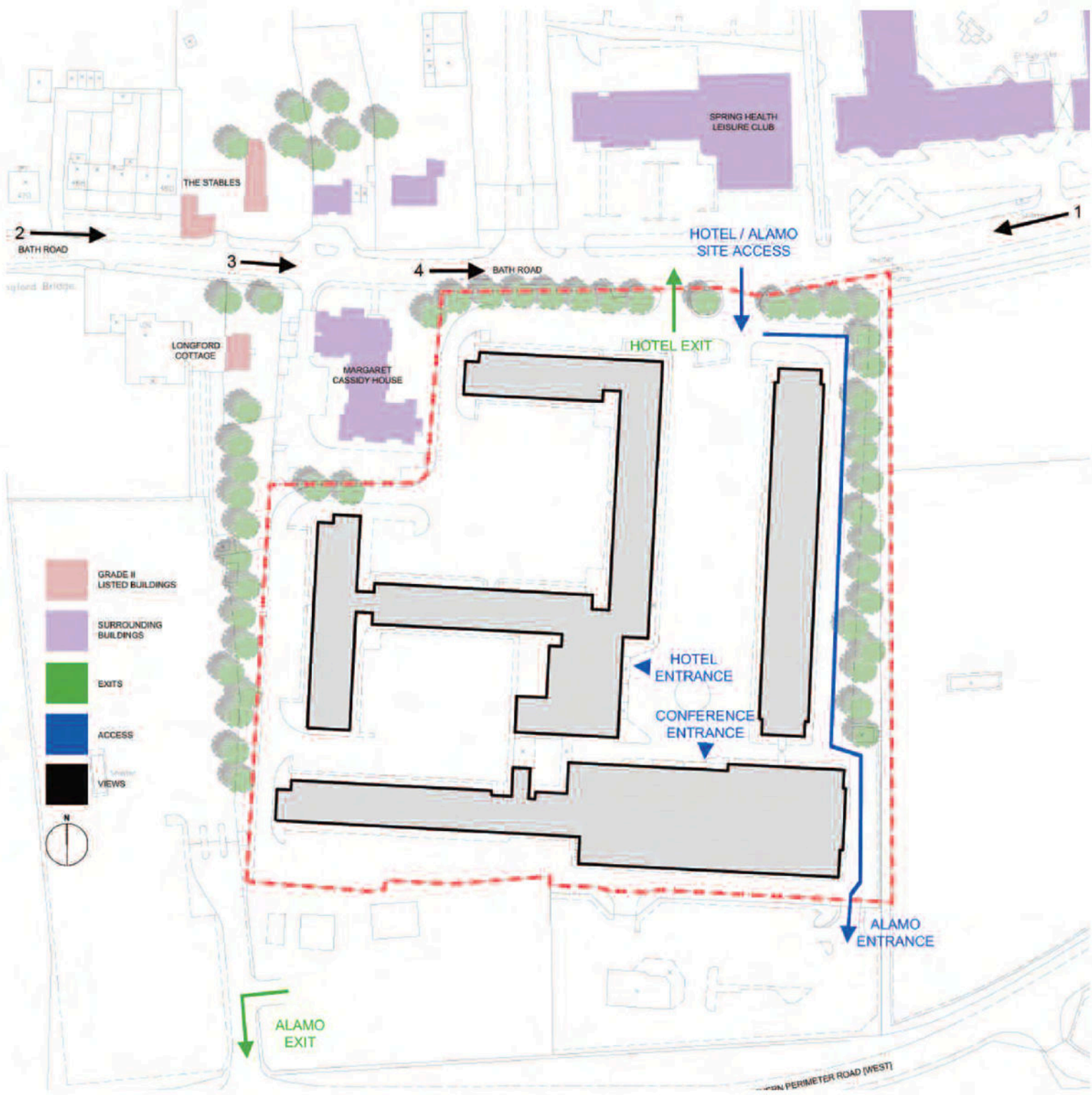












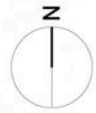


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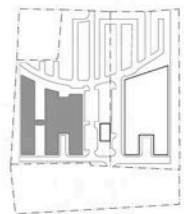
Budget Hotel
 Bath Road Heathrow

Ground Floor Plan
 PRELIMINARY
 Project No. Type Bg Number Zone/Lt Rev
 1-400@A3 13.02.09
9847 - T - 01 - 0100 - Z00 00

- KEY**
- Public Areas (corridors)
 - Bedrooms
 - Back of House
 - Restaurant / Bar
 - Staircases & Lifts
 - WC
 - Meeting Rooms



Notes



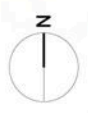


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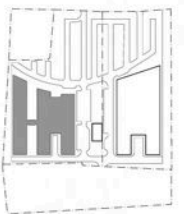
Budget Hotel
 Bath Road Heathrow

First Floor Plan
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 1-400@A3 13.02.09
9847 - T - 01 - 0101 - Z01 00

- KEY**
- Public Areas (corridors)
 - Bedrooms
 - Back of House
 - Staircases & Lifts



Notes



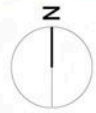


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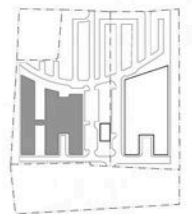
Budget Hotel
 Bath Road Heathrow

Second Floor Plan
 PRELIMINARY
 Project No. Type Bq Number Zone/Alt Rev
 1-100@A3 13.02.09
9847 - T - 01 - 0102 - Z02 00

- KEY**
- Public Areas (corridors)
 - Bedrooms
 - Back of House
 - Staircases & Lifts



Notes



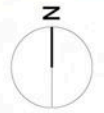


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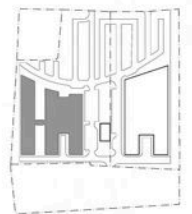
Budget Hotel
 Bath Road Heathrow

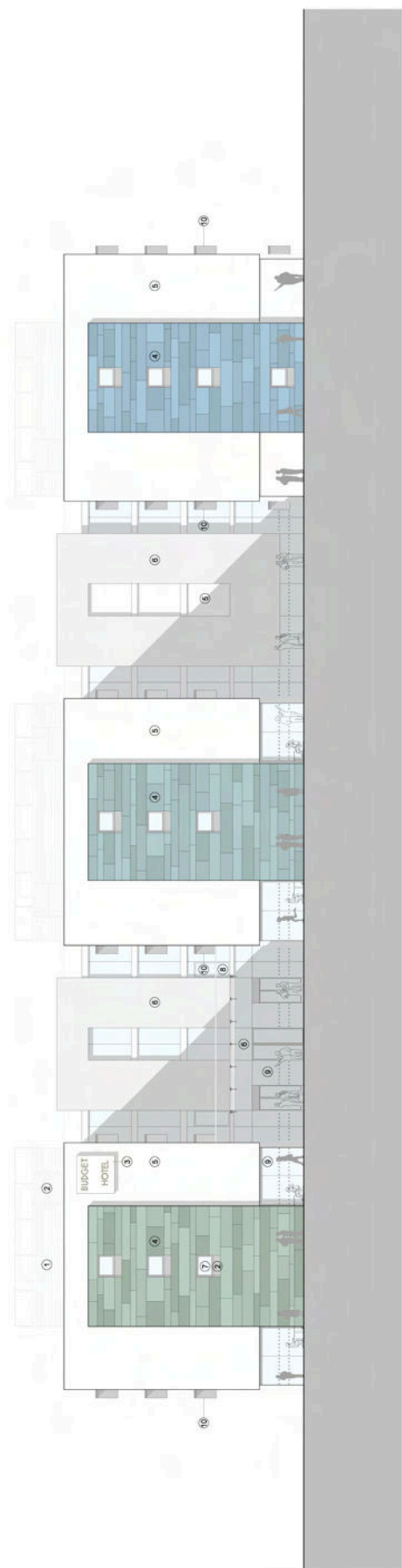
Third Floor Plan
 PRELIMINARY
 Project No. Type Bq Number Zone/Alt Rev
 1-100@A3 13.02.09
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- KEY**
- Public Areas (corridors)
 - Bedrooms
 - Back of House
 - Staircases & Lifts

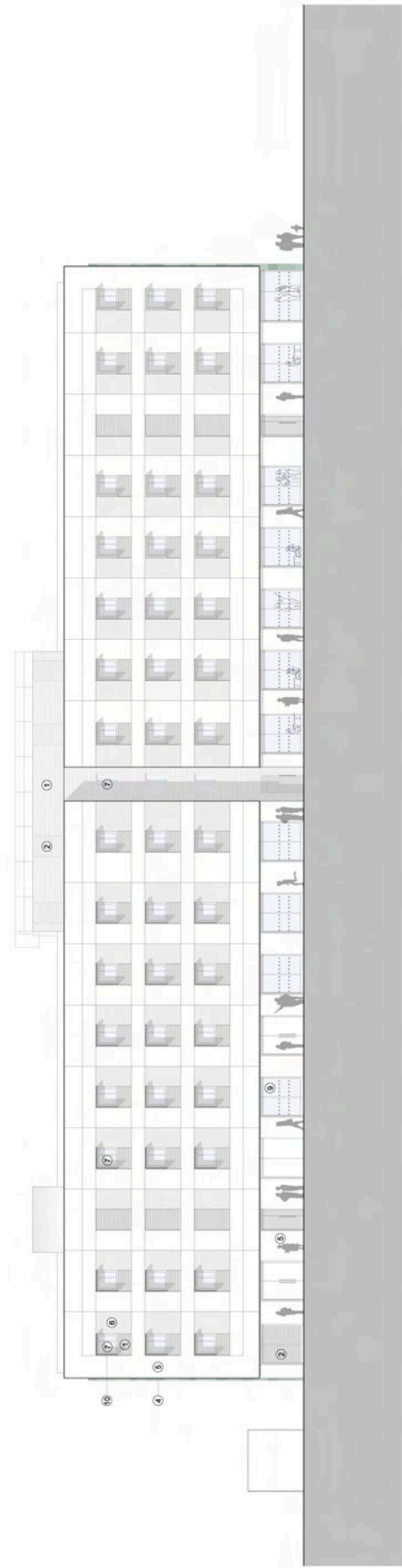


Notes





North Elevation



East Elevation

Legend

- 1 - Grey Aluminium PPC Paneling
- 2 - Grey Aluminium PPC Louvered Panels
- 3 - Coloured Timber Panels
- 4 - Coloured Timber Panels
- 5 - Grey Bladder
- 6 - Grey Bladder windows with E glass and internal secondary glazing
- 7 - Coloured Bladder
- 8 - Coloured Bladder windows with E glass and internal secondary glazing
- 9 - Coloured Bladder windows with E glass and internal secondary glazing
- 10 - Grey to Dark Grey Aluminium PPC Louvers
- 11 - 40mm blockwork
- 12 - 50mm cavity
- 13 - 150mm Rockwool insulation
- 14 - 150mm Rockwool insulation
- 15 - 270mm composite timber slab
- 16 - 270mm composite timber slab
- 17 - Double laminated glass with a layer of toughened glass rooftop

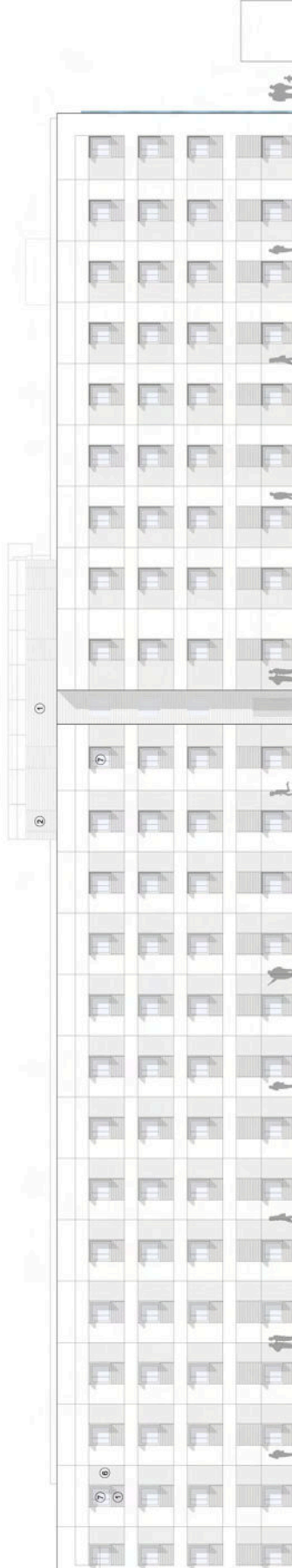
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 10, Mabley Way, ADU
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Budget Hotel
 B&H Hotel Heathrow
 Norm & East Elevations

Project No: 9847-T-01-0300-ZXX
 Date: 13.03.09
 Scale: 1:100@AO
 Status: PRELIMINARY



South Elevation



West Elevation

Legend

- 1 - Grey Aluminium PPC Paneling
- 2 - Grey Aluminium PPC Louvered Panels
- 3 - Coloured Timber Panels
- 4 - Coloured Timber Panels
- 5 - Grey Render
- 6 - Coloured Timber Panels
- 7 - Coloured Timber Panels
- 8 - Coloured Timber Panels
- 9 - Coloured Timber Panels
- 10 - Grey to Dark Grey Aluminium PPC Louvers

- 11 - 40mm brickwork
- 12 - 50mm cavity
- 13 - 150mm Rockwool insulation
- 14 - 150mm Rockwool insulation
- 15 - 270mm composite timber slab
- 16 - 270mm composite timber slab
- 17 - 270mm composite timber slab
- 18 - Double laminated glass with a layer of toughened glass rooftop

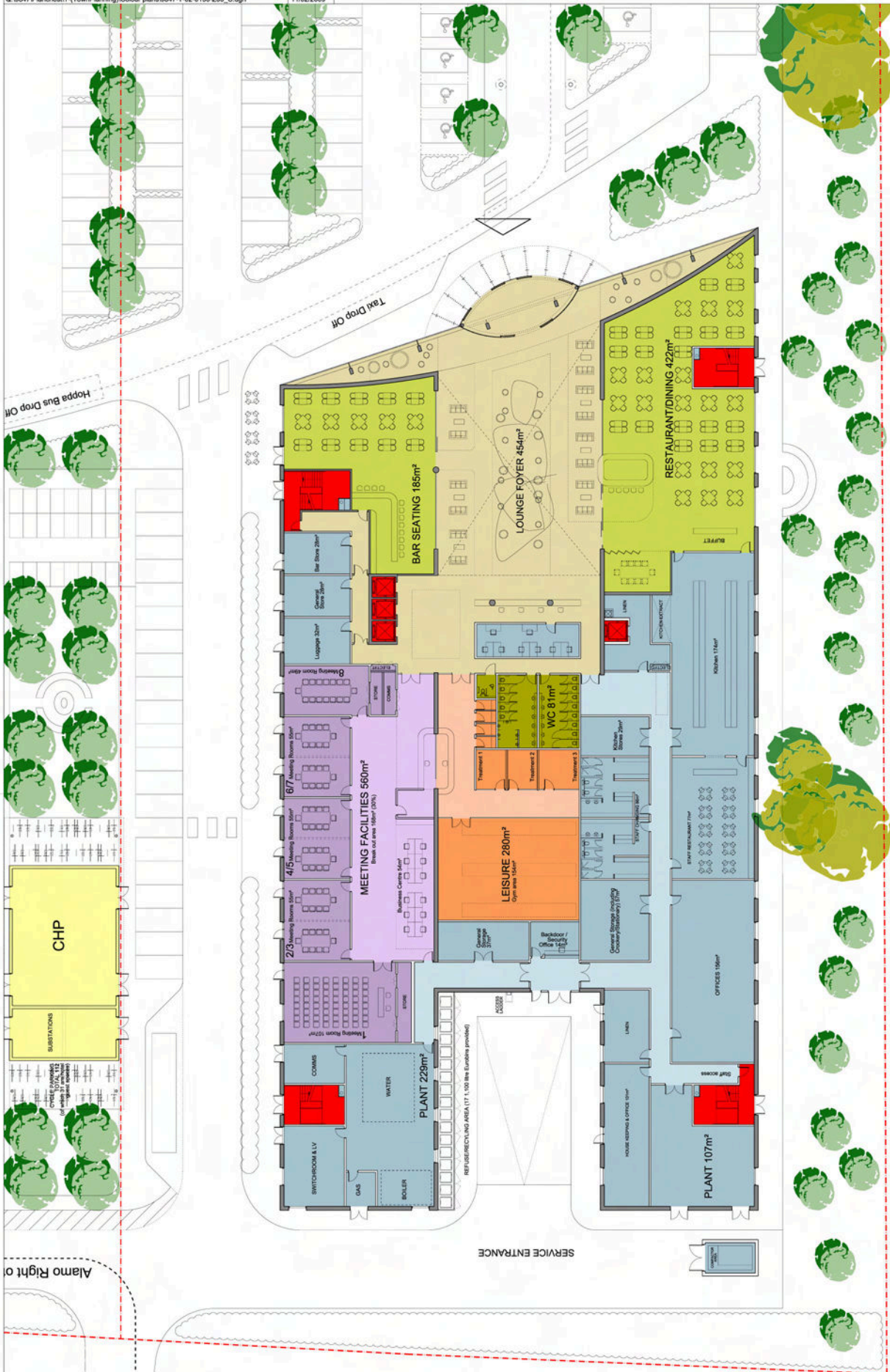
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Date: _____
 Drawn: _____

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Budget Hotel
 28th Hotel, Heathrow
 South & West Elevations

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 Date: 13.03.09
 Scale: 1:100@AO
 Status: PRELIMINARY



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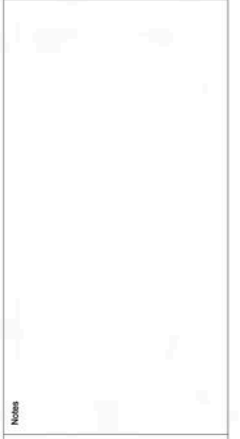
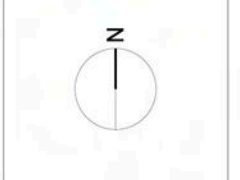
Guoman Hotel
 Bath Road Heathrow

Ground Floor Plan
 PRELIMINARY
 Project No: 1: 400 @ A3
 Type: Bar
 Number: 13.02.09
 Zone/L: Bar

9847 - T - 02 - 0150 - Z00 00

KEY

- CHP Unit
- Staircases & Lifts
- Public Areas (corridors)
- WC
- Bedrooms
- Meeting Rooms
- Back of House
- Restaurant / Bar
- Leisure



Notes



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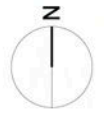
Guoman Hotel
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First Floor Plan

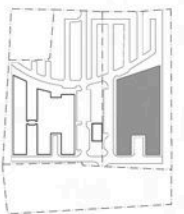
PRELIMINARY
 Project No. Type Bg Number Zone/UL Rev
 9847 - T - 02 - 0151 - Z01 00

KEY

- Public Areas (corridors)
- Bedrooms
- Back of House
- Staircases & Lifts



Notes





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Guoman Hotel
 Bath Road Heathrow

Second Floor Plan

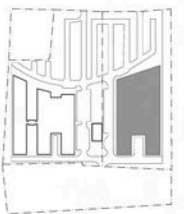
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KEY

- Public Areas (corridors)
- Bedrooms
- Back of House
- Staircases & Lifts



Notes





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Guoman Hotel
 Bath Road Heathrow

Third Floor Plan

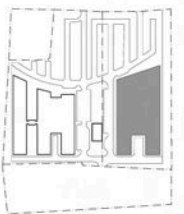
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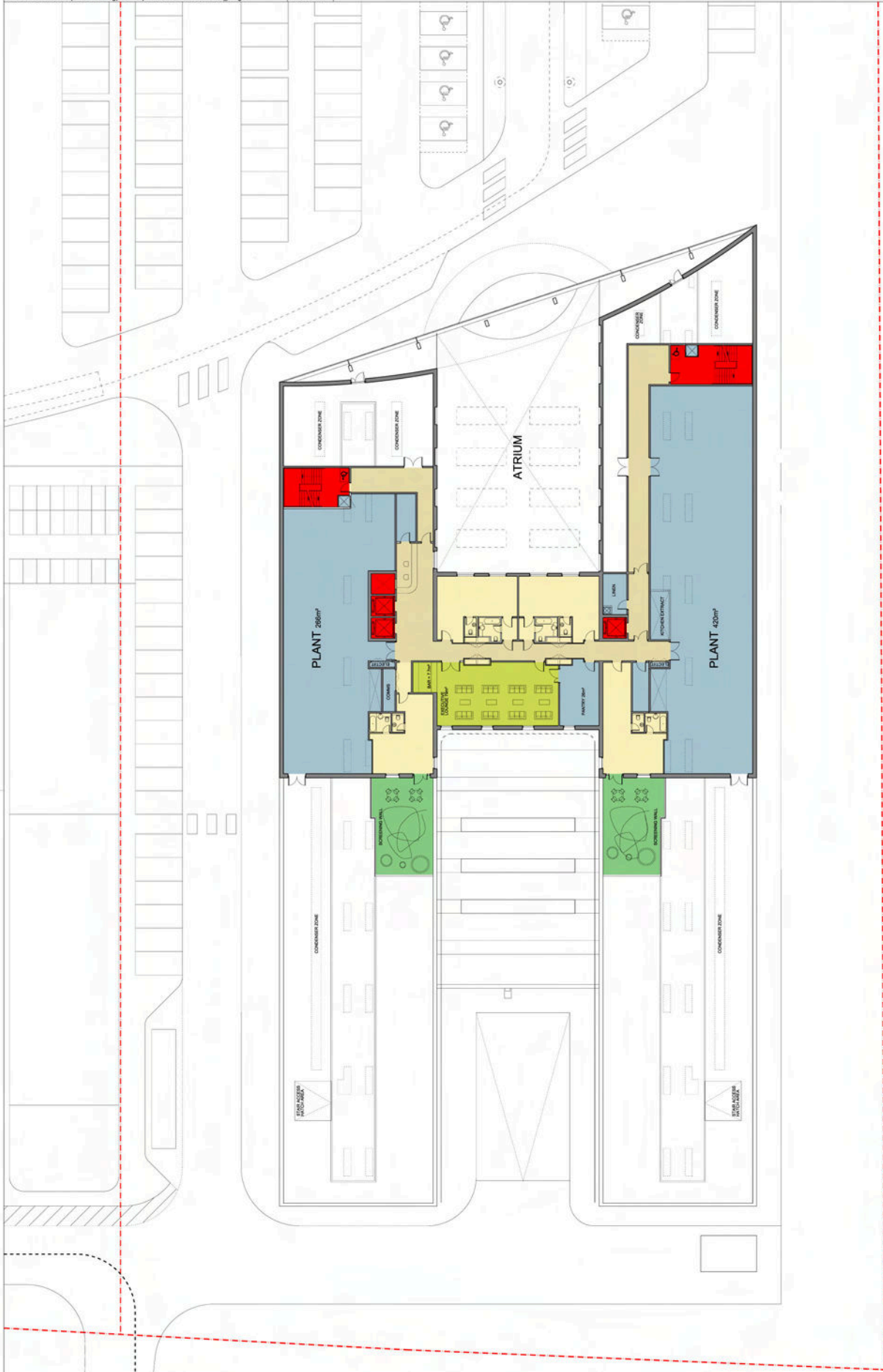
KEY

- Public Areas (corridors)
- Bedrooms
- Back of House
- Staircases & Lifts



Notes





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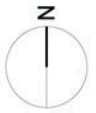
Guoman Hotel
 Bath Road Heathrow

Fourth Floor Plan

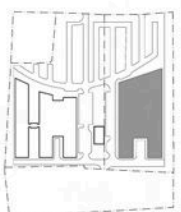
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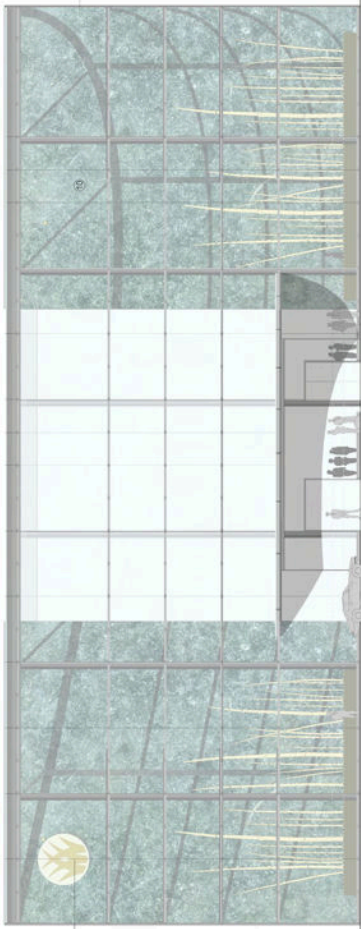
KEY

- Public Areas (corridors)
- Bedrooms
- Back of House
- Restaurant / Bar
- Staircases & Lifts
- External Terraces

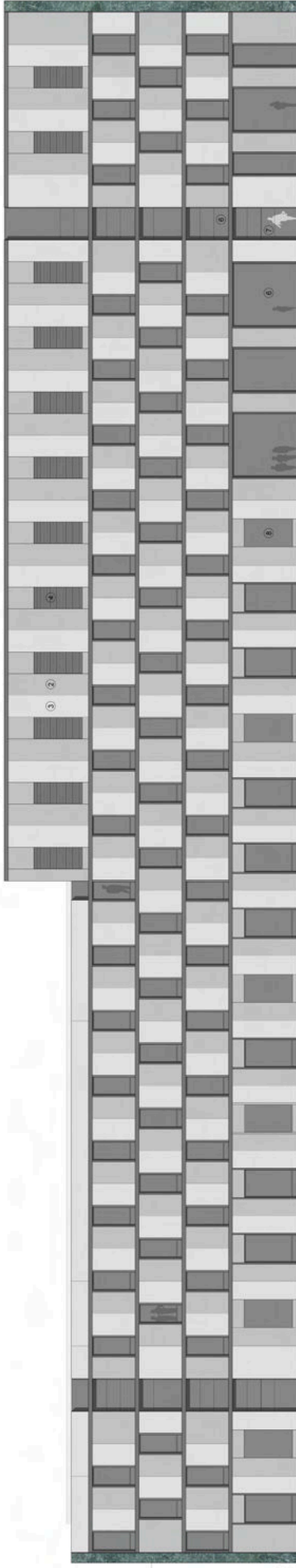


Notes





North Elevation



East Elevation

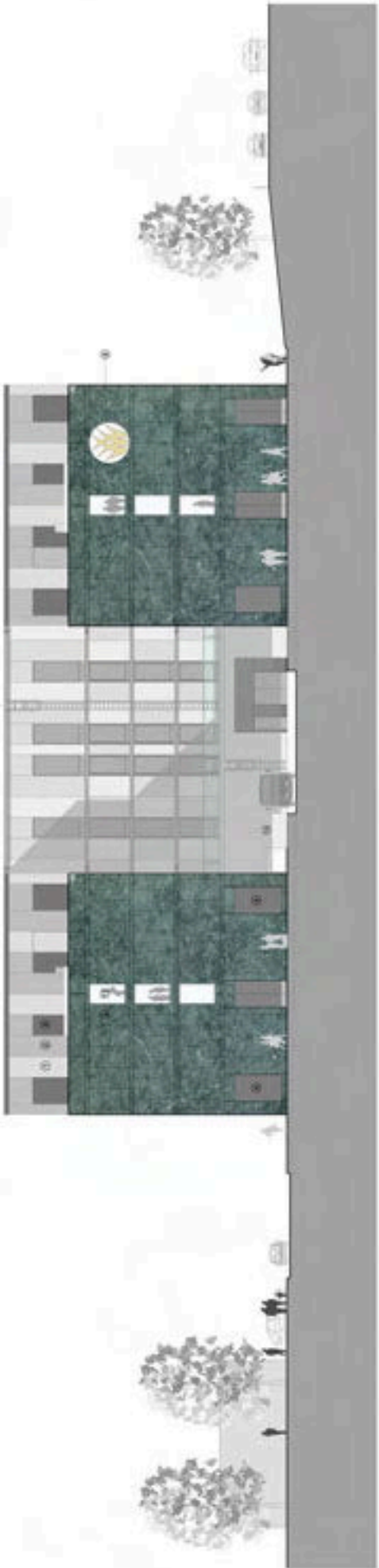
Legend

- 1 - Ebony (Metallic) Aluminium Panel (Synthulite/Alu or Similar)
- 2 - Quarry (Metallic) Aluminium Panel (Synthulite/Alu or Similar)
- 3 - Dark Grey (Metallic) Aluminium Panel (Synthulite/Alu or Similar)
- 4 - Grey Aluminium P/PC Louvered Panels
- 5 - Grey Aluminium P/PC Louvered Panels
- 6 - Grey Body (Iron) double glazed windows with E glass and internal secondary glazing
- 7 - Grey Body (Iron) double glazed windows with E glass and internal secondary glazing
- 8 - Body (Iron) glazed panel with opaque backing panel
- 9 - Hotel signage
- 10 - Clear panel glazing, double
- 11 - 10mm Clear P/PC Composite
- 12 - 10mm Clear P/PC Composite
- 13 - 10mm Clear P/PC Composite
- 14 - 10mm precast concrete panel
- 15 - 10mm precast concrete panel
- 16 - Grey Body (Iron) double glazed windows with E glass

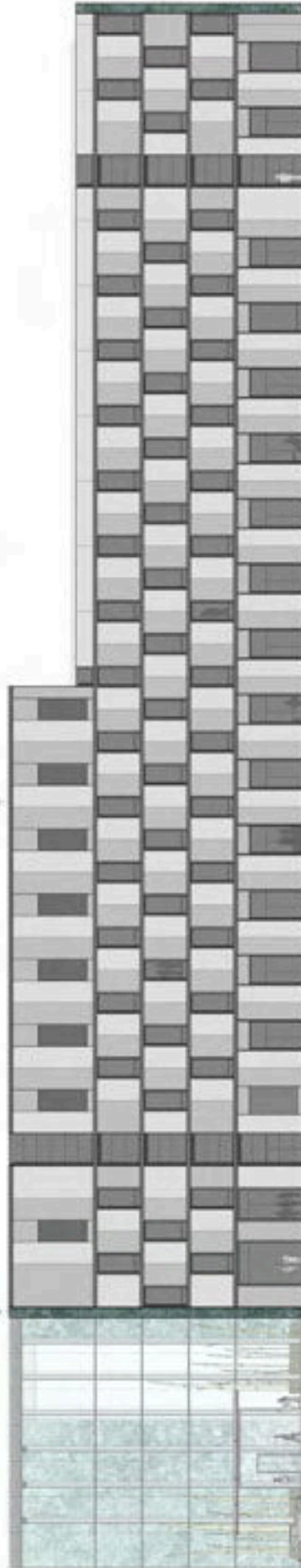
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 444 Old Street, London EC1A 3DF
 www.epr.co.uk

Customer: **Norm & East Elevations**
 EPR Hotel Refurbishment

Project No: **9847-T-02-0350-ZXX**
 Date: **13/03/2018**
 Scale: **1:100@A0**
 Status: **PRELIMINARY**



South Elevation

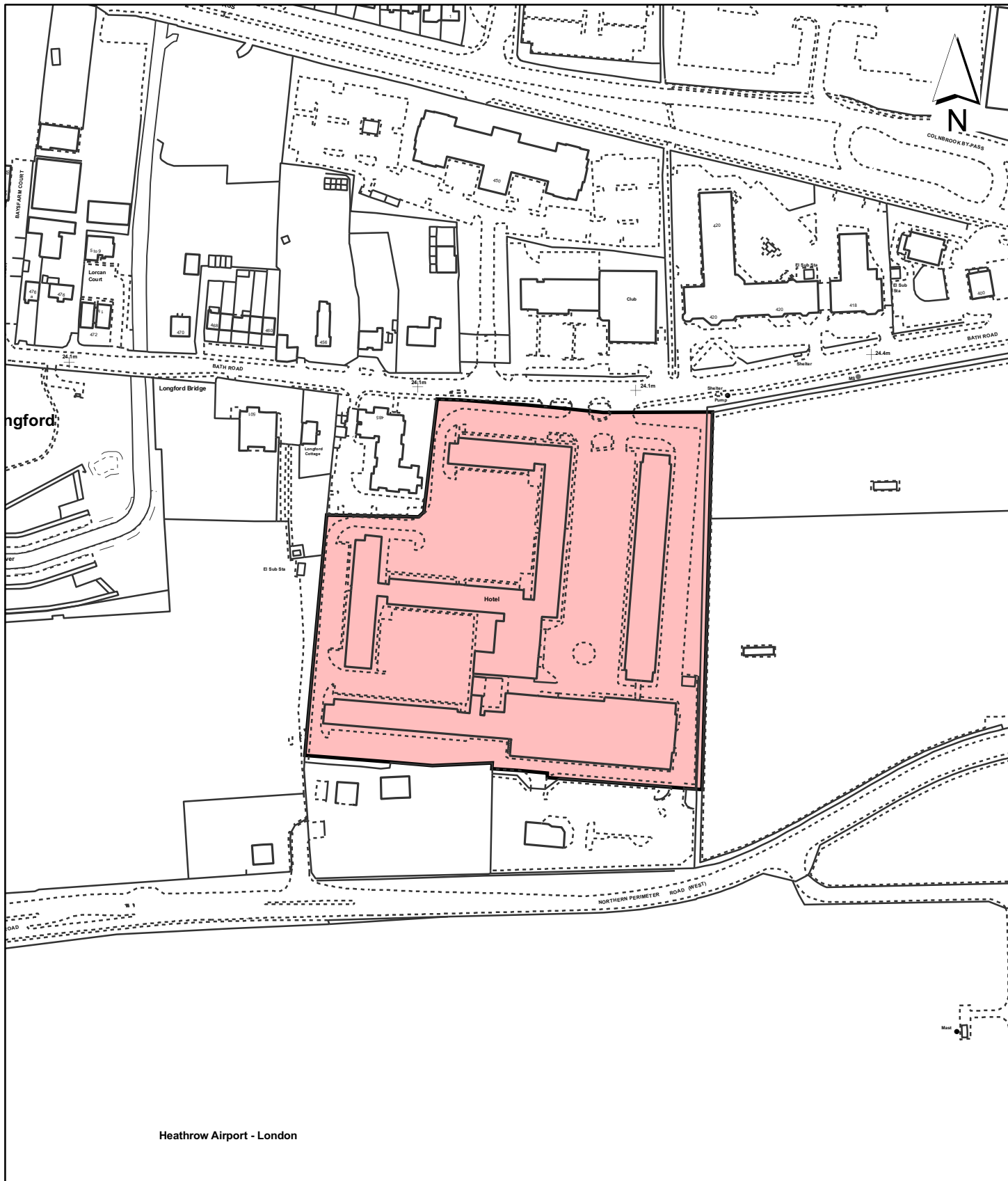


West Elevation

- Legend:**
1. Glass: Specialty Architectural Glass (Specification as noted)
 2. Stone: Natural, American Stone (Specification as noted)
 3. Brick: Architectural Brick (Specification as noted)
 4. Concrete: Architectural Concrete (Specification as noted)
 5. Metal: Aluminum (Specification as noted)
 6. Other: See Notes for material specifications with 8' panel and 12' panel with 6" and 8" panels
 7. Other: See Notes for material specifications with 12' panel with 6" and 8" panels
 8. Other: See Notes for material specifications

1. See Notes for material specifications
2. See Notes for material specifications
3. See Notes for material specifications
4. See Notes for material specifications
5. See Notes for material specifications
6. See Notes for material specifications
7. See Notes for material specifications
8. See Notes for material specifications

<p>  North Arrow </p>	<p>  Scale Bar </p>
---	---



Heathrow Airport - London

<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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p align="center">Heathrow Park Thistle Hotel Bath Road Longford</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">3063/APP/2009/415</p>	<p>Scale</p> <p align="center">1:2,500</p>	 <p align="center">HILLINGDON</p> <p align="center">Page 24</p>
	<p>Planning Committee</p> <p align="center">Central and South</p>	<p>Date</p> <p align="center">April 2009</p>	

Item No.2

Report of the Corporate Director of Planning & Community Services

Address LAND AT SIPSON FARM SIPSON ROAD SIPSON

Development: Extraction of sand and gravel as an extension to existing quarry at Wall Garden Farm backfilling with inert waste and restoration to agricultural land.

LBH Ref Nos: 45408/APP/2009/340






Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 19/02/2009

LEGEND

EXISTING FEATURES

-  TREES/WOODLAND (shown schematically)
-  NATIVE HEDGEROW (shown schematically)
-  BH16 GROUNDWATER/GAS MONITORING BOREHOLES
-  APPLICATION SITE BOUNDARY
-  APPLICATION SITE

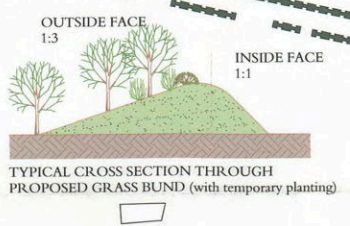


C	18/06/07	JP	Minor revisions
B	05/06/07	LC	Final design/vegetation added and boreholes amended
A	15/05/07	LC	Approved to client request
Rev	Date	By	Notes

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Client: HENRY STREETER (SAND & BALLAST) LTD
 Project: SIPSONS FARM
 Drawing Title: SITE CONTEXT PLAN
 Drawing Status: Planning
 Title: 1/1250 @ A1 Date: April 07 Drawn By: JP
 Drawing No.: 1107/11C

- EXISTING FEATURES**
- TREES/WOODLAND
 - NATIVE HEDGEROW
- PROPOSED FEATURES**
- TREE PLANTING
 - NATIVE TREE AND SHRUB PLANTING (less than 5% berry producing plants)
 - GRASS BUNDS (see typical section below)
 - EXTRACTION AREA



B	25/02/08	JP	Final design to permit tree protection
D	17/07/07	LC	Area worked amended
C	18/06/07	JP	Minor revisions
B	21/05/07	LC	Final design and vegetation added
A	15/05/07	LC	Amended to client request

Scale: 1:1000

Client: HENRY STREETER (SAND & BALLAST) LTD

Project: SIPSONS FARM

Drawing Title: METHOD OF WORKING PLAN

Drawing Scale: Planning

Scale: 1/1250 @ A1 Date: April 07 Drawn By: JPM

Drawing No: 1107/12E

LONDON OFFICE: 100 BROADWAY CHANCERY LANE EC2M 2DD

PARTIDGE ASSOCIATES

100 BROADWAY CHANCERY LANE EC2M 2DD

020 7463 3000

www.partidgeassociates.com



LEGEND

EXISTING FEATURES

- TREE PLANTING (planted at start of works)
- NATIVE TREES & SHRUBS (planted at start of works)
- LEVELS
- DRAINAGE DITCH
- TREES/WOODLAND
- NATIVE HEDGEROW

PROPOSED FEATURES

- TREE PLANTING
- NATIVE HEDGE
- NATIVE TREE AND SHRUB PLANTING (less than 5% berry producing plants)
- LEVELS
- CONTOURS



LOCATION OF VHF RECEIVER

DITCH LOCATED ALONG CENTRE OF UNWORKED STRIP OF LAND

New hedge and trees to provide field division

New tree & shrub buffer to bring overall width of planting to 20m

Plants previously carried out at start of works

HARLINGTON DOORSTEP WA (Public Open Space area)

D	17/07/07	LC	Drainage ditch installed
C	18/06/07	JP	Minor revisions
B	21/05/07	LC	Existing trees and vegetation added.
A	15/05/07	LC	Amended to client request
Rev	Issue	By	Notes

Client: **HENRY STREETER (SAND & BALLAST) LTD**

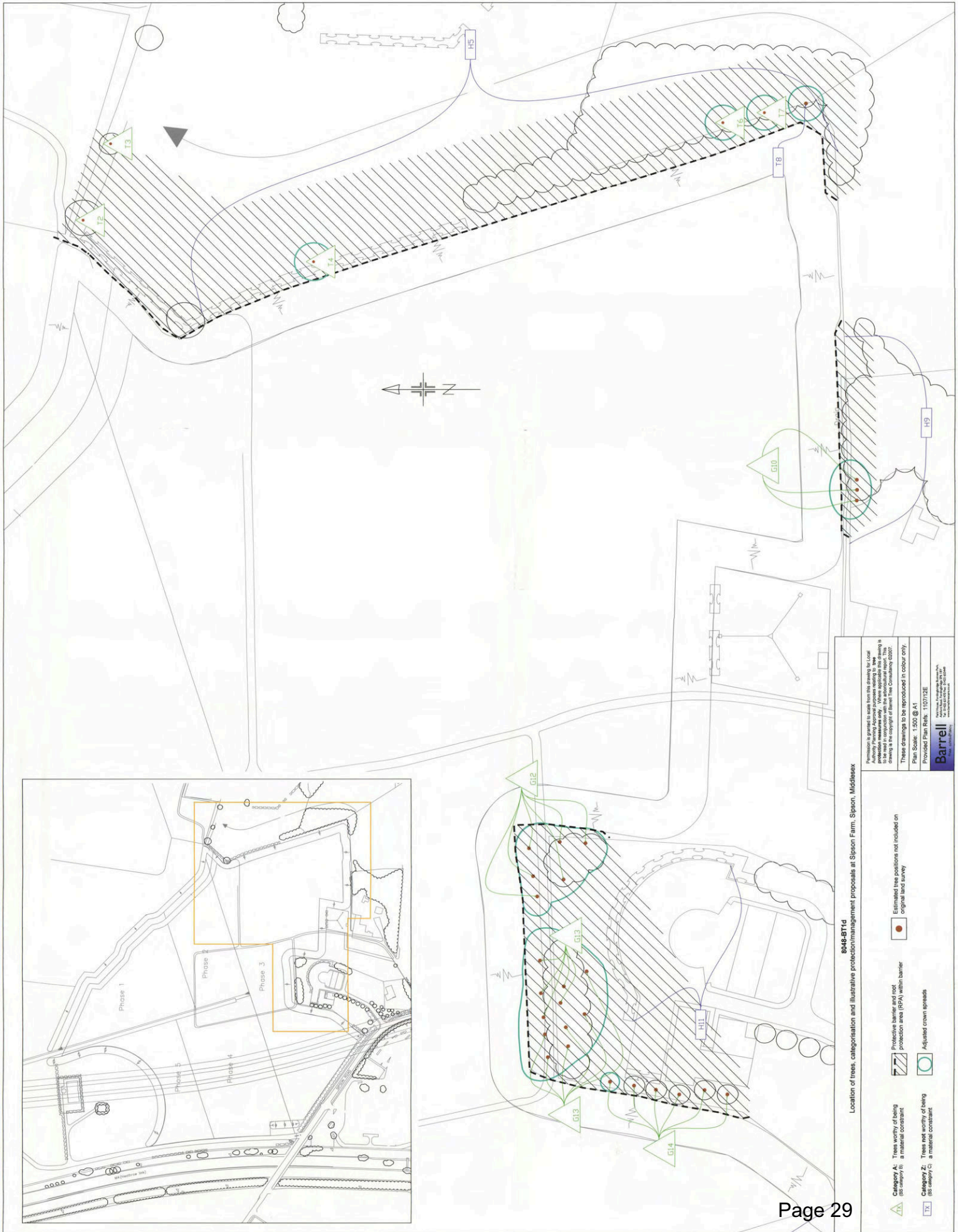
Project: **SIPSONS FARM, HARLINGTON**

Drawing Title: **FINAL RESTORATION PLAN**

Drawing Date: 1/12/06 @ A1
 Date: April 07
 Drawn By: JP
 Drawing No: 1107/13D

PARKTRIDGE ASSOCIATES

1107/13D



8048-BT1d
 Location of trees, categorisation and illustrative protection/management proposals at Sipson Farm, Sipson, Middlesex

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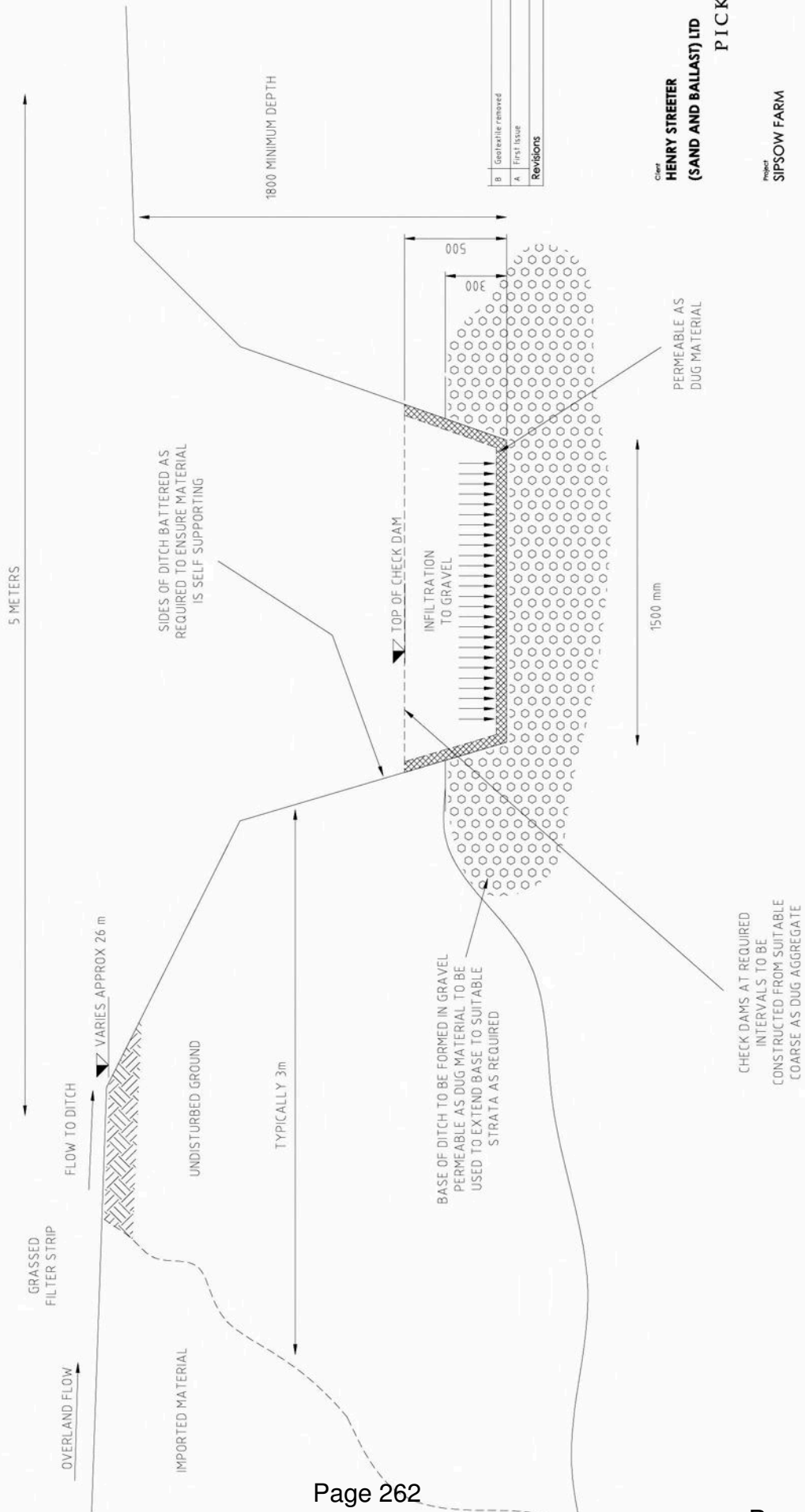
Plot Scale: 1:500 @ A1
 Provider: Plan Ref: 107/12E
 Date: 10/12/2012

Barrell
 Tree Consulting
 107/12E
 107/12E
 107/12E

Category A: Trees worthy of being retained (B1 category B1) a material constraint
 Category B: Trees not worthy of being retained (B2 category B2) a material constraint
 Protective barrier and root protection area (RPA) within barrier
 Estimated tree positions not included on original land survey
 Adjusted crown spreads
 TX

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

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B	Geotextile removed	14/04/09(N)	PK
A	First Issue	09/04/09(N)	PK
Revisions		Date	Drawn/Chkd

Client
**HENRY STREETER
(SAND AND BALLAST) LTD**
**PICK
EVERARD**
Architects
Consulting Engineers
Project Managers
Surveyors
Hillside House
Charnes Street
Leicester
LE1 7PQ
Phone: 0116 223 4400
Fax: 0116 223 44112323
consulting@pick-everard.co.uk
www.pick-everard.co.uk

Project
SIPSON FARM

Drawing No	090163/C/001
Revision	B
Scale - unless otherwise stated	1:20
Sheet Number	Of 3
Status	DRAFT

TYPICAL DETAIL DRAINAGE DITCH
SCALE 1:20

Item No.3

Report of the Corporate Director of Planning & Community Services

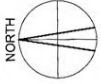
Address UNIT B, PROLOGIS PARK STOCKLEY ROAD WEST DRAYTON

Development: RESERVED MATTERS (DETAILS OF SITING, DESIGN, EXTERNAL APPEARANCE AND LANDSCAPING) OF UNIT B (EMPLOYMENT COMPONENT) IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION REF.18399/APP/2005/3415 DATED 27/01/2006: VARIATION OF CONDITIONS (TO ALLOW SEPARATE PHASED SUBMISSIONS OF DETAILS RELATING TO RESIDENTIAL AND EMPLOYMENT COMPONENTS OF THE DEVELOPMENT) OF OUTLINE PLANNING PERMISSION REF. 18399/APP/2004/2284 DATED 19/08/2005: REDEVELOPMENT OF THE SITE FOR A MIXED-USE DEVELOPMENT COMPRISING USE CLASSES B1(a) & (c), B2 AND B8 EMPLOYMENT USES AND C3 RESIDENTIAL USE (UP TO A MAXIMUM OF 101 UNITS) WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING.

LBH Ref Nos: 18399/APP/2009/423

Date Plans Received:	03/03/2009	Date(s) of Amendment(s):	03/03/2009
Date Application Valid:	09/03/2009		11/03/2009

NOTES:
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 ADOPTED HIGHWAY BOUNDARIES BASED ON INFORMATION
 RECEIVED FROM LONDON BOROUGHS OF HILLINGDON



UNIT B (GA)	
Unit	5,987 m ² 64,551 sq ft
Office	877 m ² 9,445 sq ft
Total	6,874 m² 73,996 sq ft
Site Plot Area	3,009 A 1,251 Ha



REV	DATE	FILE NAME	IN	PK	CHK
1	27/02/2009	FILE NAME			

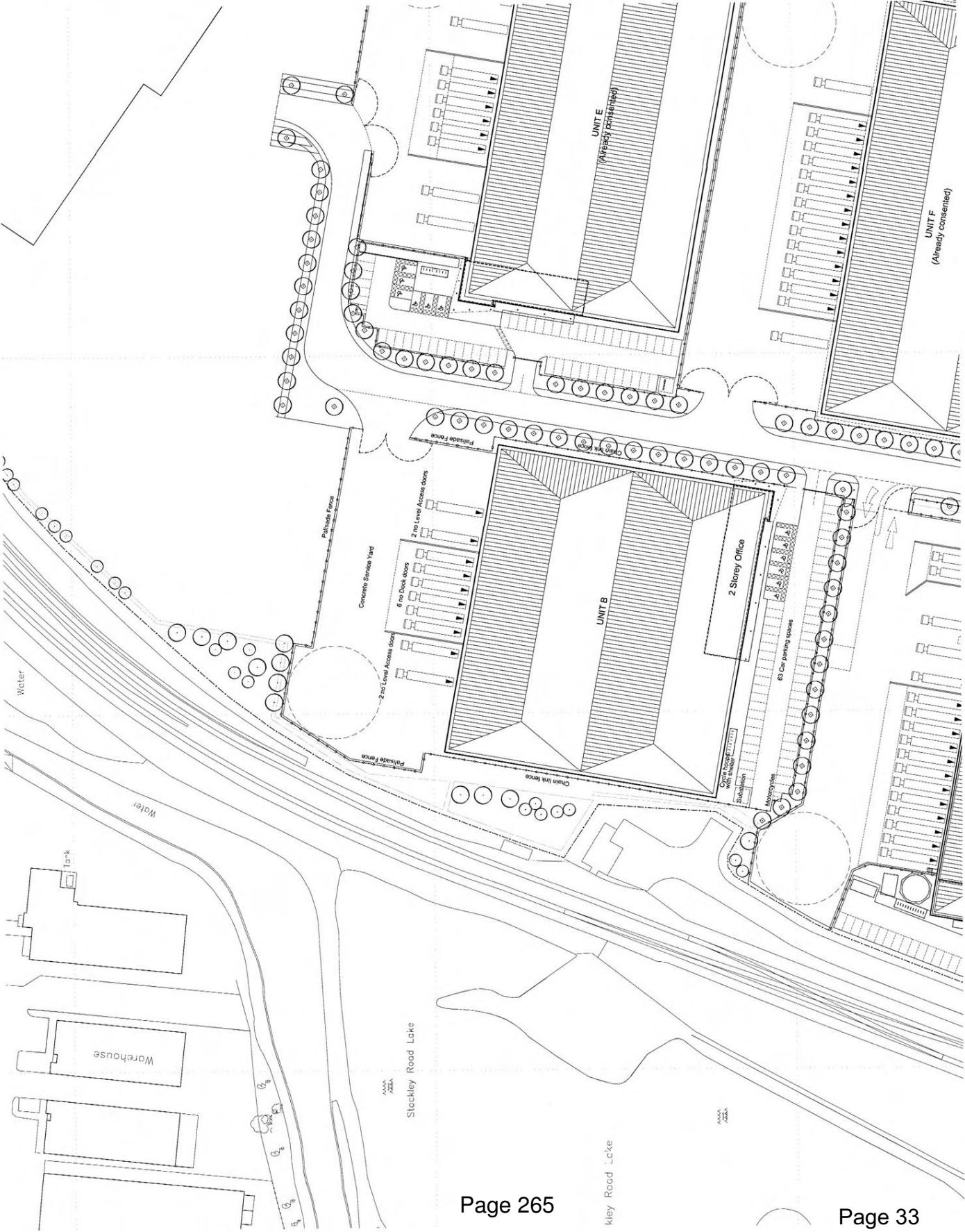
PROLOGIS
The Global Distribution Solution

MICHAEL SPARKS ASSOCIATES
CHARTERED ARCHITECTS

11 BARD PLACE
LONDON W8 4PU
TELEPHONE: 020 7706 8100
FAX: 020 7706 8101

TITLE: PROLOGIS PARK, HAYES
DRAWING: UNIT B
EXISTING SITE PLAN
CLIENT: PROLOGIS DEVELOPMENTS LTD.

DATE: FEBRUARY 2009 **SCALE:** 1:500 @ A1 **DRAWN:**
STATUS: PLANNING **CHECKED:** PW
PLANNING NUMBER: 30017-PL-002



NOTES:

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 BASED ON ORDNANCE SURVEY DATA 3/10/06 L1
 BASED ON OS MAP REPRODUCED BY PERMISSION OF
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 W131518
 DIMENSIONS AND PLANNING INFORMATION
 RECEIVED FROM LANDOWNERS/AGENTS OF ALL PLANNING



UNIT B (GIA)	
Unit	5,977 m ²
Offices	877 m ²
Total	6,874 m ²
Site Prod Area	3.85 A
	1.56 HA

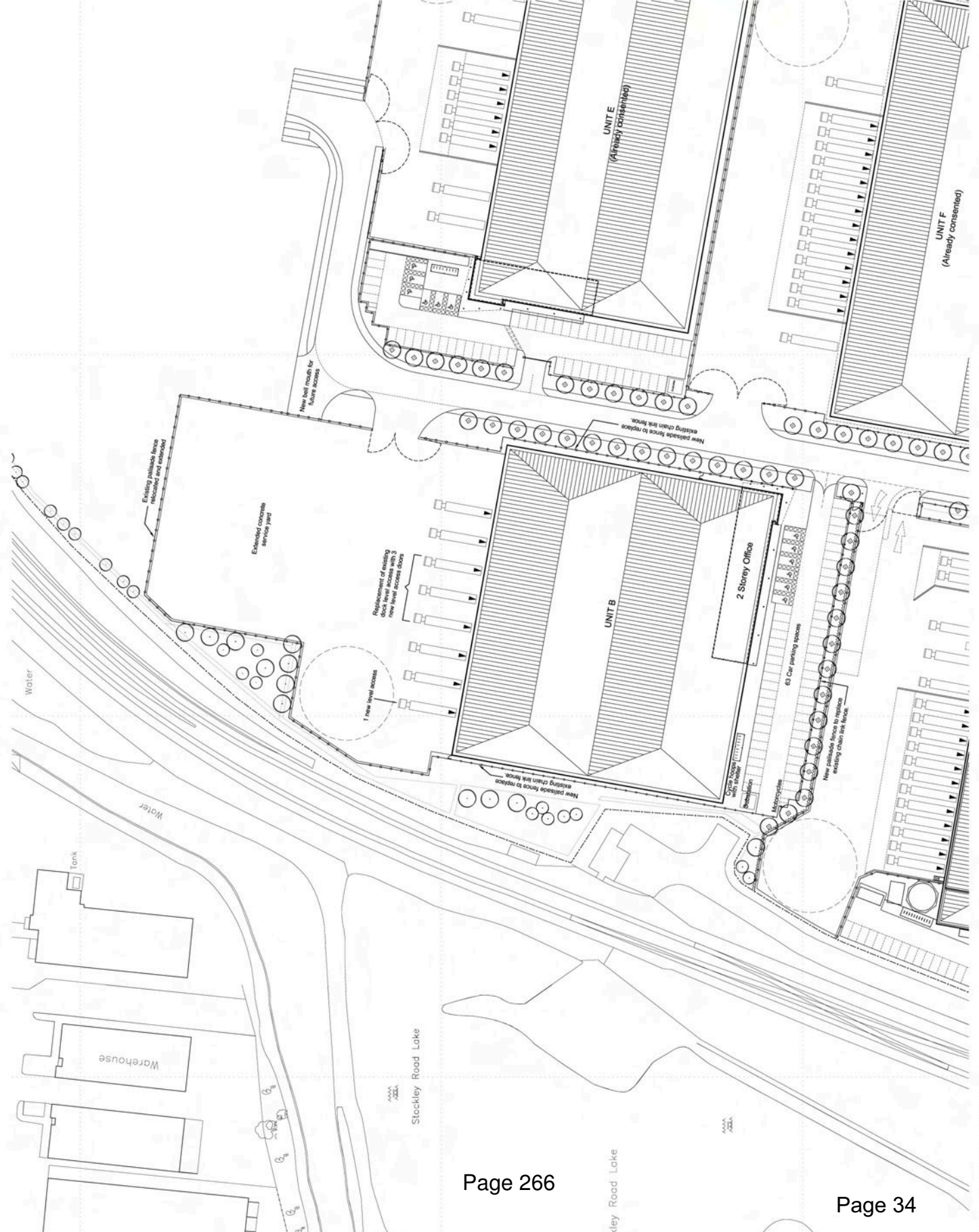
REV	DATE	COMMENT	IN	FW	DATE CHECK
A	18/01/2009	Site Area Amended			
-	27/02/2009	Final Issue			

11 PARK PLACE
 LONDON W8 5RF
 TELEPHONE 020 7738 8142
 FAX 020 7738 8099
 INFO@MICHAELSPARKS.COM

TITLE: PROLOGIS PARK, HAYES
 DRAWING: UNIT B
 PROPOSED SITE PLAN
 CLIENT: PROLOGIS DEVELOPMENTS LTD.

DATE: FEBRUARY 2009
 SCALE: 1:500 @ A1
 DRAWN: [Name]
 CHECKED: [Name]
 APPROVED: [Name]
 DISCIPLINE: PLANNING

DRAWING NUMBER: 300117-PL-005A



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 MICHAEL SPARKS ASSOCIATES AT THE ABOVE ADDRESS

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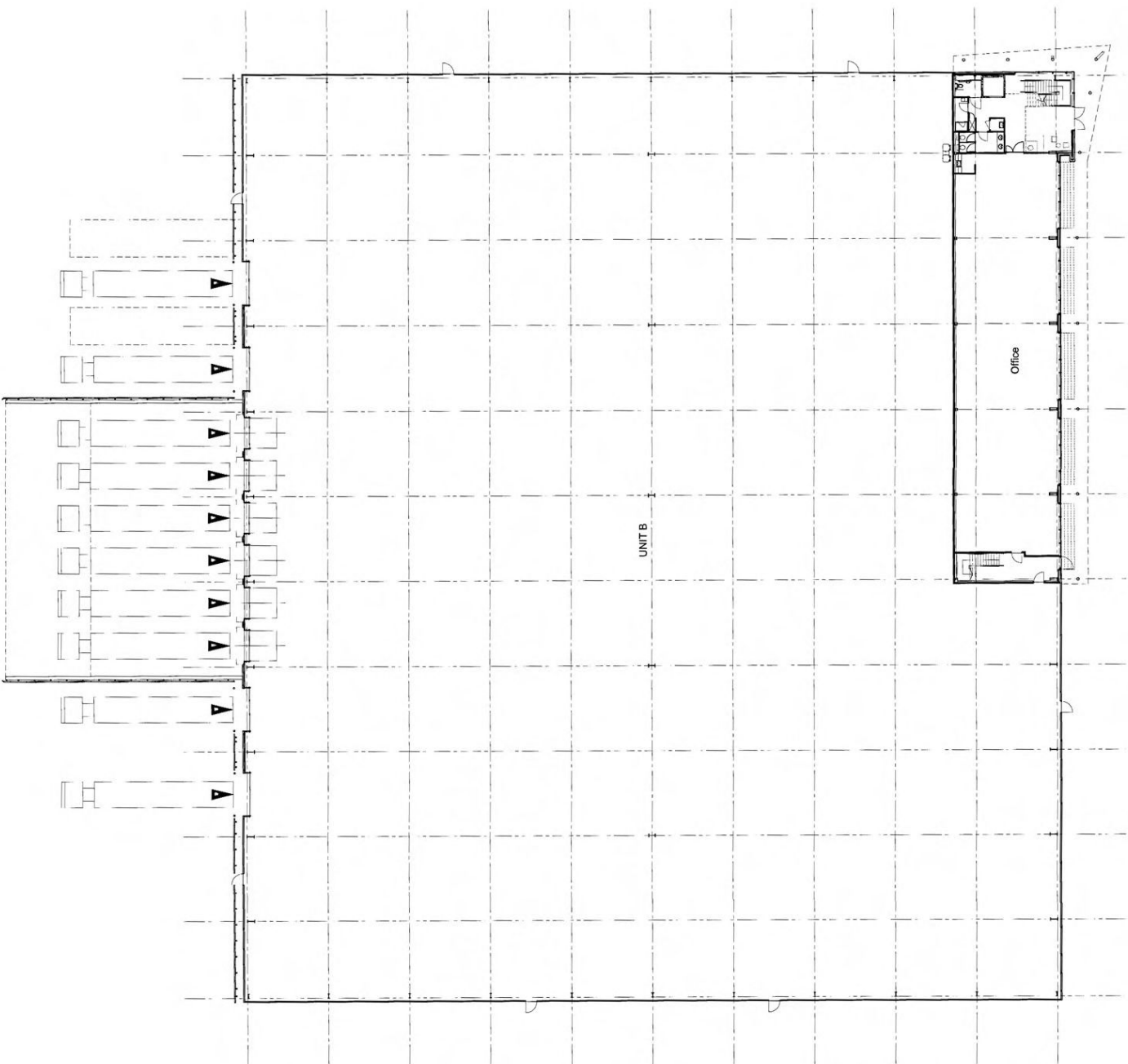
REV	DATE	BY	COMMENT	IN	FW	CHK

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MICHAEL SPARKS ASSOCIATES
 CONSULTING ARCHITECTS

11 PLYMOUTH ROAD
 SUDBURY, ONTARIO
 CANADA N3B 3Y4
 TELEPHONE: (505) 774-1422
 FAX: (505) 774-3848
 WWW.MSASOCIATES.COM

FILE	PROLOGIS PARK, HAYES
DRAWING	UNIT B
TITLE	EXISTING GROUND FLOOR PLAN
CLIENT	PROLOGIS DEVELOPMENTS LTD.
DATE	FEBRUARY 2008
SCALE	1:200 @ A1
DESIGNED BY	PLANNING
CHECKED BY	PJV
DRAWING NUMBER	30117-PL-003




01 GROUND FLOOR PLAN
 1:200
 003


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 15 FEB 2020
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 MICHAEL SPARKS ASSOCIATES

REV	DATE	COMMENT	BY	CHKD
1	27/02/2009	Final Issue		



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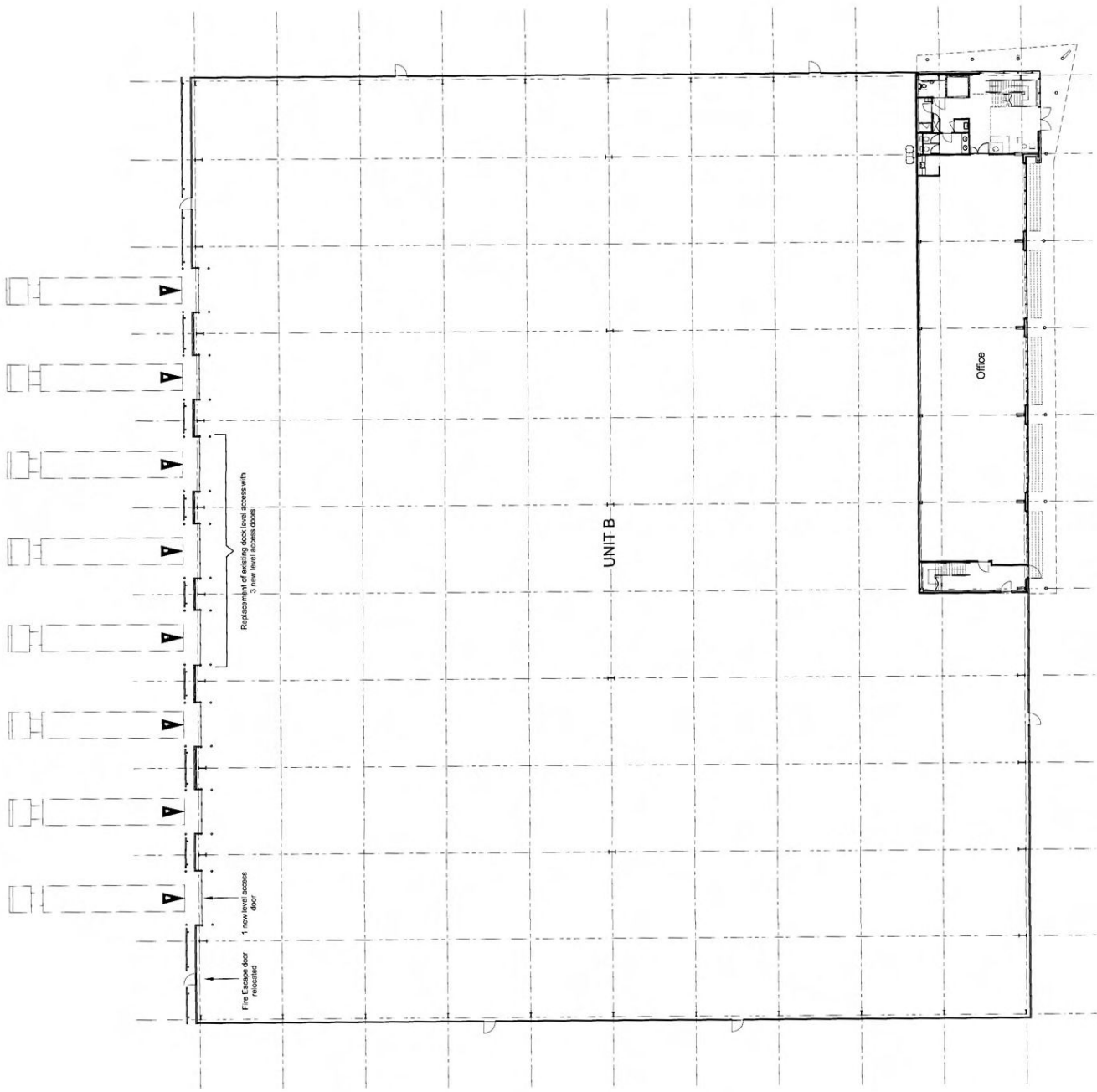
MICHAEL SPARKS ASSOCIATES
CONSULTING SERVICES

11 PAUL PLACE
SUITE 1000
LOS ANGELES, CA 90015
TEL: (310) 552-7744 FAX: (310) 552-3888
WWW.MICHAELSPARKS.COM

TITLE: PROLOGIS PARK, HAYES
 DRAWING: UNIT B
 PROPOSED GROUND FLOOR PLAN
 CLIENT: PROLOGIS DEVELOPMENTS LTD.

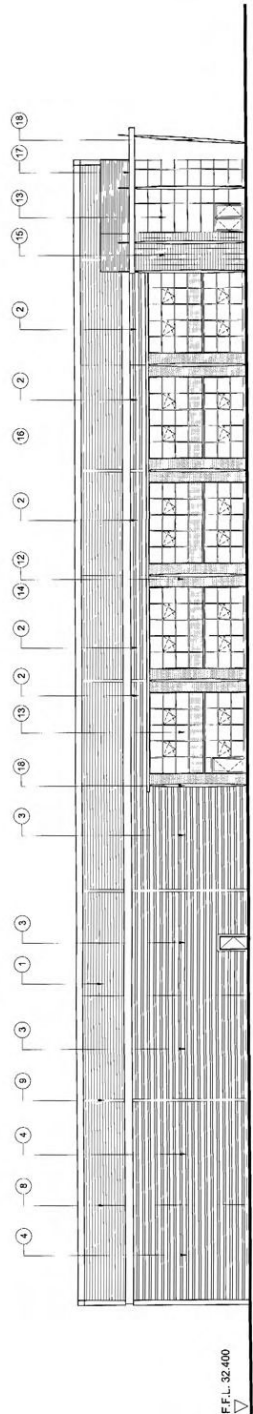
DATE: FEBRUARY 2009 SCALE: 1:200 @ A1
 DRAWN: [Name]
 CHECKED: [Name]
 PLANNING: [Name]
 PW: [Name]

PROJECT NUMBER: 30117-PL-006

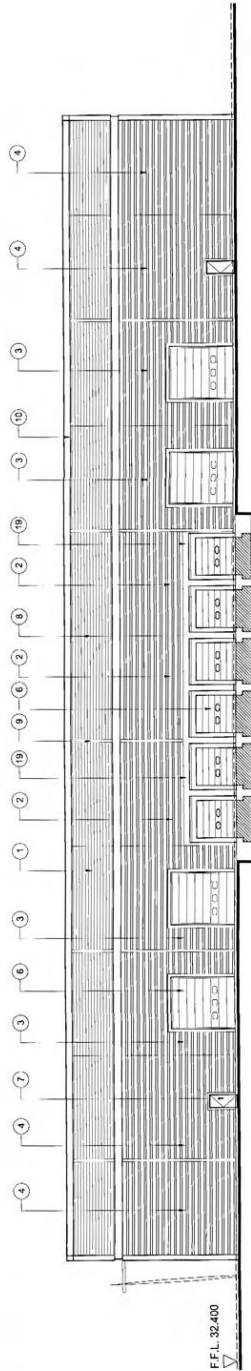


01 GROUND FLOOR PLAN
 1:200

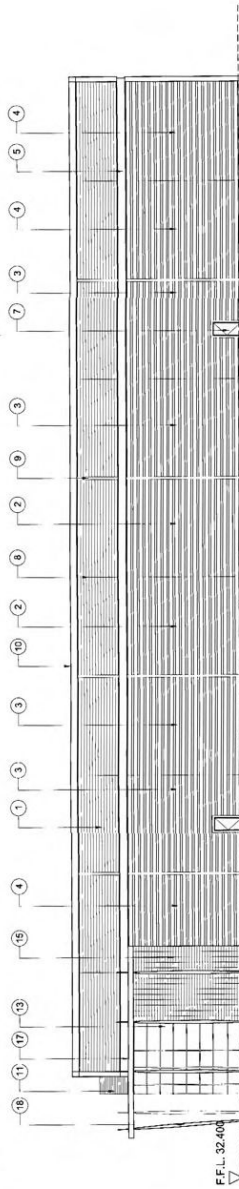
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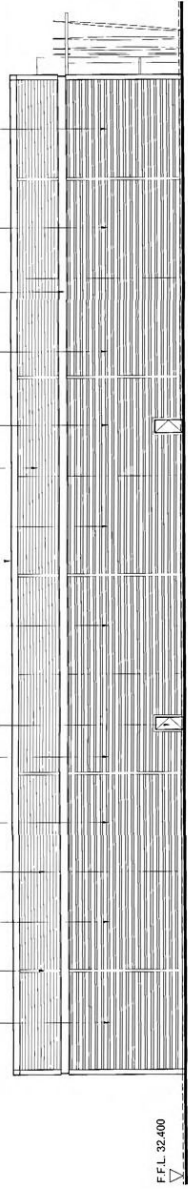
01 SOUTH ELEVATION
 004 1:200



02 NORTH ELEVATION
 004 1:200



03 EAST ELEVATION
 004 1:200



04 WEST ELEVATION
 004 1:200

SCHEDULE OF EXTERNAL FINISH MATERIALS

UNIT

1. Upper Portico Wall Cladding
 100 x 1200 (horizontal) 1611 rivets (grey), metal cladding
 Frame: Black Steel (colour: RAL 9005) (metal: grey)
2. Lower Portico Wall Cladding
 CA-3102 1611 rivets (grey)
 Frame: Black Steel (colour: RAL 9005) (metal: grey)
3. Lower Portico Wall Cladding
 CA-3102 1611 rivets (grey)
 Frame: Black Steel (colour: RAL 9005) (metal: grey)
4. Lower Portico Wall Cladding
 CA-3102 1611 rivets (grey)
 Frame: Black Steel (colour: RAL 9005) (metal: grey)
5. High Level Horizontal Band
 Aluminium, colour: RAL 9006 (metal: grey)
6. Landing Doors - steel access
 A: black stainless
 B: stainless steel
7. Joints
 J: black stainless
8. Joints
 J: black stainless
9. Joints
 J: black stainless
10. Roof
 10: black stainless
11. Porcelain, concrete, wall
 Porcelain, concrete, wall

OFFICES

11. Porcelain Wall Cladding/Panel
 Frame: Black Steel (colour: RAL 9005) (metal: grey)
 Ceramic: Cream
12. Block (interior cavity)
 Double glazed green tinted aluminium frame (interior panel: cream)
 aluminium frame (interior panel: cream) (interior panel: cream) (interior panel: cream)
13. Curtain Walling
 aluminium frame (interior panel: cream) (interior panel: cream) (interior panel: cream) (interior panel: cream)
14. Curtain Walling (interior panel: cream)
 aluminium frame (interior panel: cream) (interior panel: cream) (interior panel: cream) (interior panel: cream)
15. Aluminium Cladding
 Aluminium panel (colour: RAL 9006) (metal: grey)
 Aluminium panel (colour: RAL 9006) (metal: grey) (interior panel: cream) (interior panel: cream)
16. Floor Slab
 Precast concrete slab (interior panel: cream) (interior panel: cream) (interior panel: cream) (interior panel: cream)
17. Overlapping canopy
 Precast concrete slab (interior panel: cream) (interior panel: cream) (interior panel: cream) (interior panel: cream)
18. Tapered columns
 Painted metal finish to match RAL 9006 (metal: grey)

REV	DATE	BY	CHK	COMMENT
1	27/02/2009			

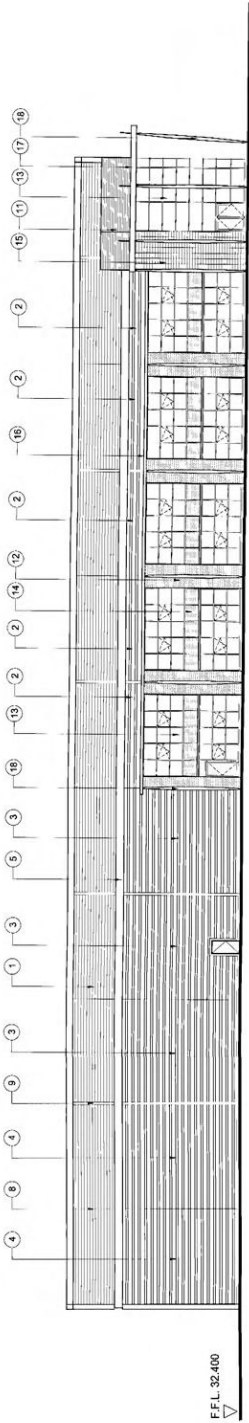
Prologis
 The Global Distribution Solution

Michael Sparks Associates
 CONSULTING ARCHITECTS

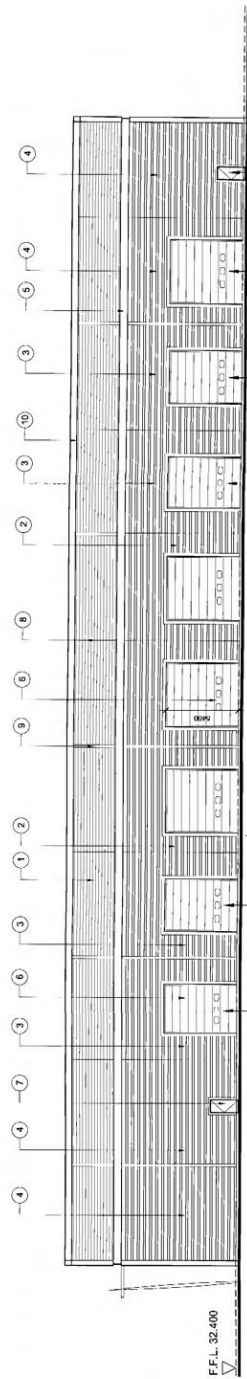
15 DUNDAS STREET WEST
 TORONTO, ONTARIO M5G 1R3
 TEL: (416) 329-2886 FAX: (416) 329-2888
 info@msa-architects.com

TITLE	PROLOGIS PARK, HAYES
PHASE	UNIT B
EXISTING ELEVATIONS	
CLIENT	PROLOGIS DEVELOPMENTS LTD.
DATE	FEBRUARY 2009
DRAWN	DM
CHECKED	PW
DATE	1:200 @ A1
STATUS	PLANNING
DRAWING NUMBER	30117-PL-004

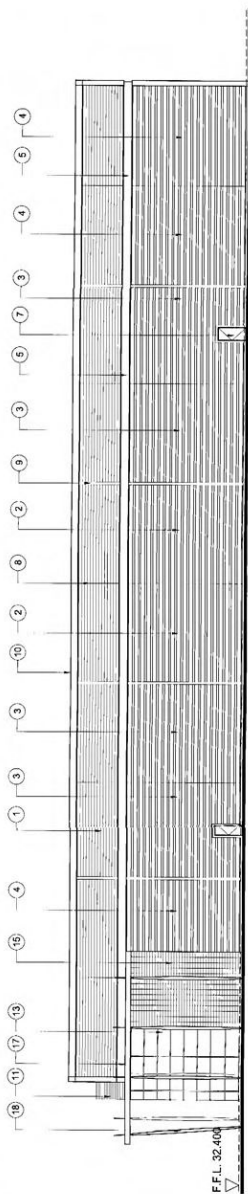




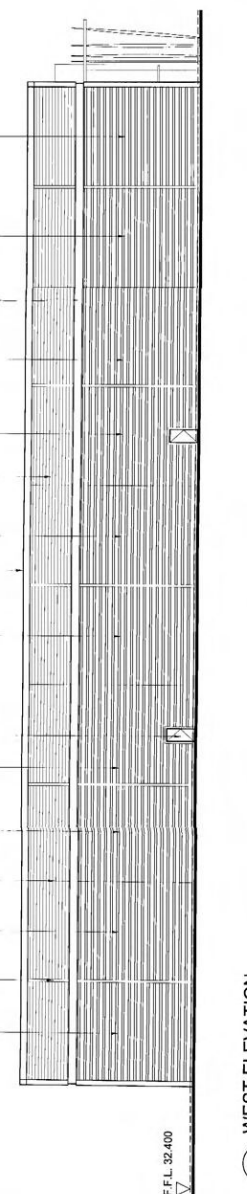
01 SOUTH ELEVATION
1:200



02 NORTH ELEVATION
1:200



03 EAST ELEVATION
1:200



04 WEST ELEVATION
1:200

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UNIT B
PROPOSED ELEVATIONS
PROLOGIS DEVELOPMENTS LTD.

DATE: FEBRUARY 2009
SCALE: 1:200 @ A1
STATUS: PLANNING
DRAWING NUMBER: 30117-PL-007

PROLOGIS
The Global Distribution Solution

MICHAEL SPARKS ASSOCIATES
CONSULTING ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 2000
EDMONTON, ALBERTA T6C 0E6
CANADA (581) 482-1111
FAX (581) 482-1112
WWW.MICHAELSPARKS.COM

PROLOGIS PARK, HAYES
UNIT B
PROPOSED ELEVATIONS
CLIENT: PROLOGIS DEVELOPMENTS LTD.

DATE: FEBRUARY 2009
SCALE: 1:200 @ A1
STATUS: PLANNING
DRAWING NUMBER: 30117-PL-007

PROLOGIS
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MICHAEL SPARKS ASSOCIATES
CONSULTING ARCHITECTS
1000 WEST 10TH AVENUE
SUITE 2000
EDMONTON, ALBERTA T6C 0E6
CANADA (581) 482-1111
FAX (581) 482-1112
WWW.MICHAELSPARKS.COM

SCHEDULE OF EXTERNAL FINISHING MATERIALS

- UNIT
- 1. Upper Primed Wall Cladding
- 2. Lower Primed Wall Cladding
- 3. Lower Primed Wall Cladding
- 4. Lower Primed Wall Cladding
- 5. High Level Horizontal Band
- 6. Landing Doors - steel screens
- 7. Personnel Doors
- 8. Joints
- 9. Joints
- 10. Roof

- 11. Prime Wall Cladding/Paneling
- 12. Brick (Steel Screen)
- 13. Curtain Walling
- 14. Cladding with aluminum finished backing (see 14.01)
- 15. Fire-rated Cladding
- 16. Fire-rated Cladding
- 17. Overlapping canopy
- 18. Tapered columns

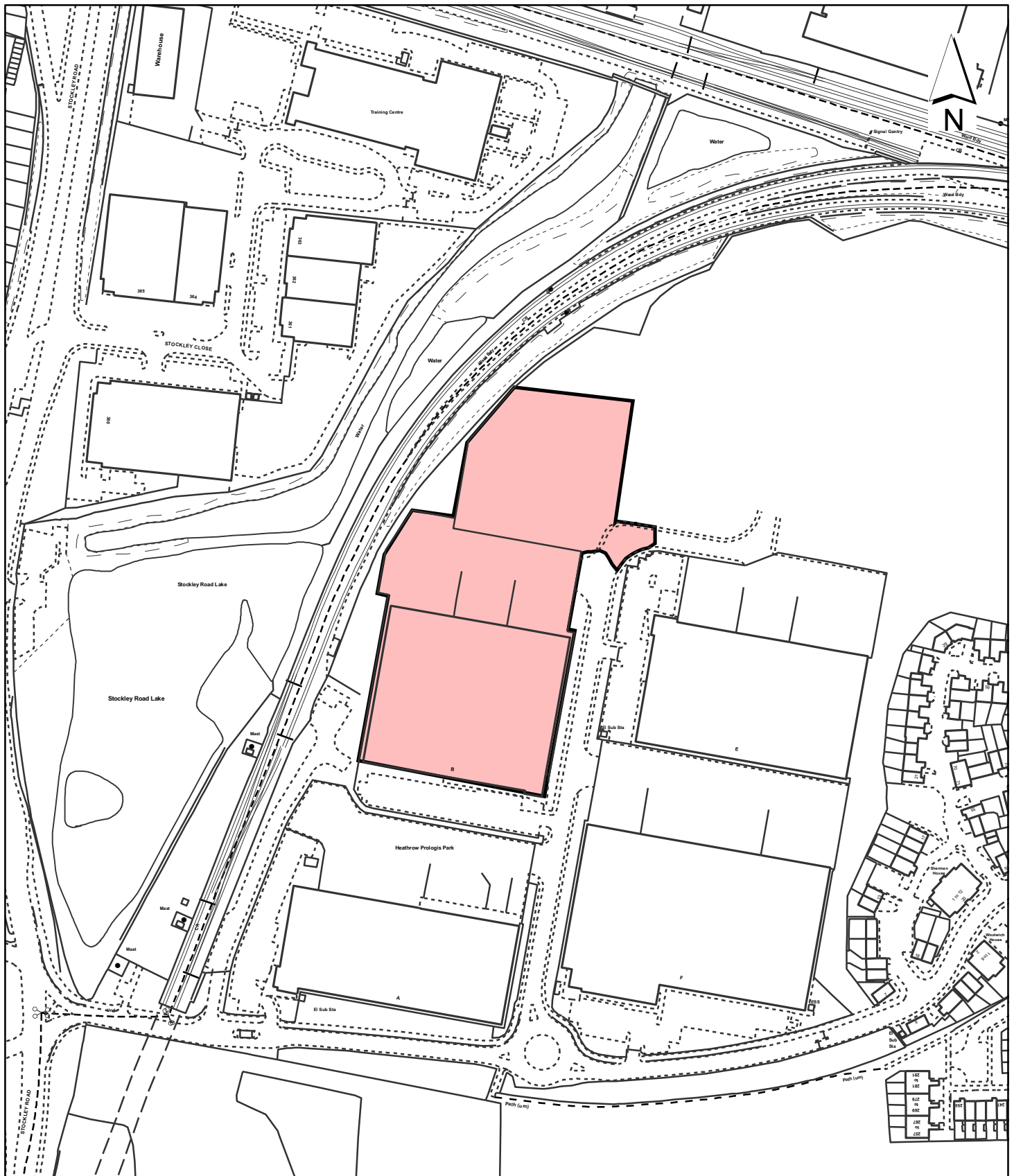
- 19. 32mm Insulation
- 20. 100mm Insulation
- 21. 150mm Insulation
- 22. 200mm Insulation
- 23. 250mm Insulation
- 24. 300mm Insulation
- 25. 350mm Insulation
- 26. 400mm Insulation
- 27. 450mm Insulation
- 28. 500mm Insulation
- 29. 550mm Insulation
- 30. 600mm Insulation
- 31. 650mm Insulation
- 32. 700mm Insulation
- 33. 750mm Insulation
- 34. 800mm Insulation
- 35. 850mm Insulation
- 36. 900mm Insulation
- 37. 950mm Insulation
- 38. 1000mm Insulation

- 39. 1050mm Insulation
- 40. 1100mm Insulation
- 41. 1150mm Insulation
- 42. 1200mm Insulation
- 43. 1250mm Insulation
- 44. 1300mm Insulation
- 45. 1350mm Insulation
- 46. 1400mm Insulation
- 47. 1450mm Insulation
- 48. 1500mm Insulation
- 49. 1550mm Insulation
- 50. 1600mm Insulation
- 51. 1650mm Insulation
- 52. 1700mm Insulation
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- 117. 4950mm Insulation
- 118. 5000mm Insulation



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 Site boundary

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Site Address

**Unit B, Prologis Park
Stockley Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
18399/APP/2009/423

Scale
1:2,500

Planning Committee
Central and South

Date
April 2009



HILLINGDON
Page 40

Item No.4

Report of the Corporate Director of Planning & Community Services

Address LAND ADJACENT AND FORMING PART OF 19 TANGLEWOOD CLOSE
HILLINGDON

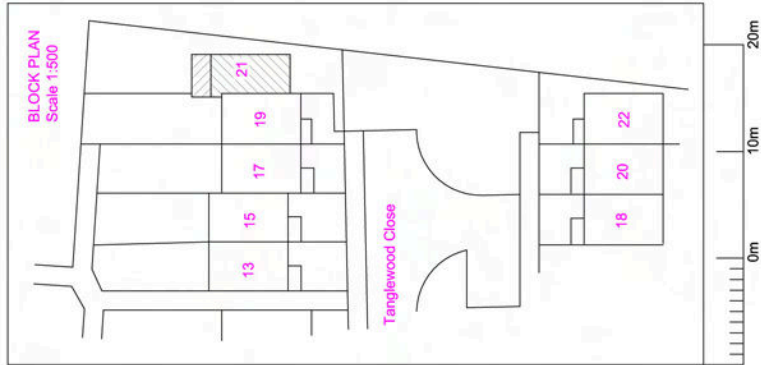
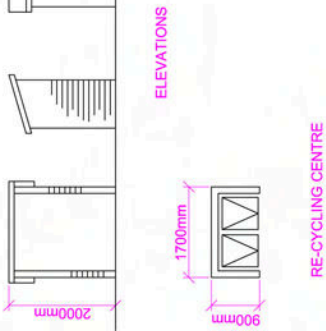
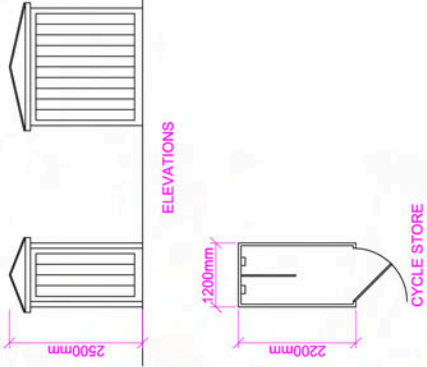
Development: Two storey attached one-bedroom dwelling.

LBH Ref Nos: 63470/APP/2009/238

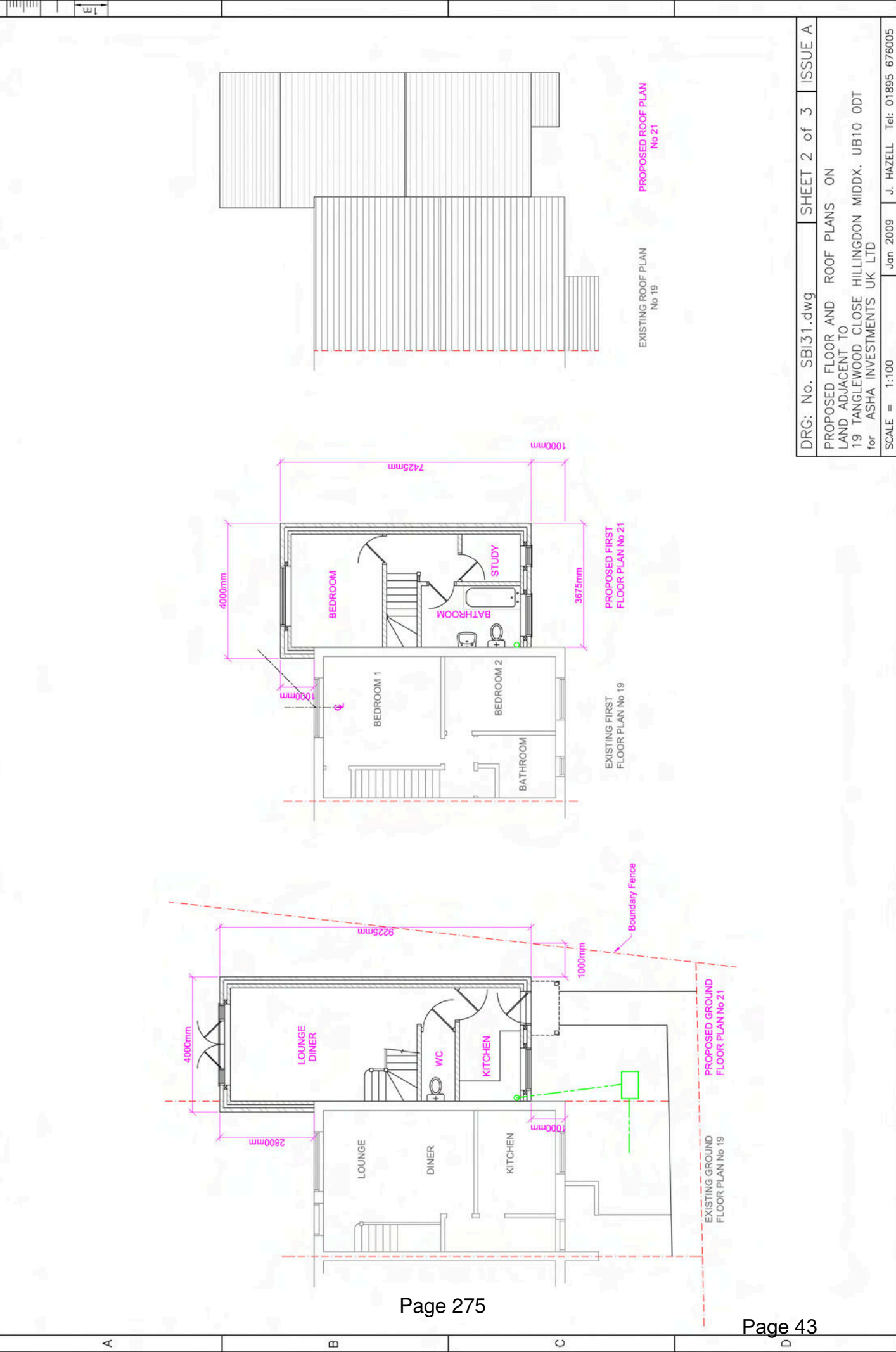
Date Plans Received: 05/02/2009

Date(s) of Amendment(s):

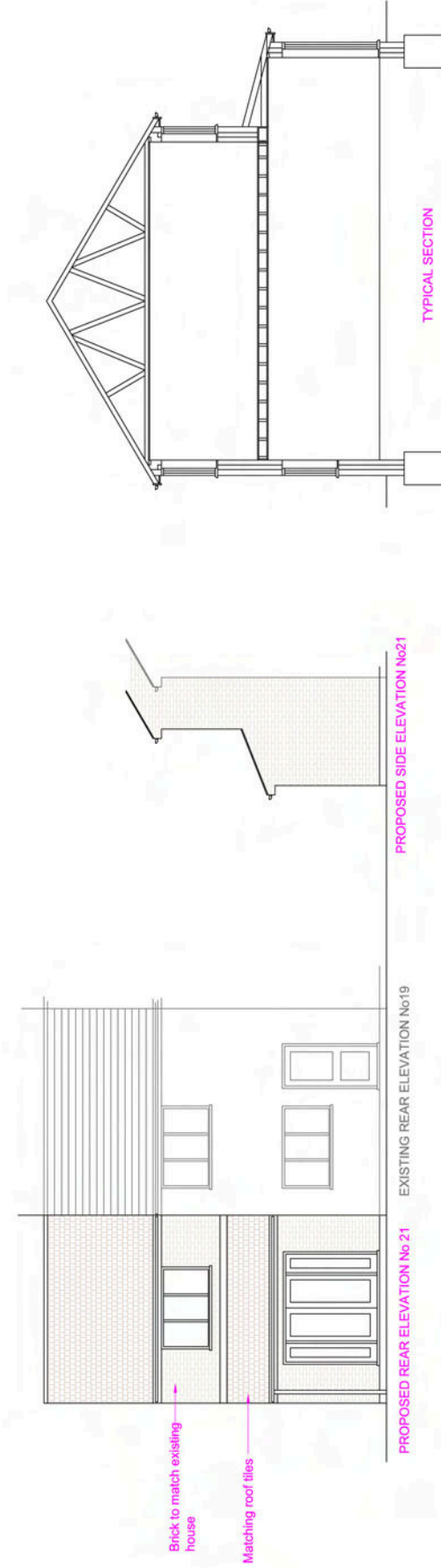
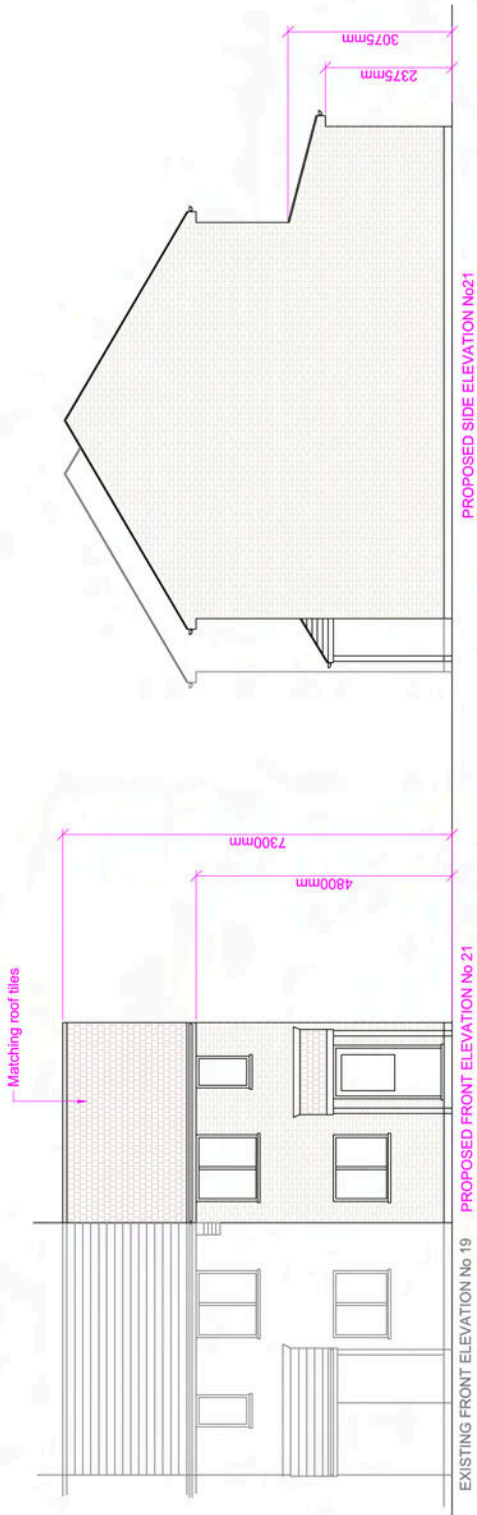
Date Application Valid: 05/02/2009



DRG: No. SBI31.dwg	SHEET 3 of 3	ISSUE A
SITE PLAN, BLOCK PLAN AND LOCATION PLAN		
AT		
19 TANGLEWOOD CLOSE HILLINGDON MIDDX. UB10 0DT		
for ASHA INVESTMENTS UK LTD		
SCALE = 1:200 1:500 1:1250	Jan 2009	J. HAZELL Tel: 01895 676005
5	6	4




DRG: No. SBI31.dwg	SHEET 2 of 3	ISSUE A
PROPOSED FLOOR AND ROOF PLANS ON LAND ADJACENT TO 19 TANGLEWOOD CLOSE HILLINGDON MIDDX. UB10 0DT for ASHA INVESTMENTS UK LTD		
SCALE = 1:100	Jan 2009	J. HAZELL Tel: 01895 676005



DRG: No. SBI31.dwg	SHEET 1 of 3	ISSUE A
PROPOSED ELEVATIONS ON LAND ADJACENT TO 19 TANGLEWOOD CLOSE HILLINGDON MIDDX. UB10 0DT for ASHA INVESTMENTS UK LTD		
SCALE = 1:100	Jan 2009	J. HAZELL Tel: 01895 676005
	5	6



Notes

 Site boundary
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Site Address	
Land adjacent and forming part of 19 Tanglewood Close Hillingdon	
Planning Application Ref:	Scale
63470/APP/2009/238	1:1,250
Planning Committee	Date
Central and South	April 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

Page 45

Item No.5

Report of the Corporate Director of Planning & Community Services

Address 134 SIPSON ROAD WEST DRAYTON

Development: Conversion of dwelling to 2x1 bed flats with elevational alterations at front and associated parking.

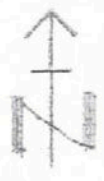
LBH Ref Nos: 64649/APP/2009/341

Date Plans Received: 19/02/2009

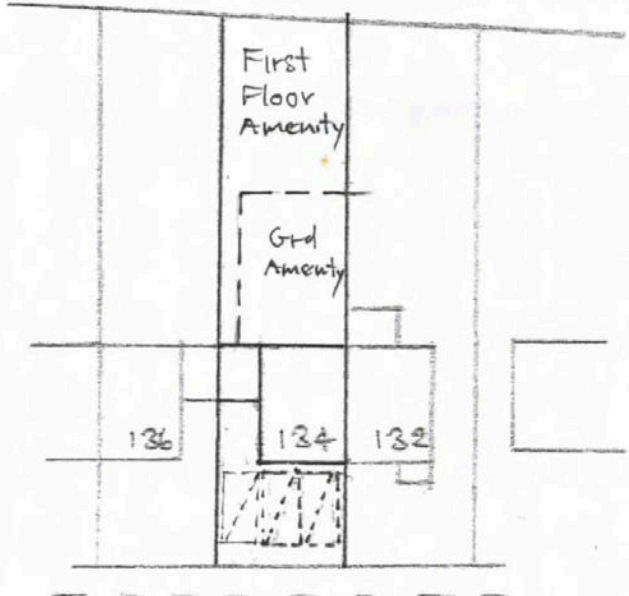
Date(s) of Amendment(s):

Date Application Valid: 02/03/2009

ON BOARD OF WILLINGDON
 RECEIVED
 20 FEB 2009
 PLANNING & TRANSPORTATION
 GROUP



Location Plan 1:1250



Block Plan 1:500

Site Plans

SITE: 134 Sipson Road - West Drayton - Middx



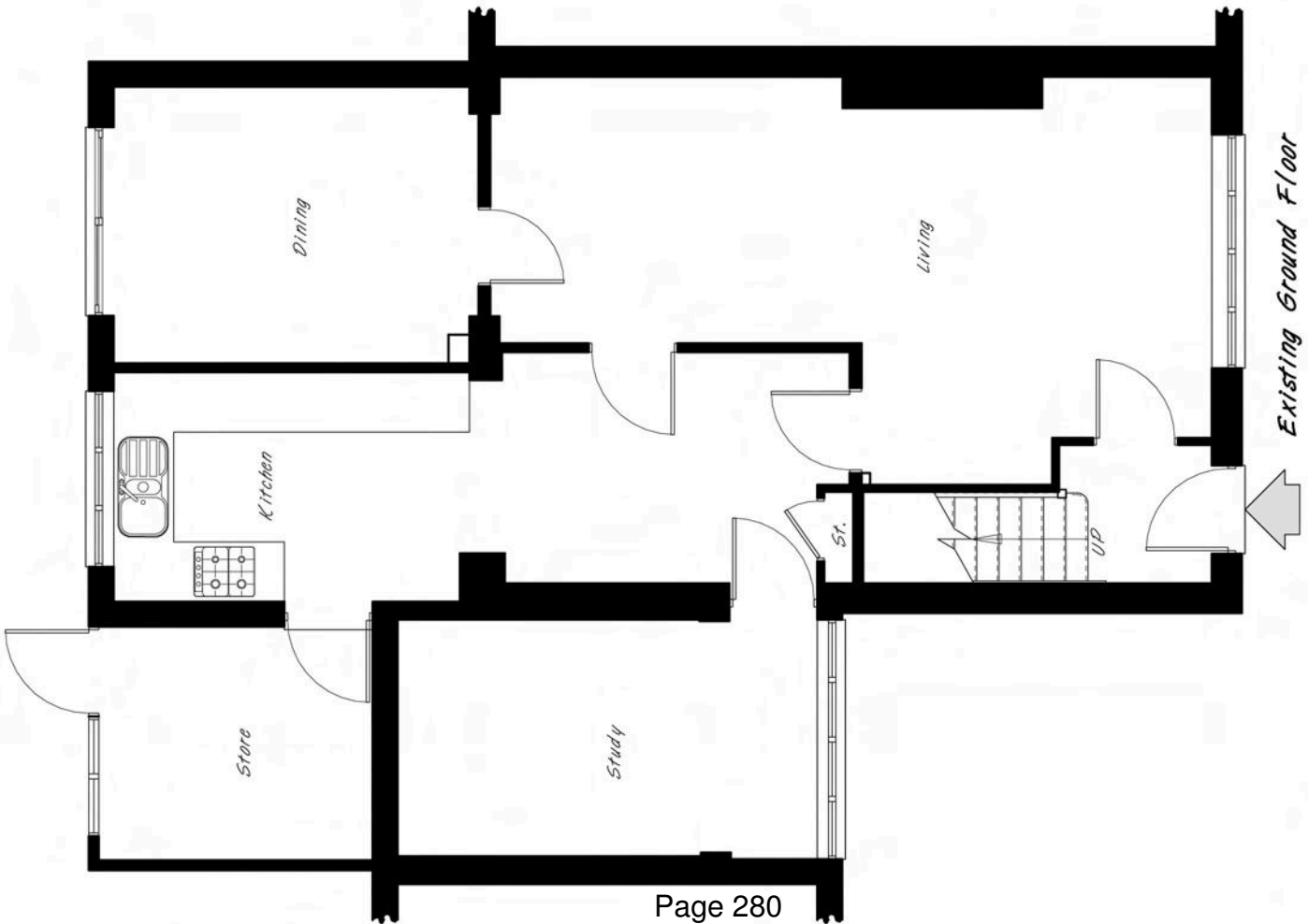
BUILDING SERVICES

Architectural Designers
 & Surveyors
 Uxbridge (01895) 811177

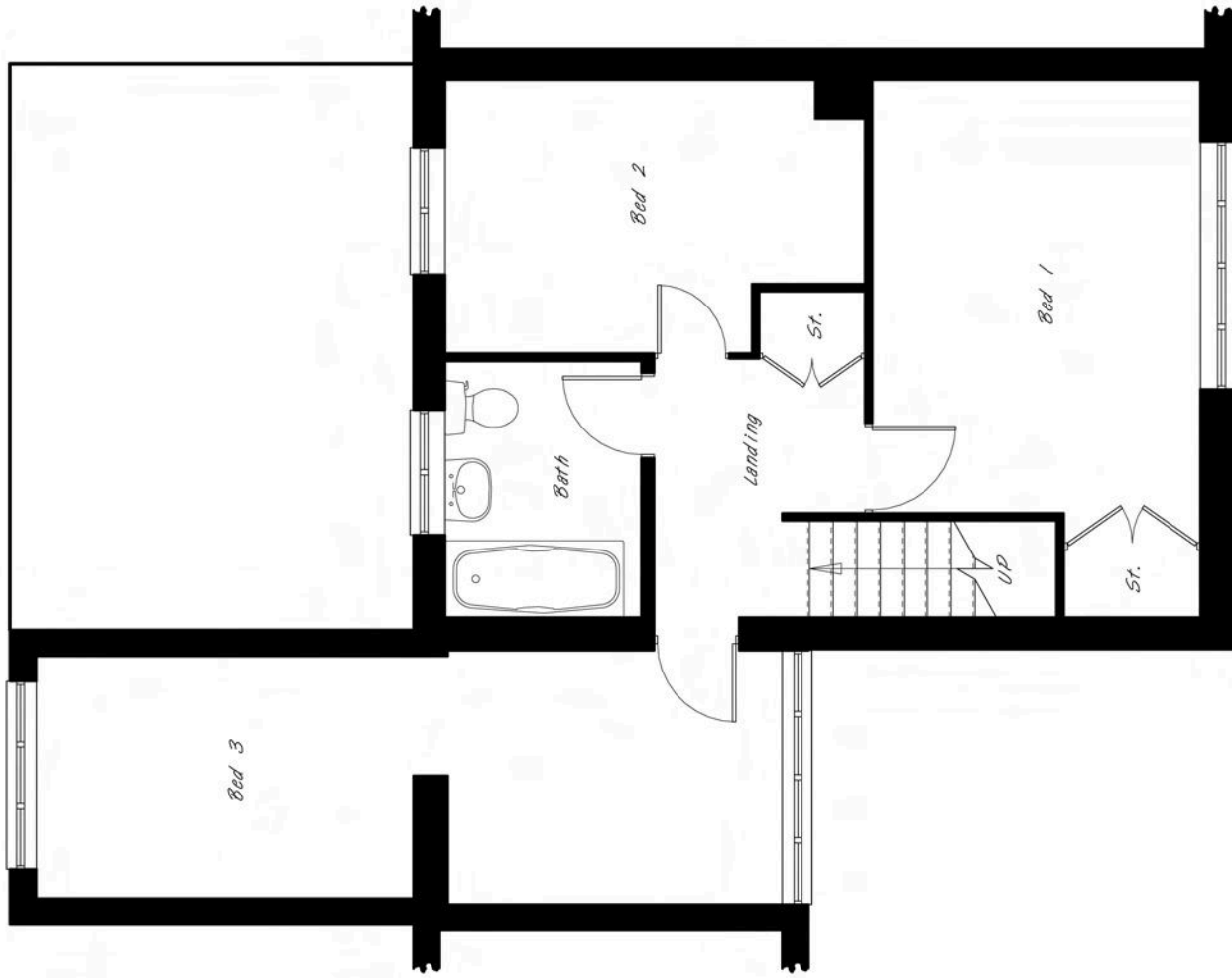
DRAWN: AMFo

SCALE: -

DATE: Jun 08



Existing Ground Floor



Existing First Floor

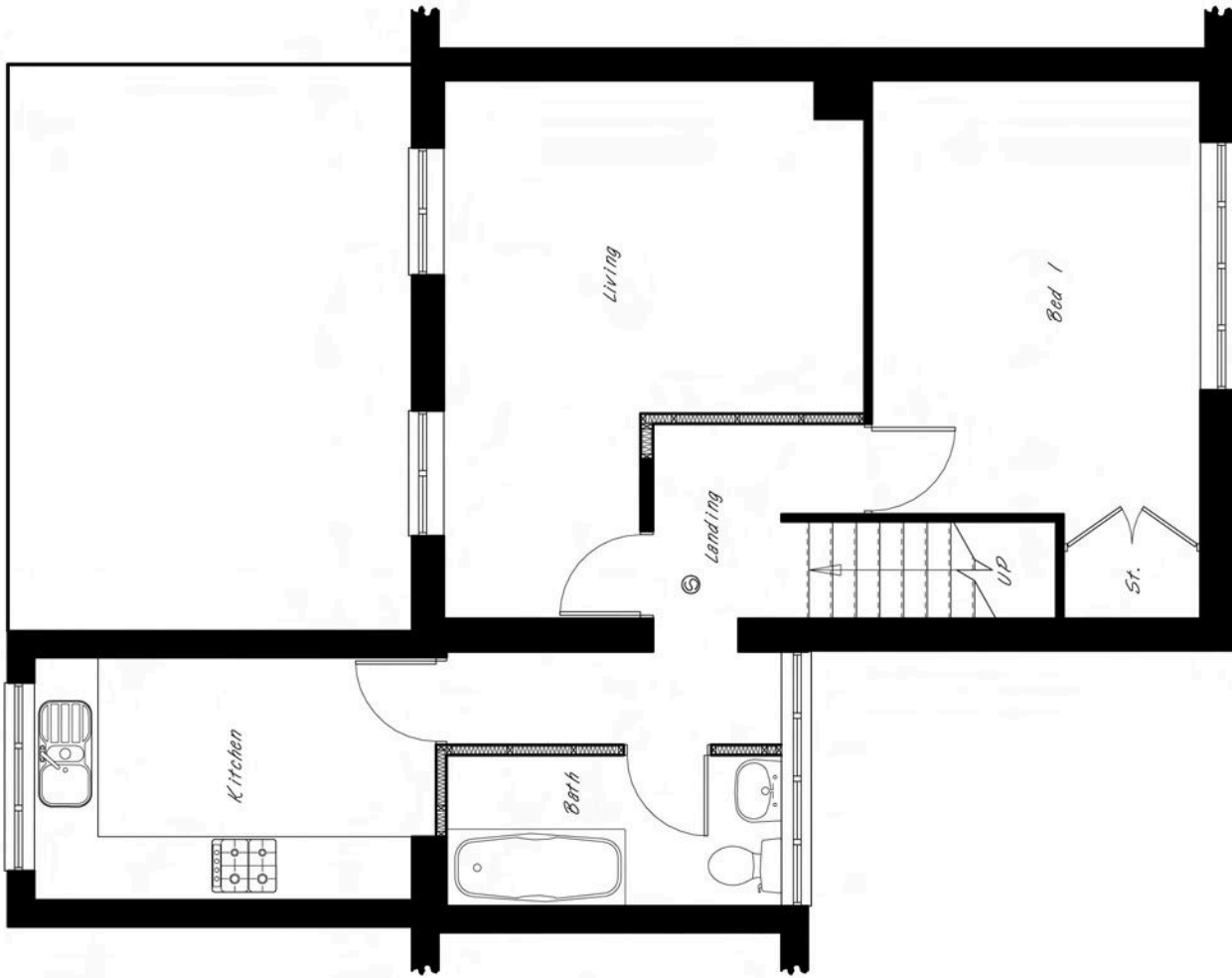
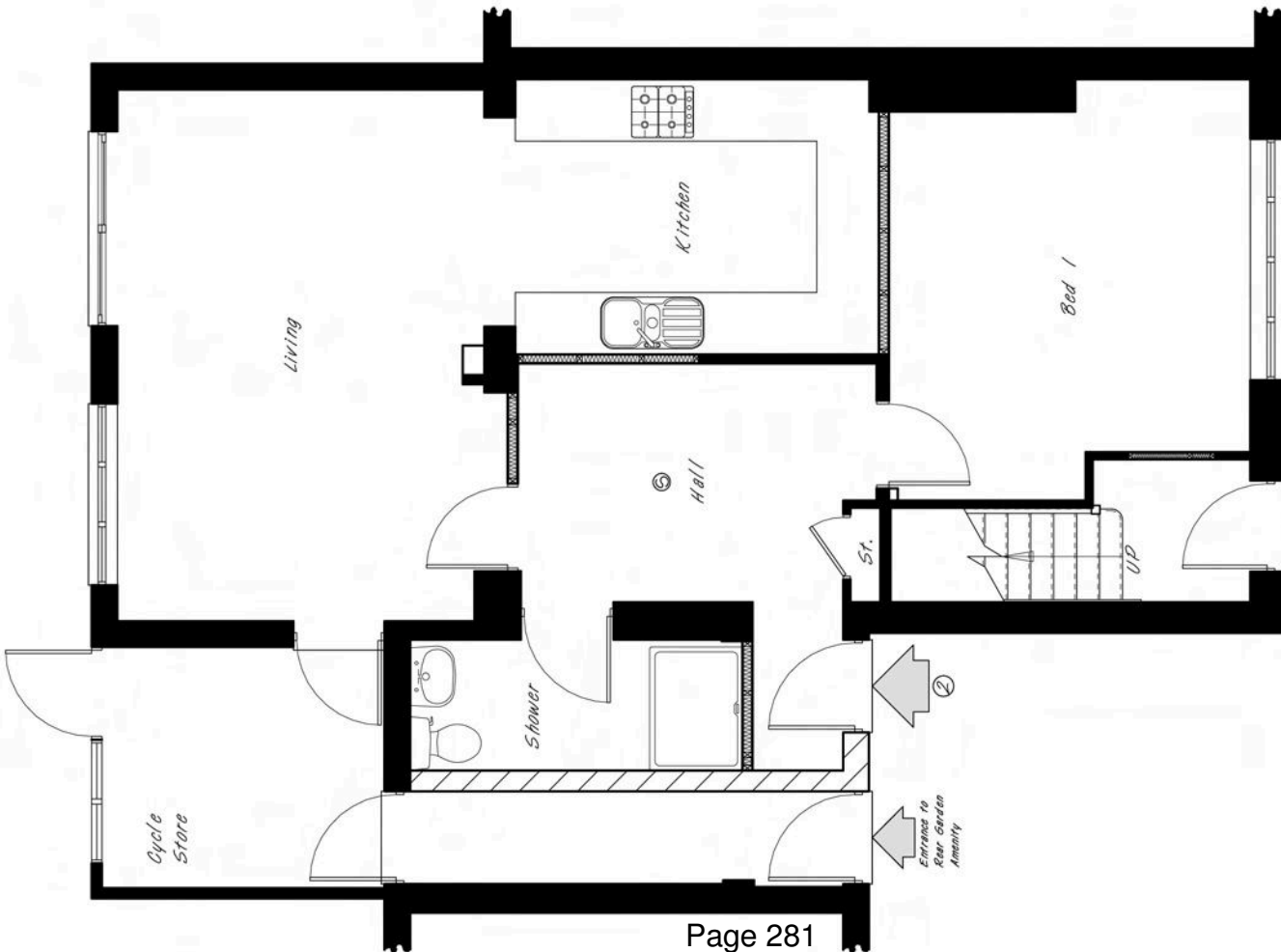
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Proposed Conversion of House into 2No. Flats.

SITE: 134 Sipson Rd, West Drayton, Middx. UB7 4DN

AG BUILDING SERVICES
Architectural Designers & Surveyors
Uxbridge (01895) 811177

DRAWN: DAF	SCALE: 1:50 @ A3	DATE: March '08
DRAWING NO: 08/222/01		REV:



Proposed First Floor

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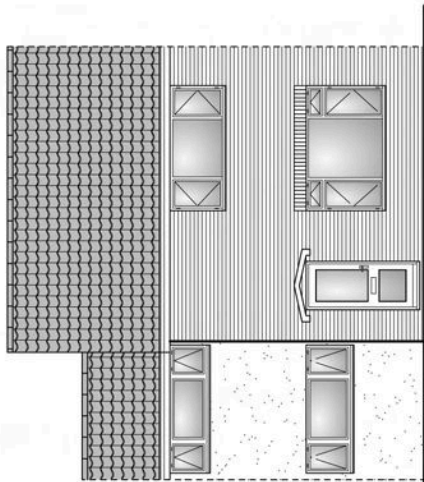
Proposed Conversion of House into 2No. Flats.

SITE: 134 Sipsion Rd, West Drayton, Middx. UB7 4DN

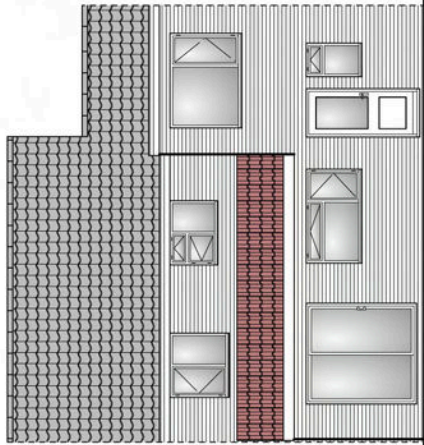


BUILDING SERVICES
Architectural Designers & Surveyors
Uxbridge (01895) 811177

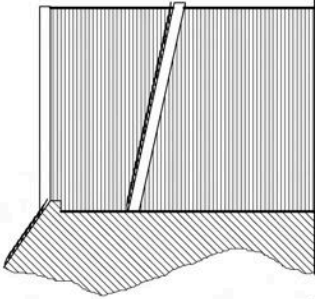
DRAWN: DAF	SCALE: 1:50 @ A3	DATE: February 09
DRAWING NO: 08/222/02	REV: B	



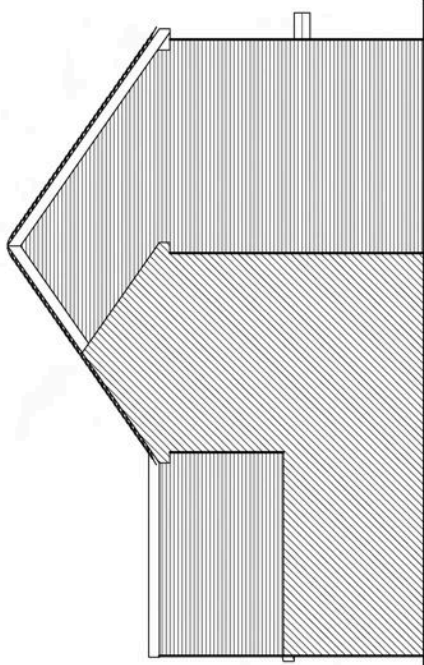
Existing Front Elevation



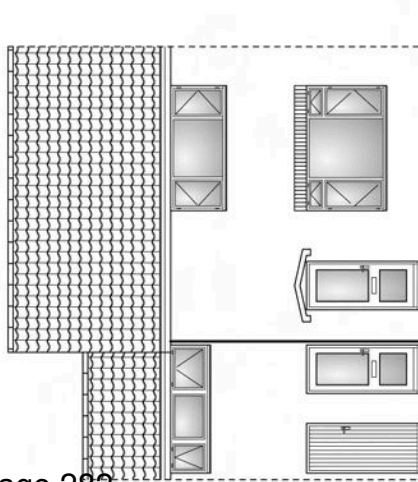
Existing Rear Elevation



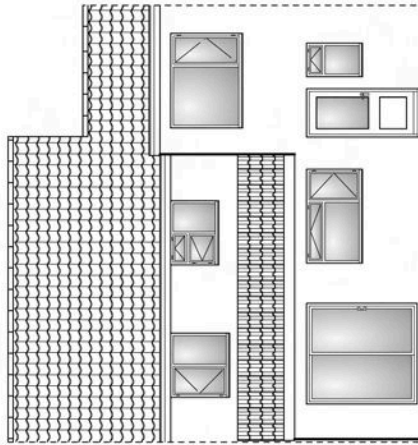
Existing Side Elevation



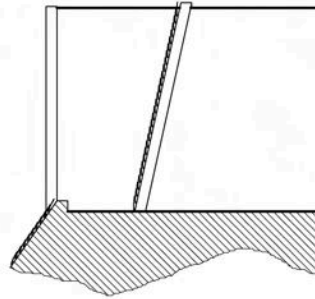
Existing Side Elevation



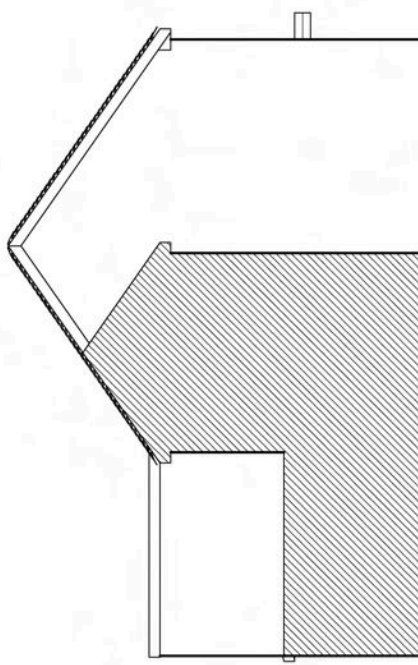
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Side Elevation

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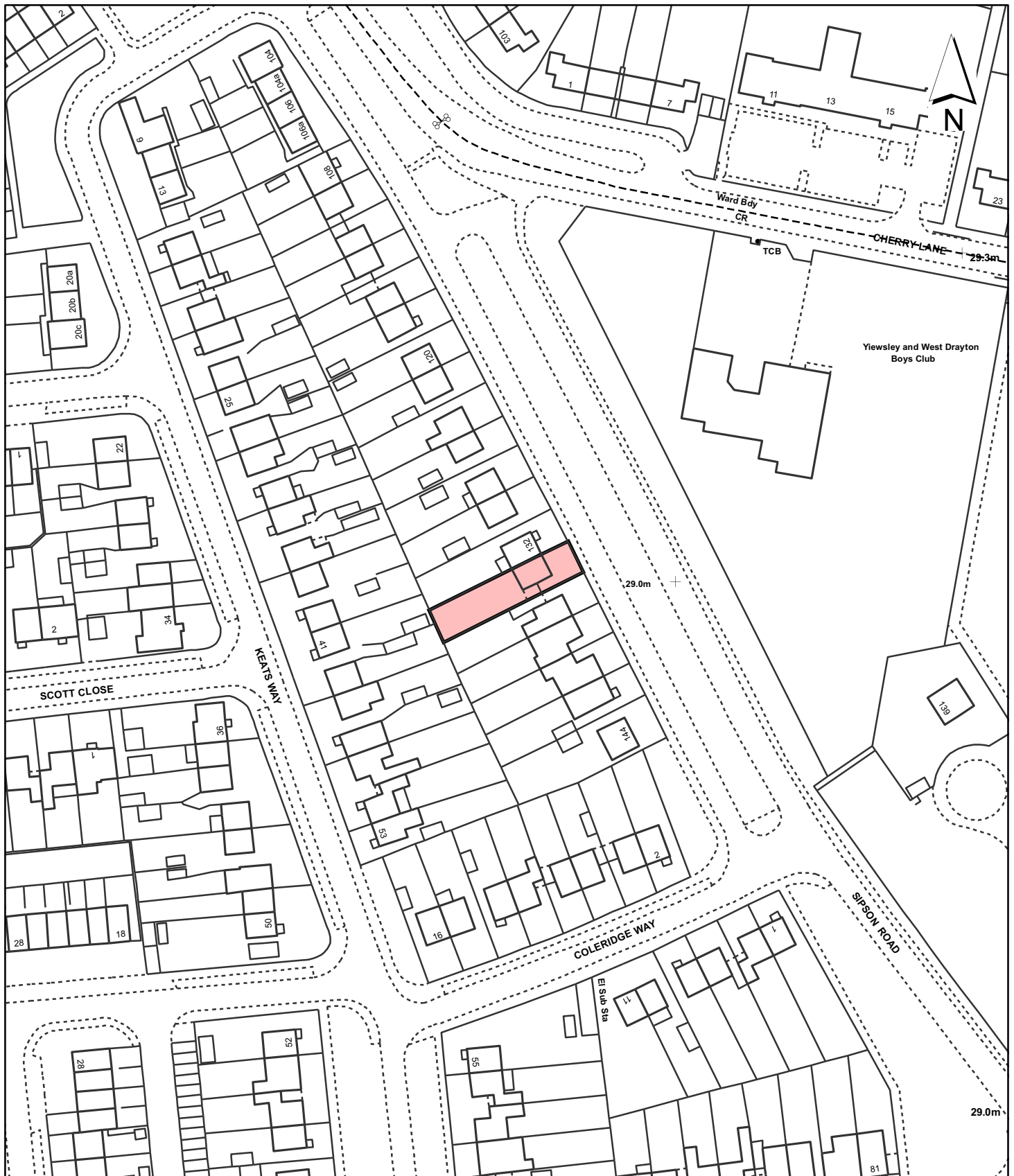
Proposed Conversion of House into 2No. Flats.

SITE: 134 Sipson Rd,
West Drayton,
Middx. UB7 4DN




BUILDING SERVICES
Architectural Designers
& Surveyors
Uxbridge (01895) 811177

DRAWN: DAF	SCALE: 1:50 @ A3	DATE: February 09
DRAWING NO: 08/222/03	REV: 08/222/03	



Notes

 Site boundary

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Site Address

**134 Sipson Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
64649/APP/2009/341

Scale
1:1,250

Planning Committee
Central and South

Date
April 2009



HILLINGDON
Page 51

Item No.6 **Report of the Director of Planning & Community Services Group**

Address 8 PASTURES MEAD HILLINGDON

Development: Erection of a single storey rear extension (involving the replacement of a side door with a window in main house).


LBH Ref Nos: **63559/APP/2008/3504**

Date Plans Received: 19/12/2008 **Date(s) of Amendment(s):** 09/01/0009

Date Application Valid: 19/12/2008 03/02/0009



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Site Address

**8 Pastures Mead
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
63559/APP/2008/3504

Scale
1:1,250

Planning Committee
Central and South

Date
February 2009



HILLINGDON
Page 54

Item No.7

Report of the Corporate Director of Planning & Community Services

Address BROOK HOUSE FOOTBALL CLUB KINGSHILL AVENUE HAYES

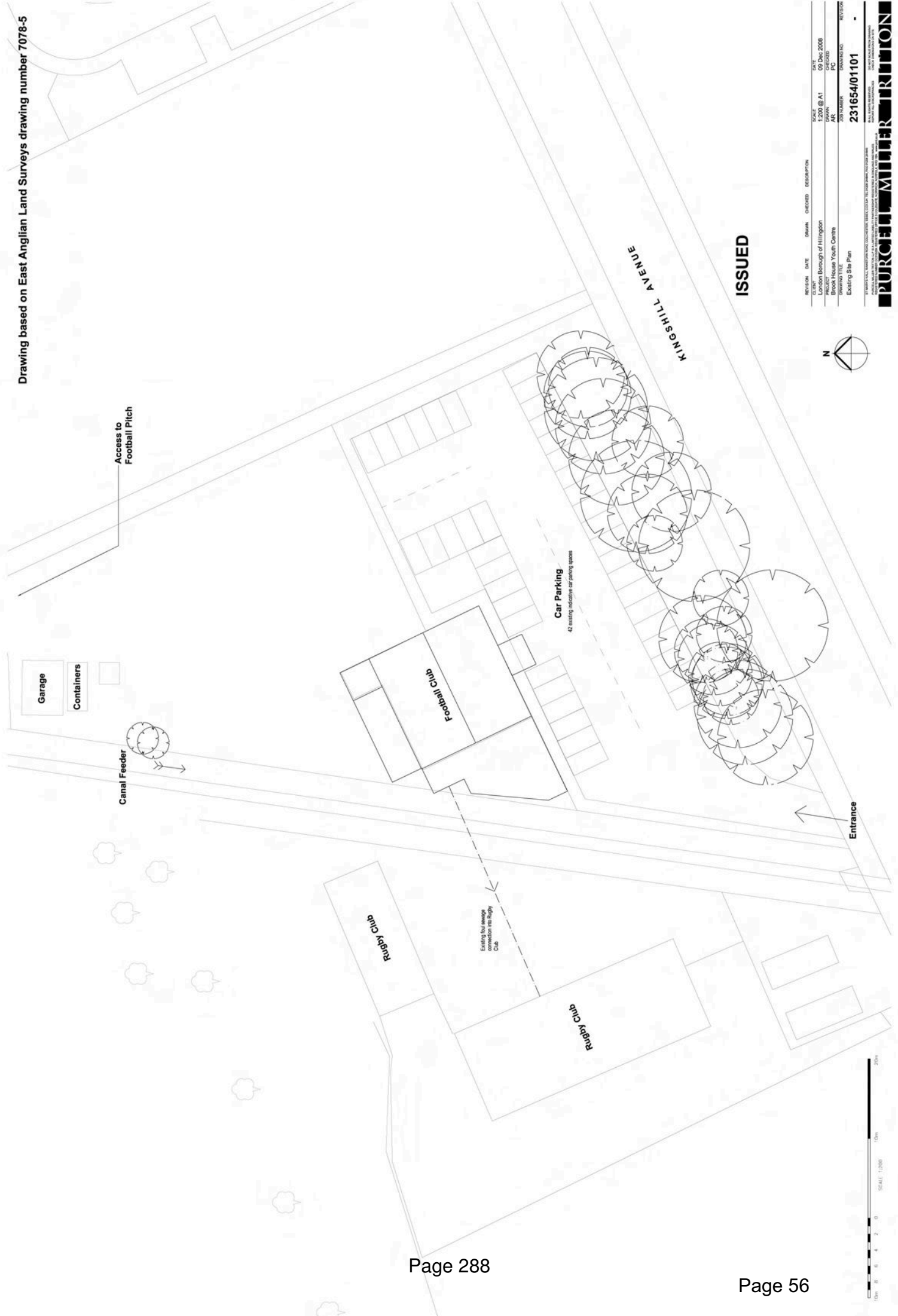
Development: Alterations and extension to existing football clubhouse to provide new youth centre facilities.

LBH Ref Nos: 29439/APP/2009/411

Date Plans Received: 27/02/2009

Date(s) of Amendment(s):

Date Application Valid: 03/03/2009



ISSUED

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	DATE
1	12/08/08	AR	PC	Issue for Planning	08 Dec 2008
2	12/08/08	AR	PC	Issue for Planning	08 Dec 2008
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PURCELL MILLER TRIMMITON



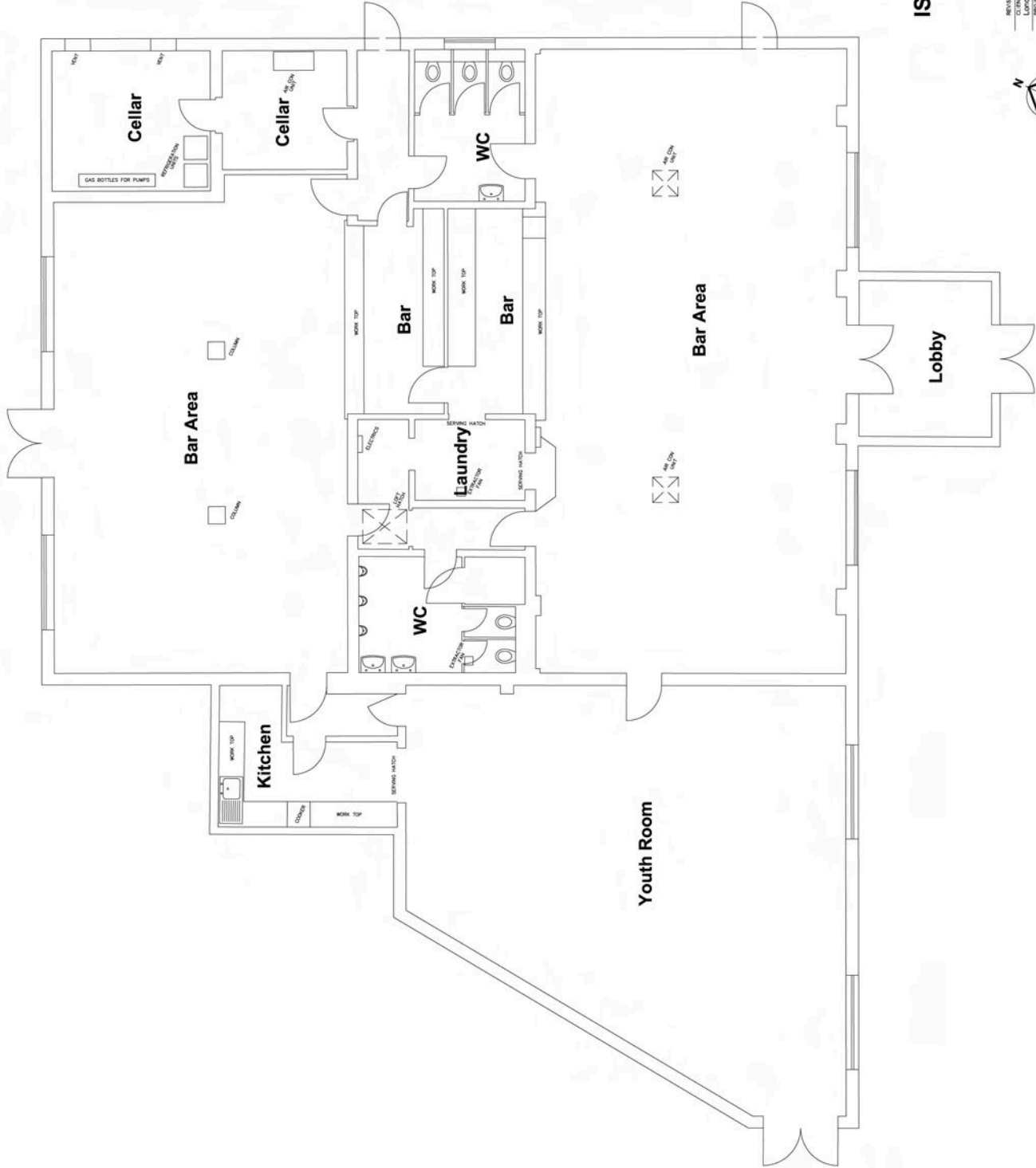


ISSUED

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION	DATE	BY
1	12/01/11	AR	PC	Brook House Youth Centre	01/12/2008	PC
2	23/10/11	AR	PC	Proposed Site Plan	23/10/2011	PC

PROJECT: Brook House Youth Centre
 DRAWN: AR
 CHECKED: PC
 DESIGNED: AR
 REVISION NO: 231654/01201
 PROJECT NO: 231654/01201





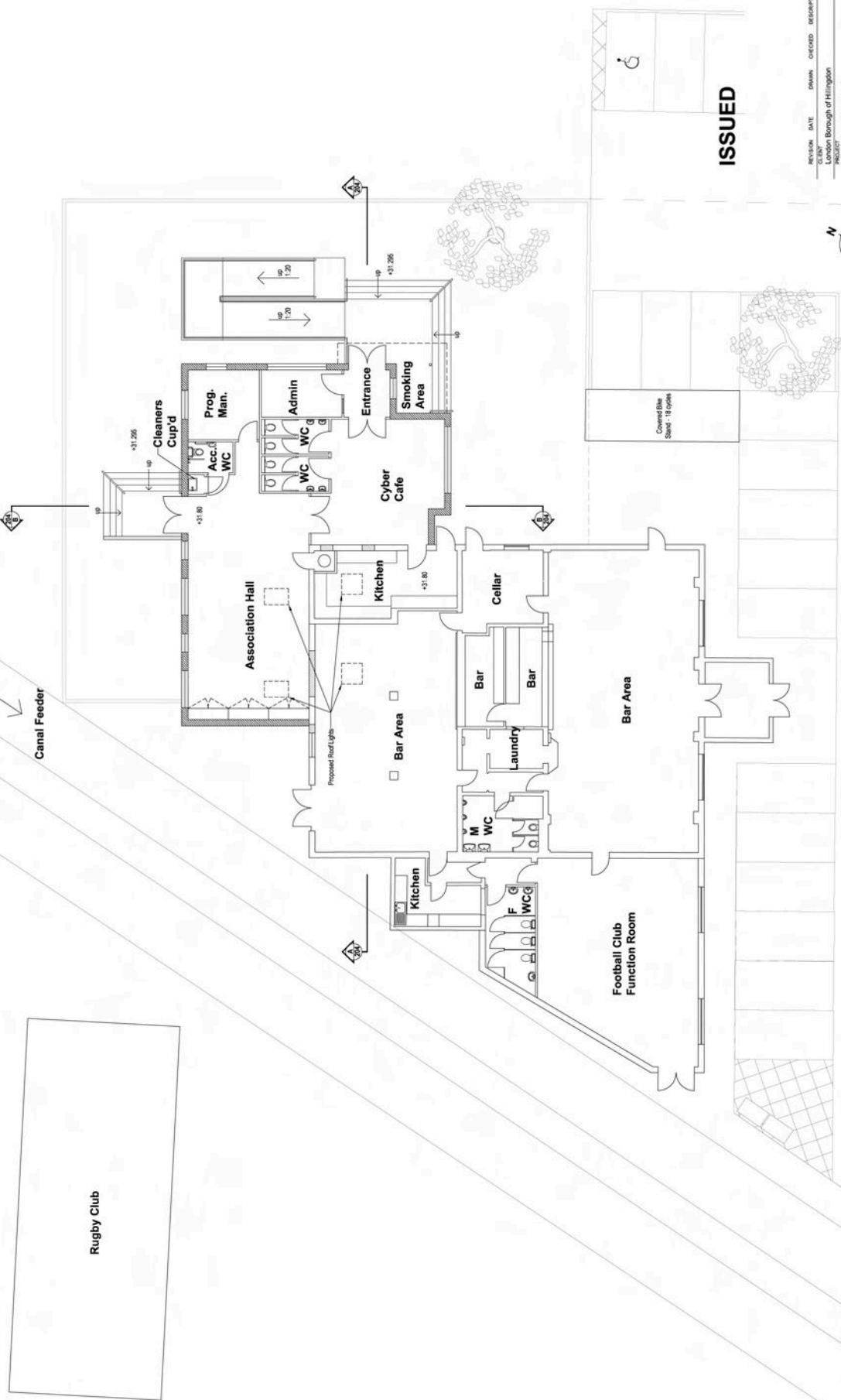
ISSUED



REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
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PROJECT: Brook House Youth Centre
 DRAWN: PC
 CHECKED: PC
 DATE: 08 Dec 2008
 REVISION: 231654/01102
 DRAWING NO: 231654/01102
 PROJECT NO: 231654/01102
 DRAWING TITLE: Evening Ground Floor Plan





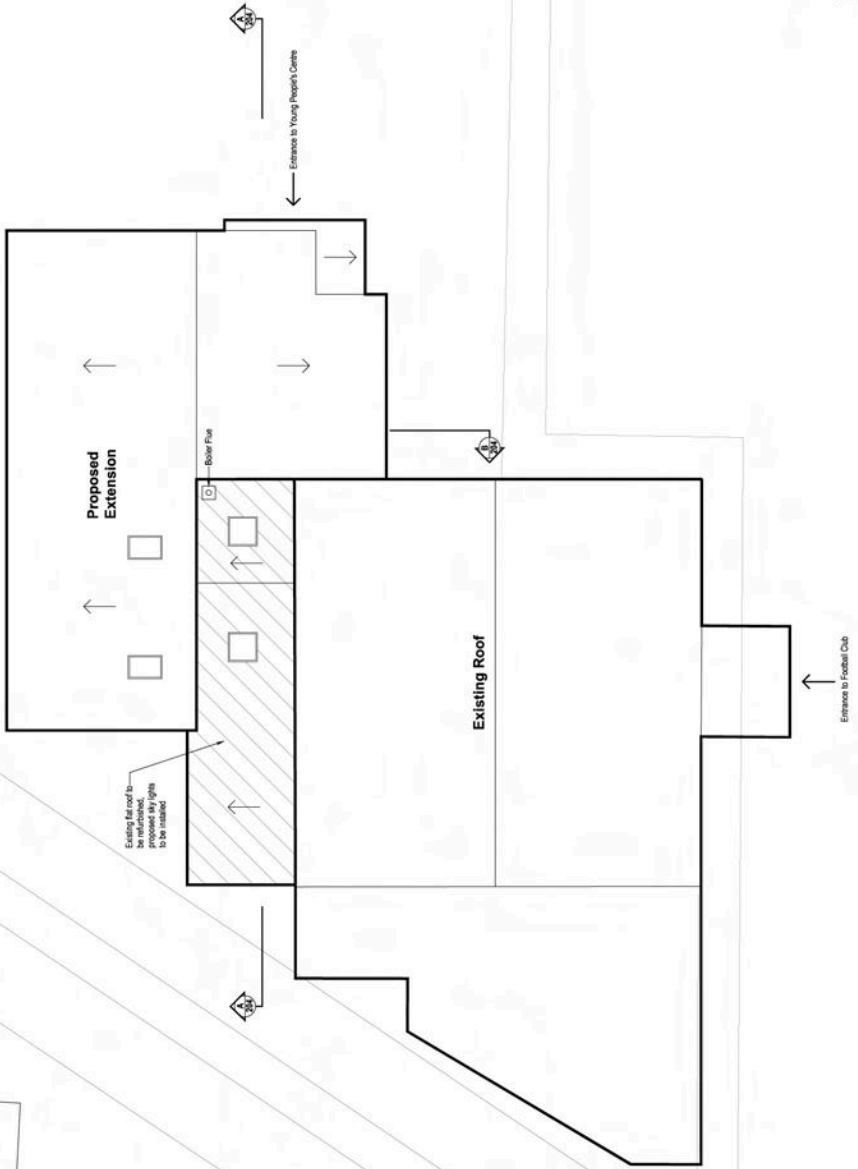
ISSUED

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2	06 Dec 2008	DAWN	PC	200 HOUSE

CLIENT: Borough of Hinckley
 PROJECT: Brook House Youth Centre
 DRAWING NO: 231654/01202
 REVISION NO: -
 Proposed Ground Floor Plan

PURCELL MILLER THORNTON
 ARCHITECTS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200



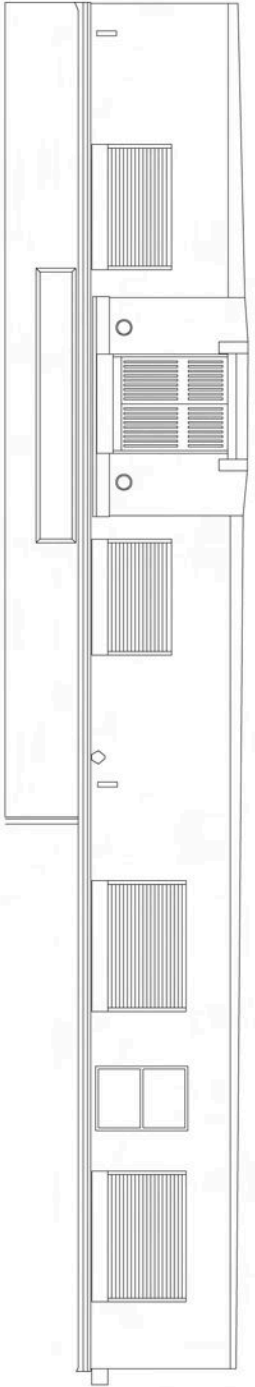


ISSUED

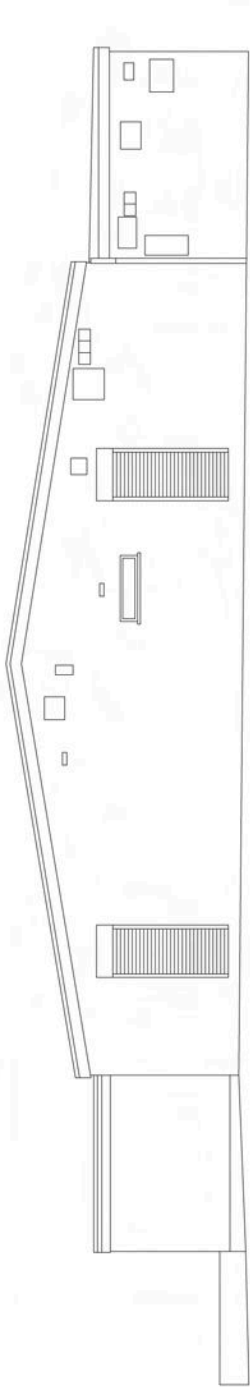
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1	11/10/09	AR	PC	Borough of Hingham	11/10/09
2		AR	PC	Brook House Youth Centre	11/10/09
3		AR	PC	Proposed Roof Plan	11/10/09

PROJECT: Brook House Youth Centre
 DRAWN: AR
 CHECKED: PC
 DATE: 11/10/09
 REVISION NO: 231654/01200

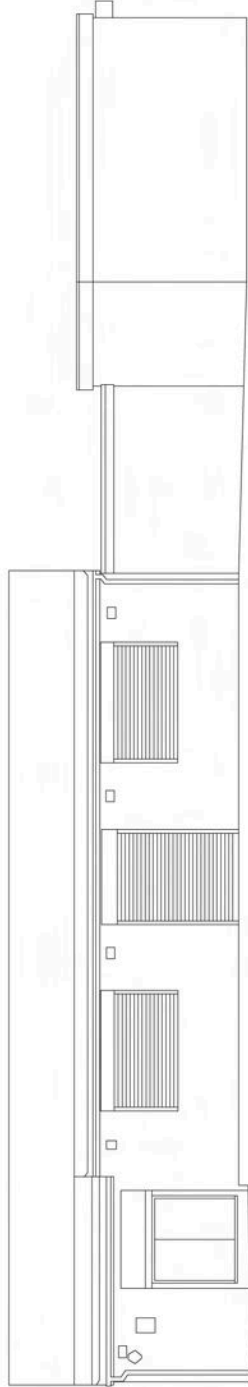




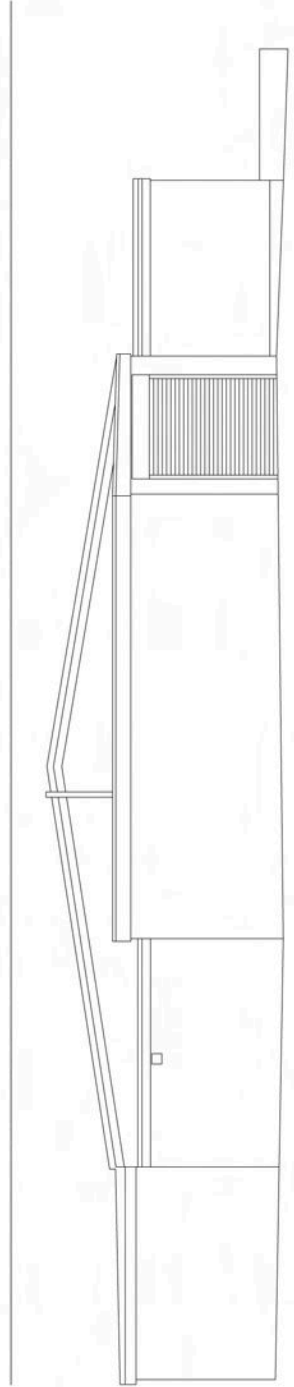
South Elevation



East Elevation



North Elevation



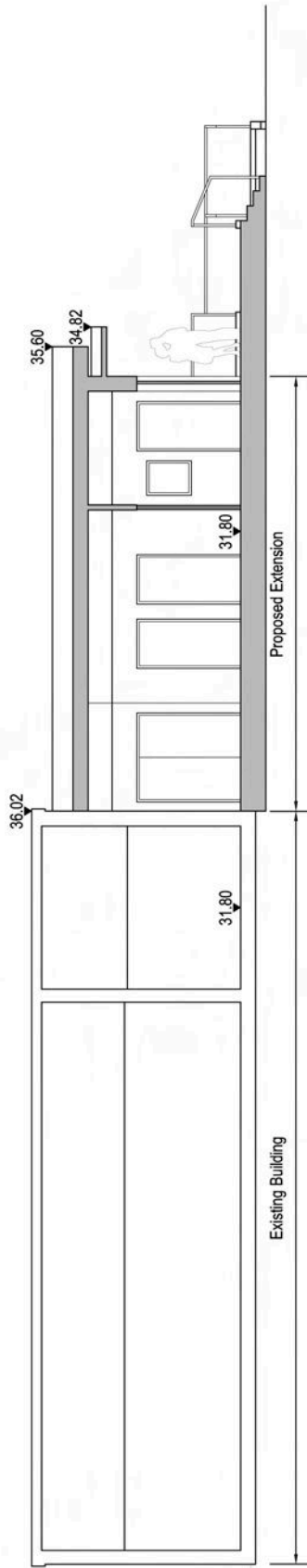
West Elevation

ISSUED

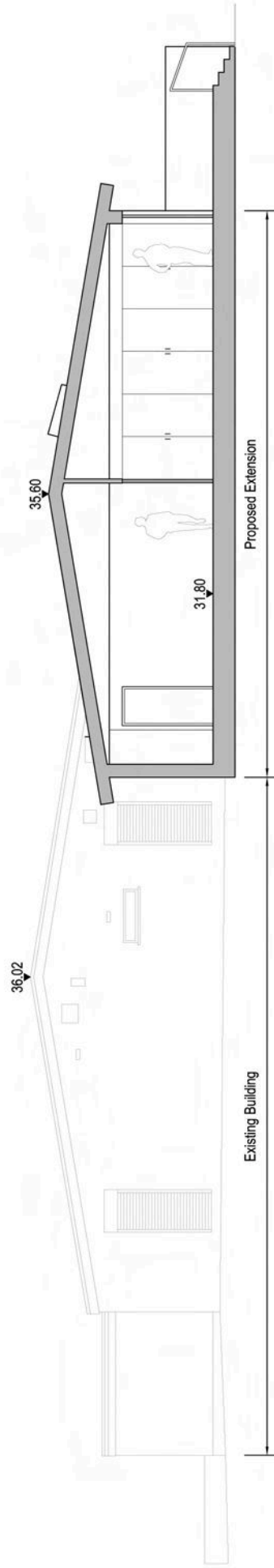
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231654/01103





Proposed Section A-A



Proposed Section B-B

ISSUED

REVISION	DATE	DRAWN	CHECKED	DESCRIPTION
1	08/04/2009	AS	AS	Issue for Approval
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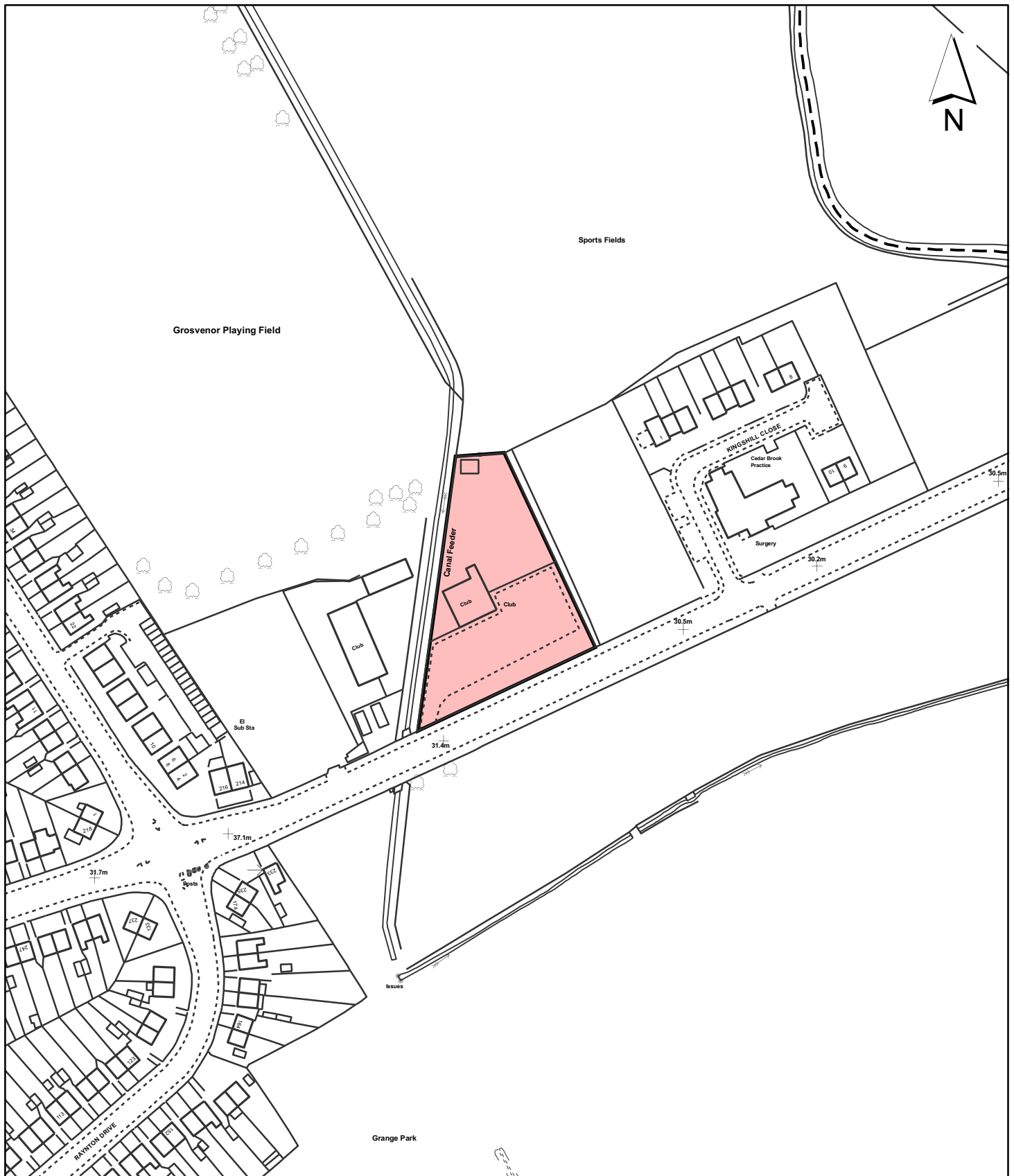
PURCHASER MILLER RUTON

ARCHITECTS


100, MILLER RUTON ROAD, MILLER RUTON, NORFOLK, NR13 6JL

TEL: 01263 812345 FAX: 01263 812346

WWW.MILLER-RUTON.CO.UK



Notes

 Site boundary

For identification purposes only.

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Site Address	
Brookhouse Football Club Kingshill Avenue Hayes	
Planning Application Ref:	Scale
29439/APP/2009/411	1:2,000
Planning Committee	Date
Central and South	April 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

Page 64

Report of the Corporate Director of Planning & Community Services

Item No.8

Address THE GRANGE PINE PLACE HAYES

Development: CONSTRUCTION OF COMMUNITY CENTRE AND 9 RESIDENTIAL UNITS,
COMPRISING OF 5 FLATS AND 4 HOUSES.

LBH Ref Nos: 51065/APP/2009/546

Date Plans Received: 18/03/2009

Date(s) of Amendment(s):

Date Application Valid: 18/03/2009

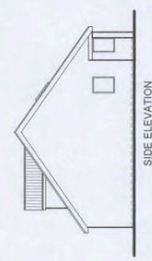
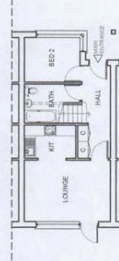
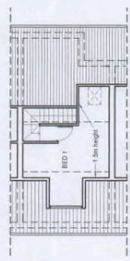
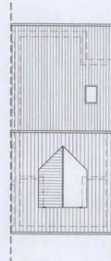
NOTES

The Contractor must verify all dimensions at the site before setting out, and must ensure that any necessary adjustments are made to the Contract Documents before proceeding with construction. DO NOT SCALE FROM THIS DRAWING.

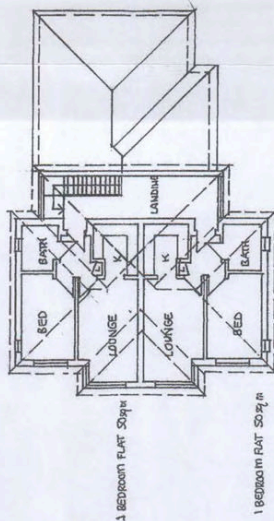
Rev	Revision notes	Initials	Date
4/1/11	PROPERTY, DESIGN & STANDARDS OFFICE CENTRAL, URBANREG, MIDLESEX, URB 10W DATE: 01/03/09 TEL: 01885 250019		
PROJECT			
THE GRANGE, PINE PLACE HAYES			
DESCRIPTION			
ILLUSTRATIVE PLANS & ELEVATIONS OF CHALET COTTAGES, FLATS & COMMUNITY CENTRE			
AS SHOWN	DATE OF DRAWING	SCALE	REV
	20080017/A/P/04	1:200	



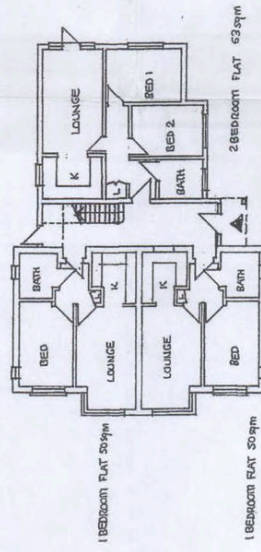
SITE LOCATION PLAN Scale 1:1250



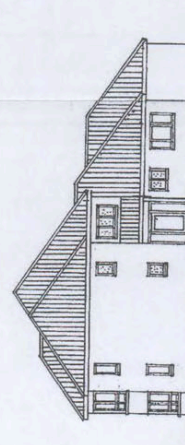
CHALET COTTAGES - ILLUSTRATIVE PLANS & ELEVATIONS Scale 1:200



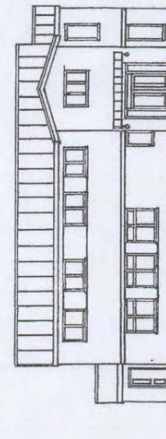
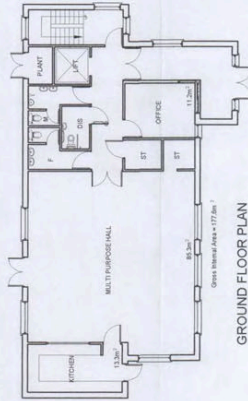
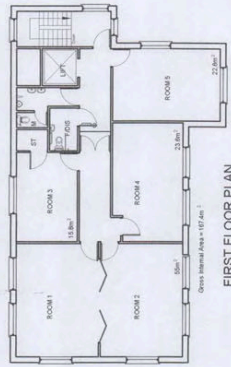
FIRST FLOOR PLAN



GROUND FLOOR PLAN



FLATS - ILLUSTRATIVE PLANS & SIDE ELEVATION Scale 1:200



LONDON BOROUGH OF HILLINGDON RECEIVED
17 MAR 2009
PLANNING & COMMUNITY SERVICES

COMMUNITY CENTRE - ILLUSTRATIVE PLANS & PINE PLACE ELEVATION Scale 1:200

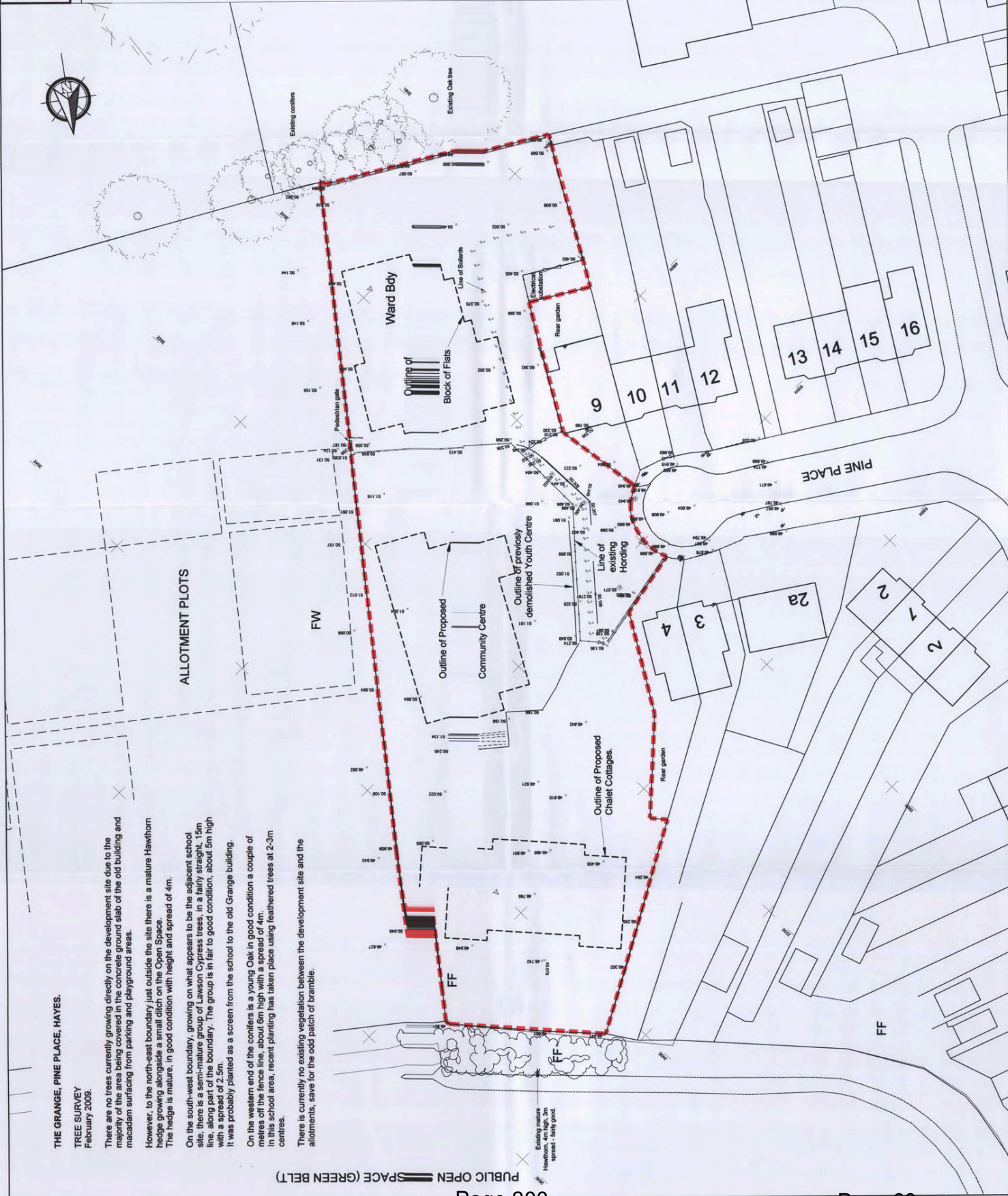
NOTES
 The Contractor must verify all dimensions at the site before setting out. All dimensions are to be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING

LOVELL BROWN LLP
 HAS RECEIVED
 17 MAR 2009
 PLANNING & COMMUNITY SERVICES

Revision	Number	Date

PROJECT: THE GRANGE, PINE PLACE, HAYES
 CLIENT: HILLINGDON BOROUGH COUNCIL
 48/71, CHIC CHURCH, LURBOSSE, WOODSEY, URB 15W
 Tel: 01895 250111
 Fax: 01895 250919

DESIGNER: TOPOGRAPHICAL & TREE SURVEY
 DRAWN BY: SAM
 CHECKED BY: SAM
 DATE: 26/02/2009
 DRAWING NO: 20080017/A/02



THE GRANGE, PINE PLACE, HAYES.
TREE SURVEY
 February 2009.

There are no trees currently growing directly on the development site due to the majority of the area being covered in the concrete ground slab of the old building and macadam surfacing from parking and playground areas.

However, to the north-east boundary just outside the site there is a mature Hawthorn hedge growing alongside a small ditch on the Open Space.

The hedge is mature, in good condition with height and spread of 4m.

On the south-west boundary, growing on what appears to be the adjacent school site, there is a semi-mature group of Lawson Cypress trees, in a fairly straight, 15m line, along part of the boundary. The group is in fair to good condition, about 5m high with a spread of 2.5m.

It was probably planted as a screen from the school to the old Grange building.

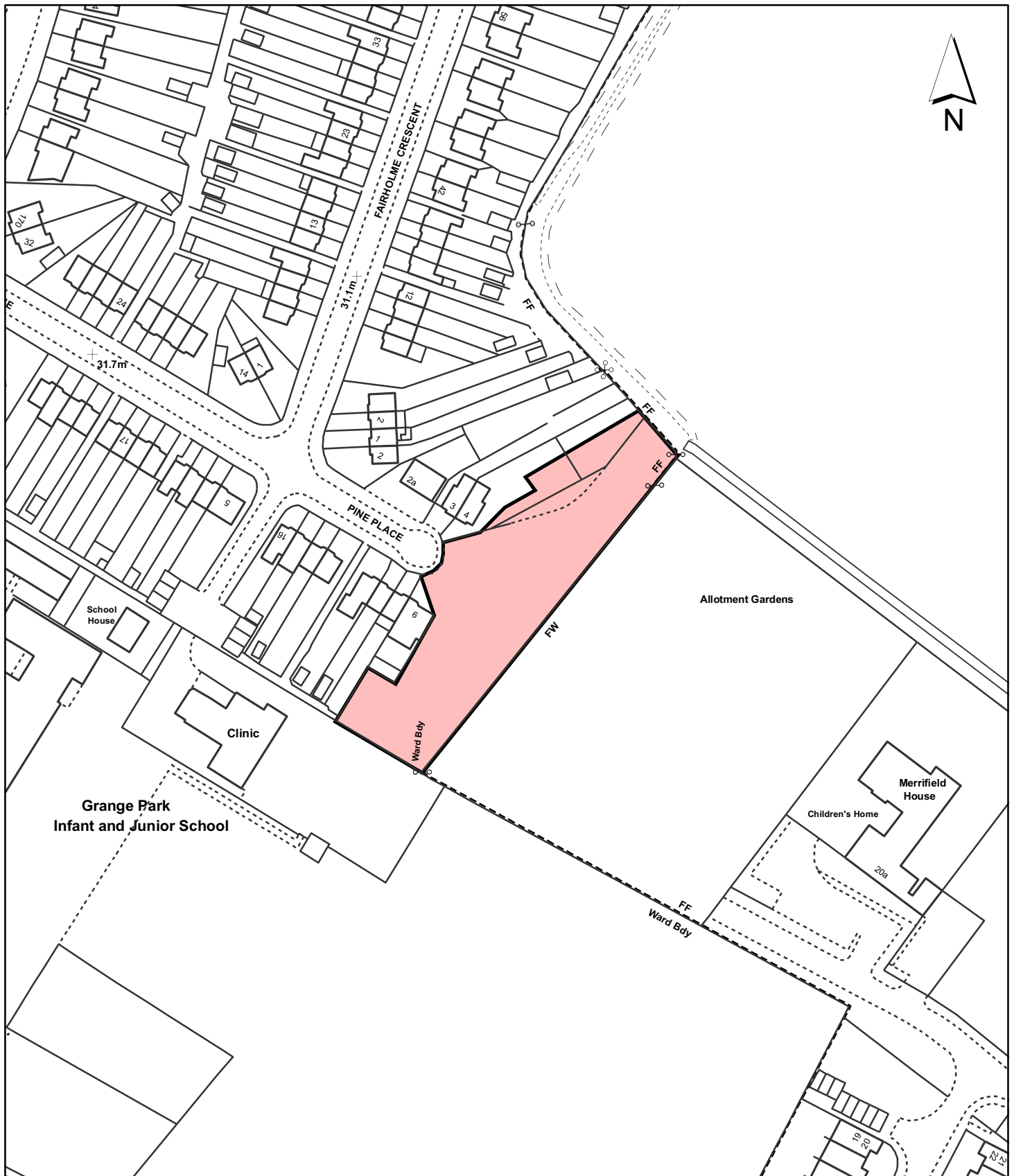
On the western end of the fence line, about 6m high with a spread of 4m.



In this school area, recent planting has taken place using feathered trees at 2-3m centres.

There is currently no existing vegetation between the development site and the allotments, save for the odd patch of bramble.

PUBLIC OPEN SPACE (GREEN BELT)

Existing mature Hawthorn, 4m high, 3m spread - fairly good.



<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. All rights reserved. London Borough of Hillingdon 100019283 2008</p>	<p>Site Address</p> <p style="text-align: center;">The Grange Pine Place Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">51065/APP/2009/546</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p>HILLINGDON</p> <p>Page 69</p>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">April 2009</p>	

Item No. 9 **Report of the Corporate Director of Planning and
Community Services**

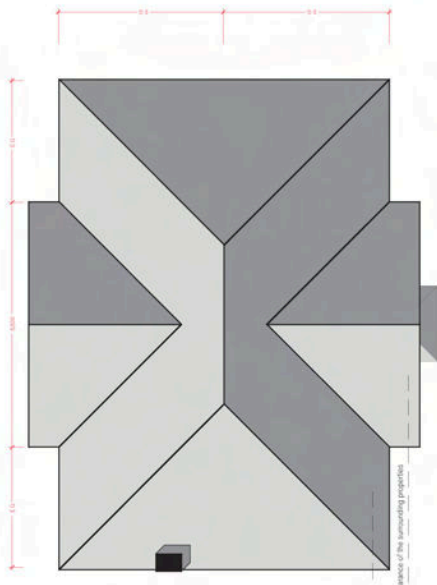
Address: 6 HILLMAN CLOSE, UXBRIDGE

Development: INSTALLATION OF A FIRST FLOOR EXTENSION, FRONT
AND REAR GABLES, FRONT PORCH AND THE ERECTION
OF A PITCHED ROOF OVER THE EXISTING DETACHED
GARAGE

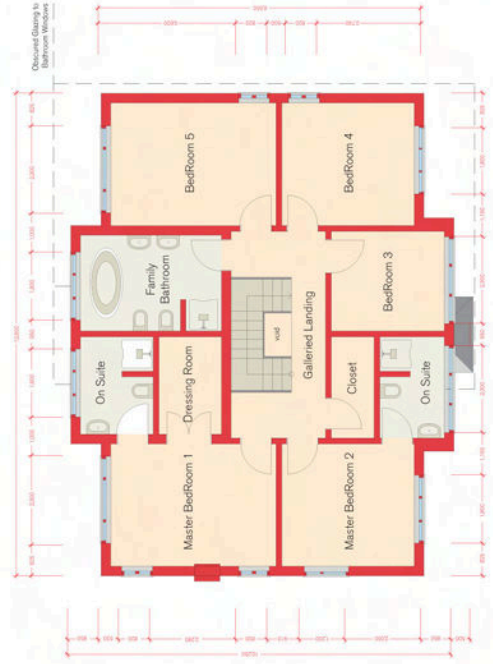
LBH Ref Nos: 22424/APP/2008/2100

Date of receipt: 09/07/08

Date(s) of Amendment(s): 21/10/08,
12/11/08 and
09/03/09



Proposed Roof Level Plan



Proposed First Floor Plan



Proposed Ground Floor Plan

Reflection and Production of Mature Gardens and Landscaping
 in addition to supplementary planting of Evergreen screening to increase privacy
 for upper floors. Works to include: (1) 20m x 10m x 10m x 10m



Property Boundary Line

Works sited on original Building Footprint

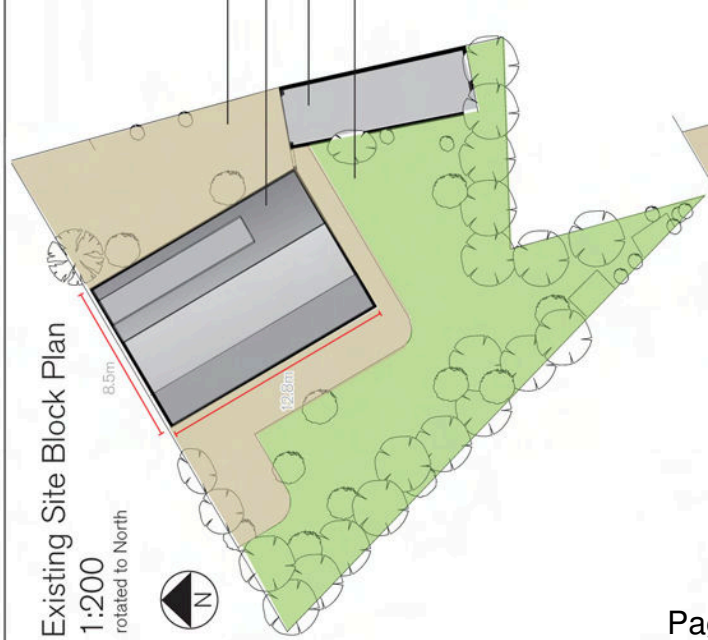
Roof pitch designed to reduce over shading
 Proposed floor Material: Interlocking Slate Grey tile

Fronted Property Gate
 to break up the width of the driveway to reflect the appearance of the surrounding properties

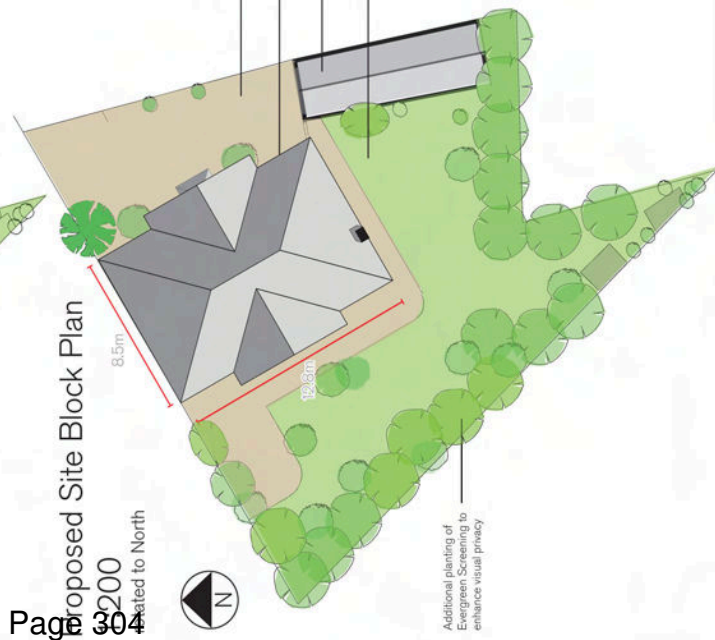
Nil Number of Car parking spaces
 to be retained for associated site plan

Town and Country Planning Permission Application Only This document is copyright protected and must not be reproduced wholly or in part without prior permission	Page Title and Description: Proposed Floor Plans and Roof Plan Proposed Building Information and Site Analysis		Client Details: March 2009 Mr & Mrs Jessop Scale @ A2: 1:100		Project No. 1022	Drawn by: Aaron Jessop BSc Hons Sheet No. 02 of 6
	6, Hillman Close, North Ladbroke, Middlesex, UB8 1QA					

Existing Site Block Plan
1:200
rotated to North



Proposed Site Block Plan
1:200
rotated to North

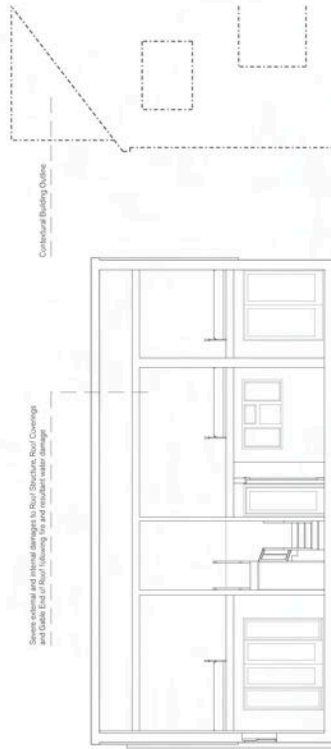


Proposed Landscaping Plan 1:100
true North

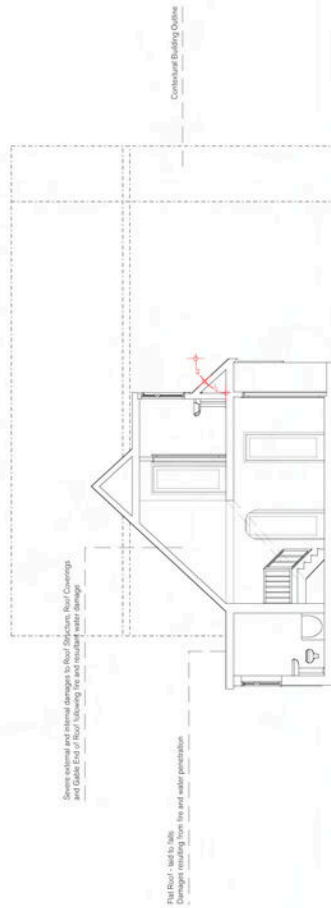


Proposal to Retain and Preserve all existing Trees and Shubs in addition to planting of supplementary evergreen screening
 Refer to Proposed G.A. Floor Plans for Ground Levels AOD

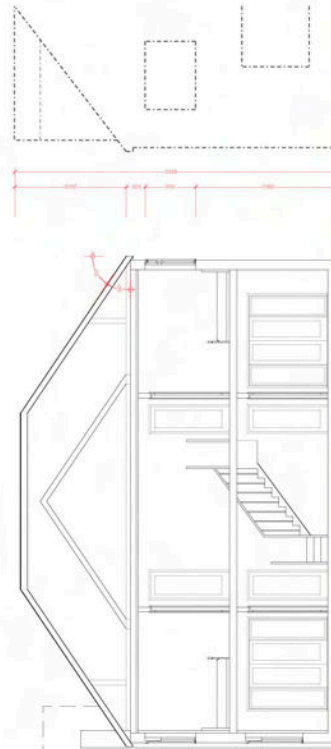




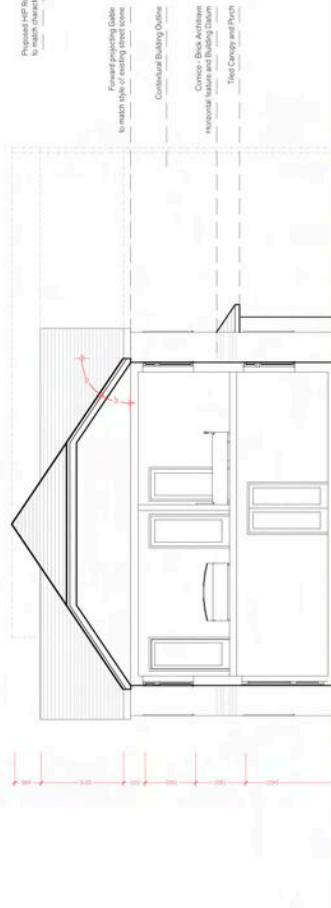
Existing Section
S/2-S-N



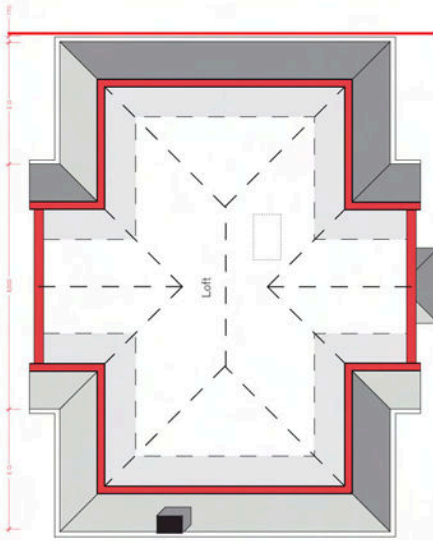
Existing Section
S/1-W-E



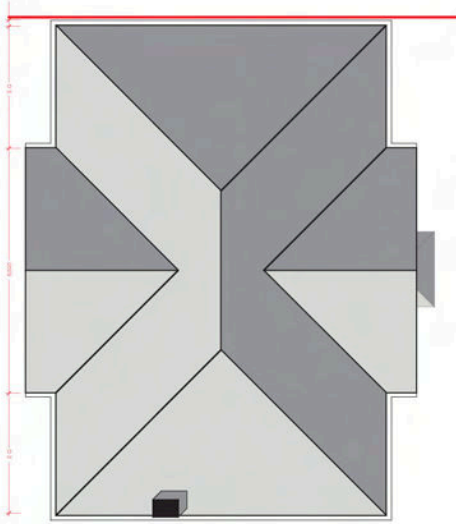
Proposed Section
S/2-S-N



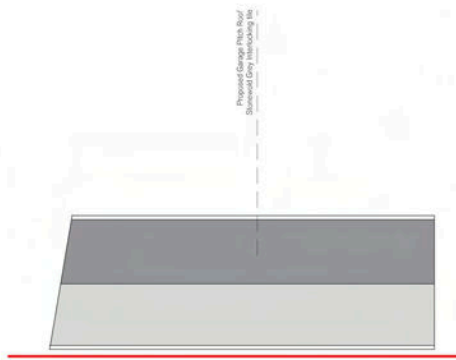
Proposed Section
S/1-W-E



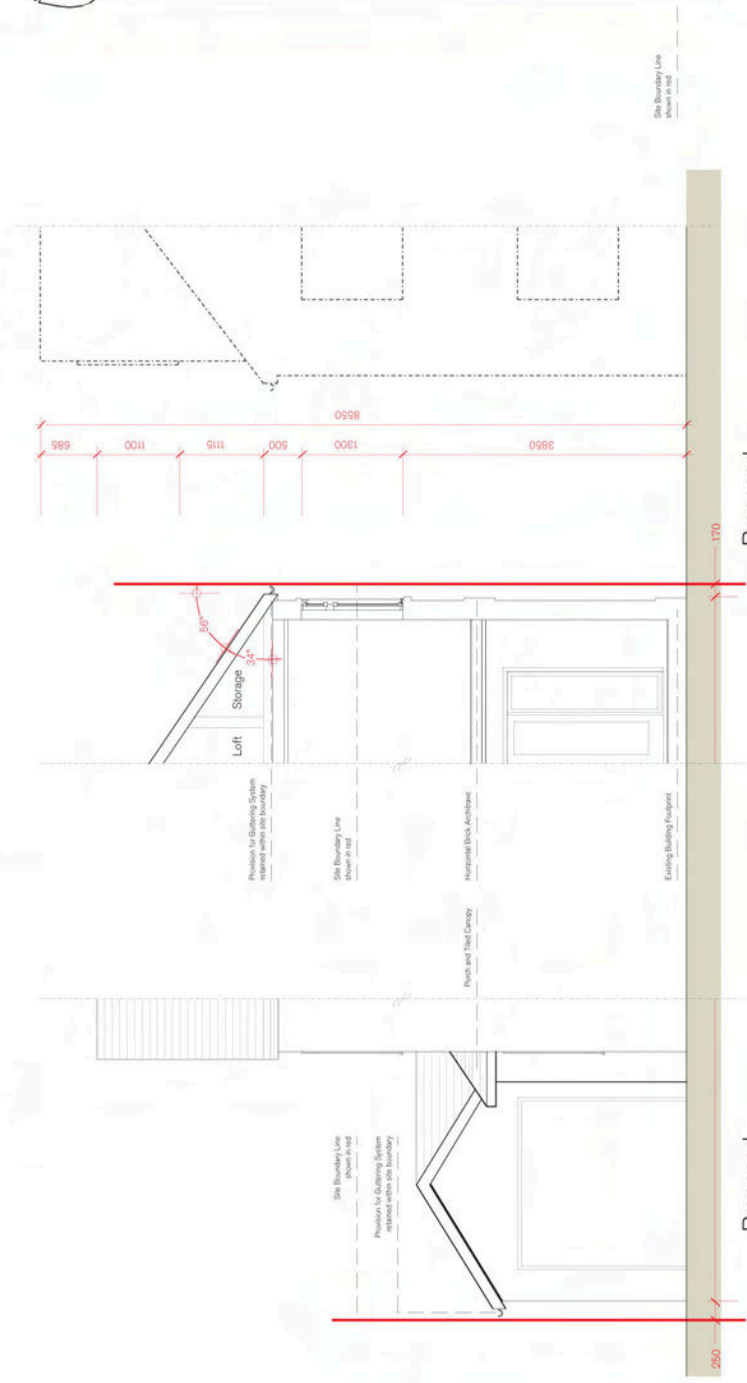
Proposed
Loft Level Plan 1:100



Proposed
Roof Level Plan 1:100

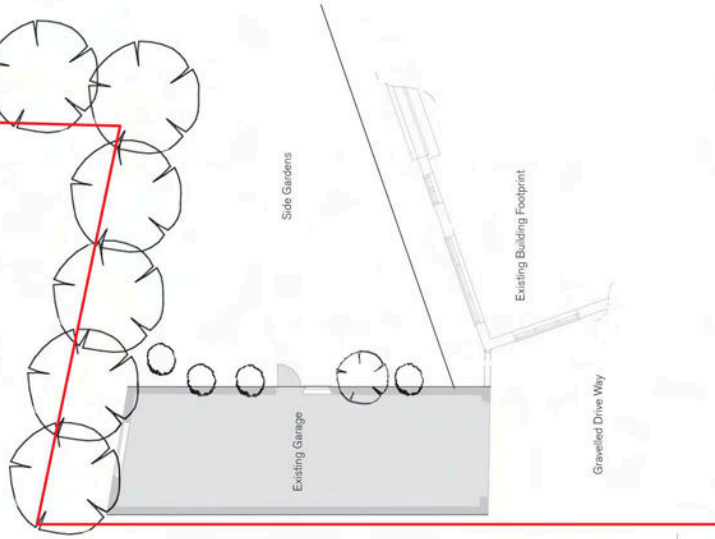


Proposed
Garage Plan 1:100



Proposed
Part Section 1:50
S/2 - S - N

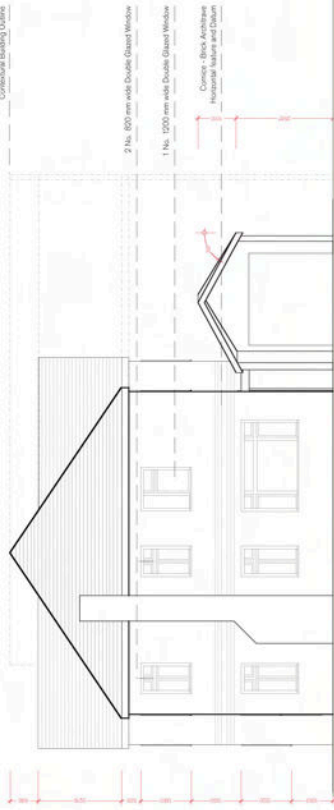
Proposed
Part Elevation 1:50
E/3 - N



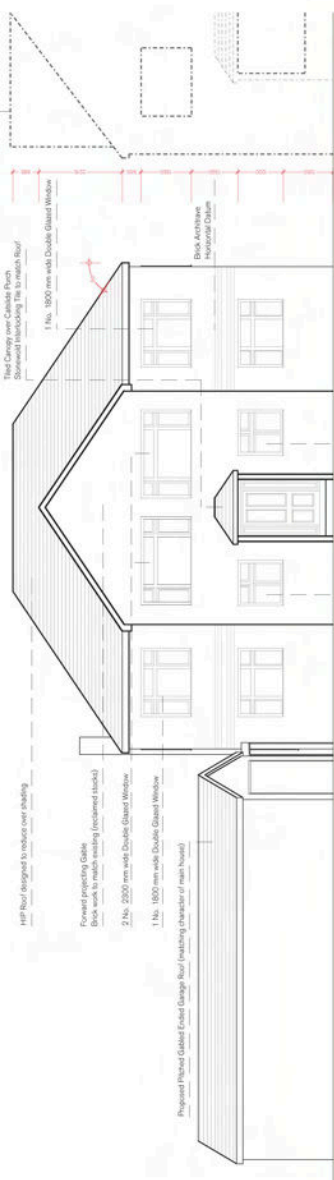
Proposed
Garage Roof Plan 1:100

Existing and Proposed
Ground Floor Garage Plan 1:100

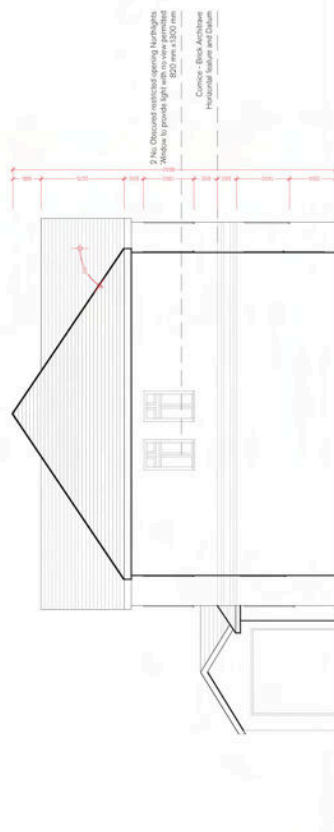
<p>Town and Country Planning Permission Application Only This document is copyright protected and must not be reproduced wholly or in part without prior permission</p>	<p>Page Title and Description: Boundary Matters Detail Proposed Plans, Sections, Elevations</p>	<p>Client Details: Mr & Mrs Jessop 6, Hillman Close, North Lxbridge, Middlesex, UB8 1QA</p>	<p>Project No. 1022 Drawn by: Aaron Jessop BSc-Hons Drg No. 0320 Sheet No. 05 of 6 March 2009 Scale @ A2: 1:100 / 1:50</p>
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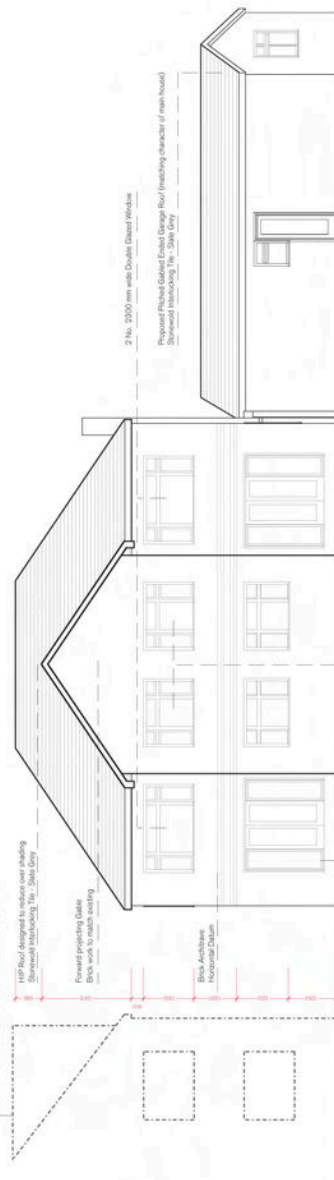
Proposed Side Elevation
E/1-S



Proposed Front Elevation
E/2-E



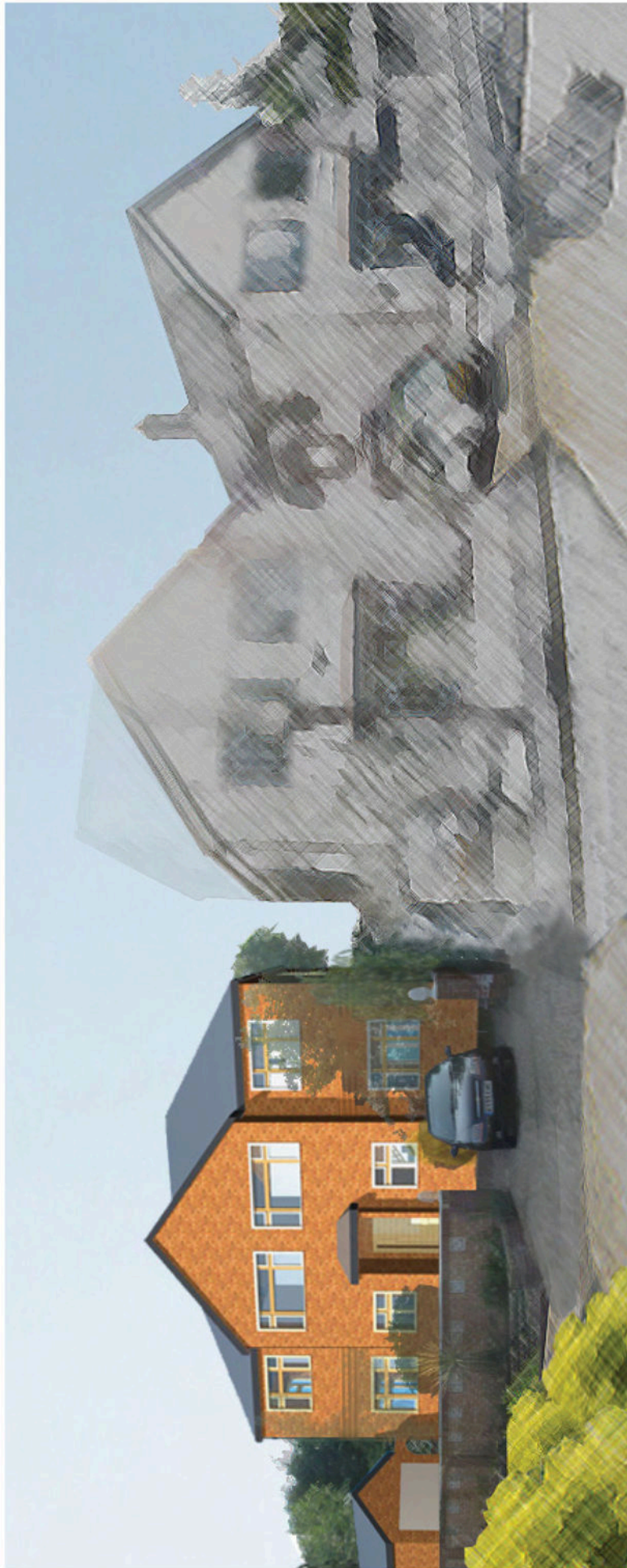
Proposed Side Elevation
E/3-N



Proposed Rear Elevation
E/4-W

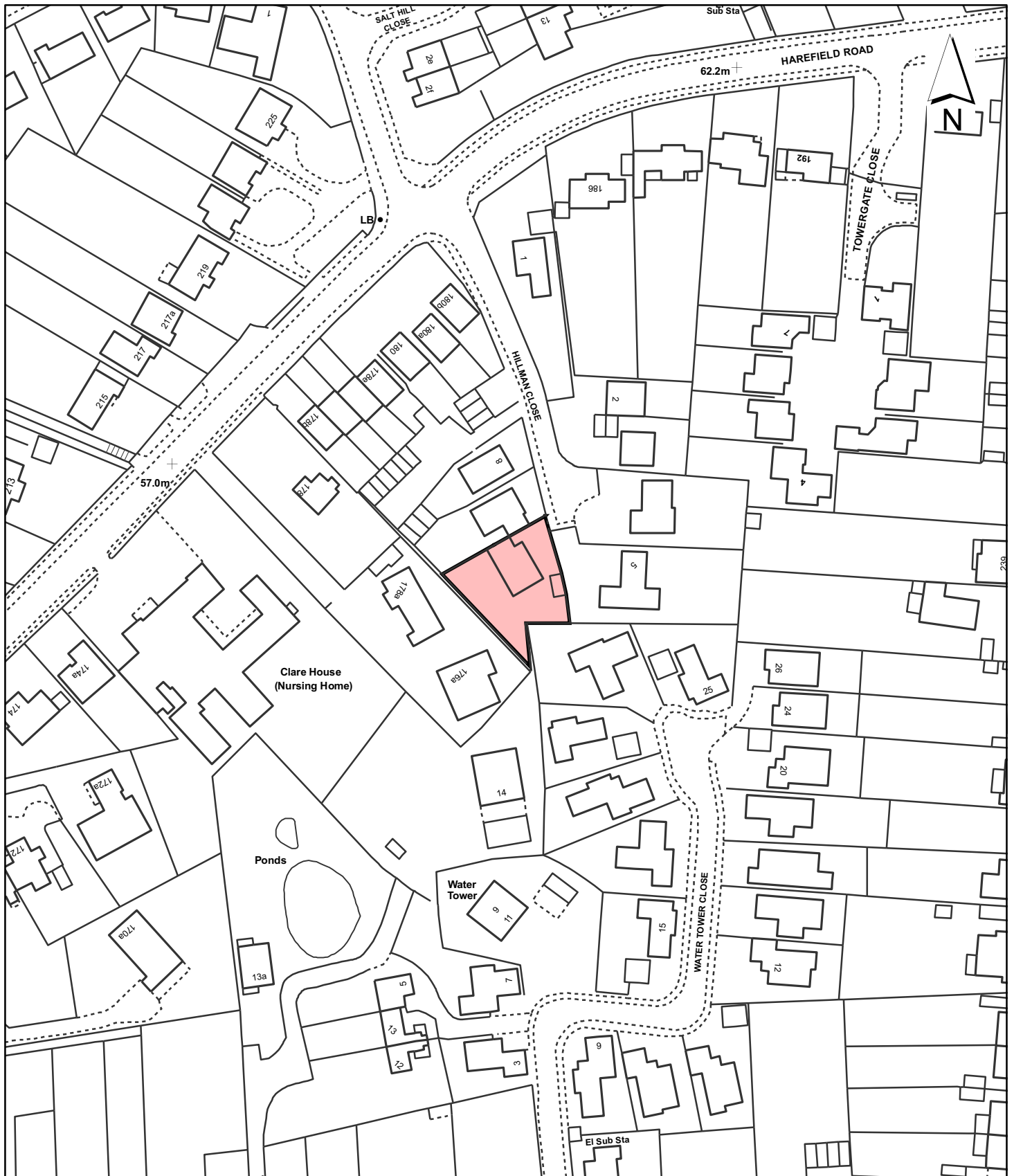
1 No. 2500 mm wide Double Glazed French Door to match existing
2 No. 1800 mm wide Double Glazed Window to match existing
discouraged restricted opening window to bathroom

<p>Town and Country Planning Permission Application Only This document is copyright protected and must not be reproduced wholly or in part without prior permission</p>	<p>Page Title and Description: Proposed Building Elevations Proposed Building Information and Site Analysis</p>	<p>Client Details: Mr & Mrs Jessop 6, Hillman Close, North Uxbridge, Middlesex, UB8 1QA</p> <p>Scale @ A2: 1:100</p>	<p>Project No. 1022 Dirg No. 0308 Sheet No. 03 of 6</p> <p>Drawn by: Aaron Jessop BSc- Hons + 44 (0) 7789 868 304</p>
---	---	--	---




Proposed Street Elevation Architectural Impression

Viewpoint 1 Expanded



Notes

 Site boundary

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Site Address

**6 Hillman Close
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
22424/APP/2008/2100

Scale
1:1,250

Planning Committee
Central and South

Date
April 2009



Item No.10

Report of the Corporate Director of Planning & Community Services

Address REDFORD HOUSE REDFORD WAY UXBRIDGE

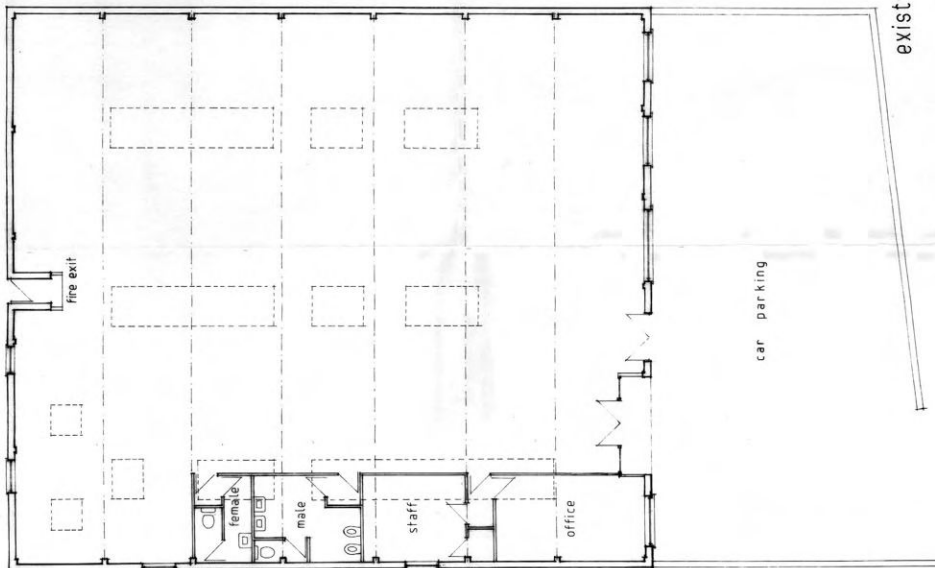
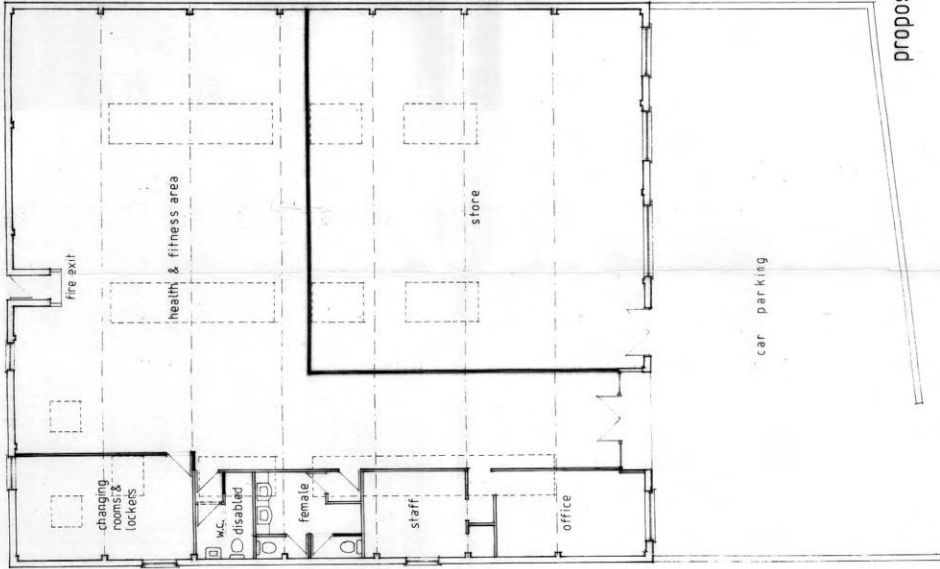
Development: Change of use from Class A1 Shops (Pet shop suppliers) to Class D2 Assembly and Leisure (for use as women's health and fitness centre).

LBH Ref Nos: 46340/APP/2009/250

Date Plans Received: 06/02/2009

Date(s) of Amendment(s):

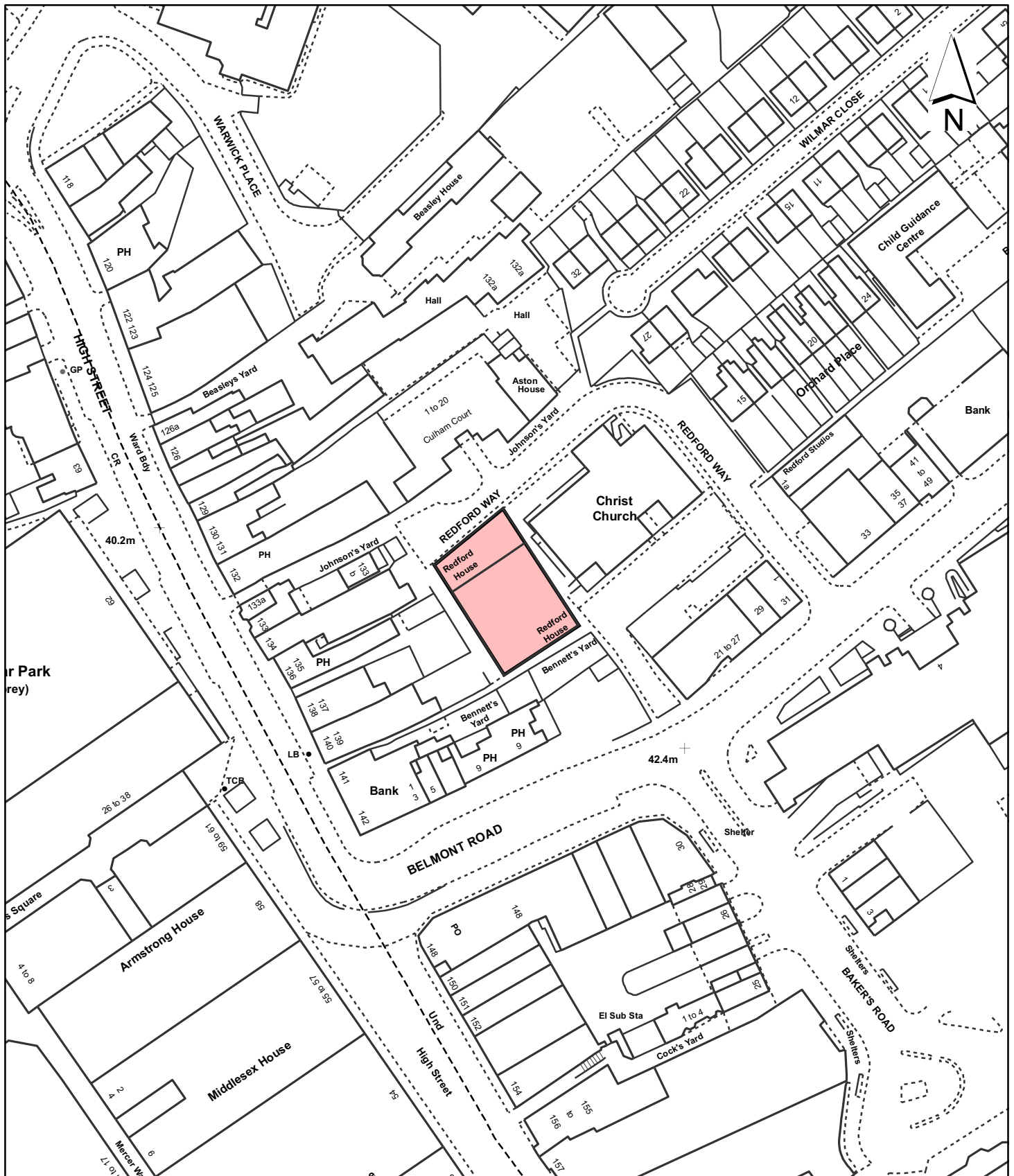
Date Application Valid: 06/02/2009




ground floor plan

Drawing Title	
Proposed 'Thomas Fitness Centre' (Change of use)	
Redford House	
Redford Way Unbridge U988 TTA	
Scale	1:100
Date	February 09
Drawn by	04-0209
BRIAN BERLEMONT - surveyor	
21 Grosvenor Road - Chislehurst - Kent	
Tel: 07961 915 290 Fax: 0208 8995 6718	

LOW BOISEY HALLINGTON
RESERVED
- 6 FEB 2009
PLANNING & TRANSPORTATION
GROUP



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Site Address	
Redford House Redford Way Uxbridge	
Planning Application Ref:	Scale
46340/APP/2009/250	1:1,250
Planning Committee	Date
Central and South	April 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

Page 80

Item No.11

Report of the Corporate Director of Planning & Community Services

Address REDFORD HOUSE REDFORD WAY UXBRIDGE

Development: Change of use from Class A1 (Shops) to Class D1 (Non-residential institutions) with ancillary office accommodation.

LBH Ref Nos: 46340/APP/2009/336

Date Plans Received: 19/02/2009

Date(s) of Amendment(s):

Date Application Valid: 25/02/2009

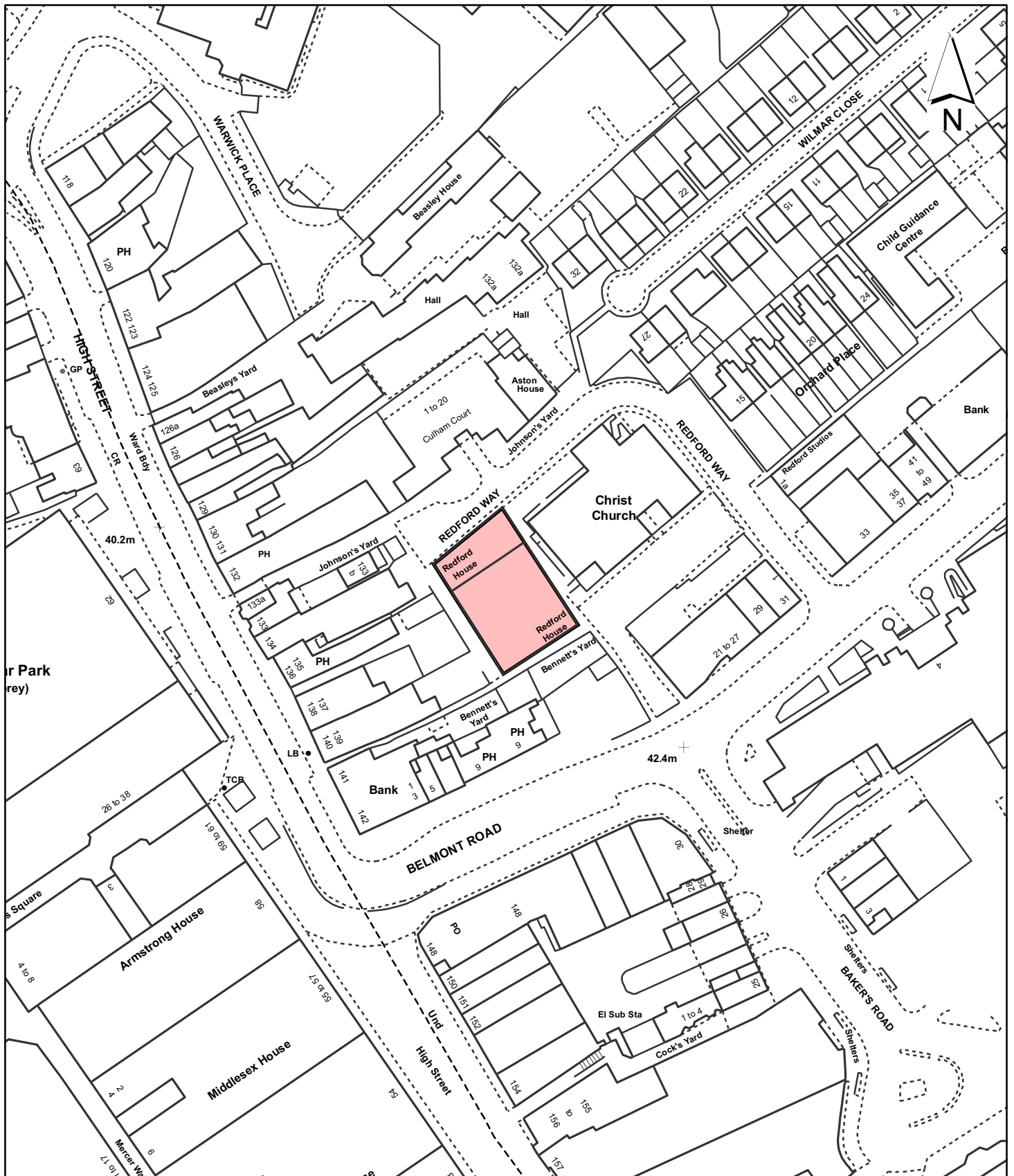


- NOTES:
1. ALL MEASUREMENTS TO BE CONFIRMED ON SITE.
 2. ALL WINDOW & DOOR SIZES ARE APPROXIMATE.
 3. TOILET FACILITIES TO BE UPGRADED TO SUITE LOCAL REGULATIONS & STANDARDS


CLIENT NAME AND ADDRESS:
PASTER STEVE PITT
MAJESTY CHRISTIAN CENTRE

PROJECT NAME AND ADDRESS:
PLANNING APPLICATION
Ref: 46340/APP/2009/336
REDFORD HOUSE
REDFORD WAY
UXBRIDGE

DRAWING TITLE: PROPOSED FLOOR PLAN	
PROJECT NUMBER: MCC / 01	
DRAWING NUMBER: 100/01	REV: 0
SCALE: 1:50 @A1	DATE: 24/02/09
1:100 @A3	DRAWN BY: M.D.H.



Notes

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Site Address

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Uxbridge**

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

Planning Application Ref:
46340/APP/2009/336

Scale
1:1,250

Planning Committee
Central and South

Date
April 2009



HILLINGDON
Page 83

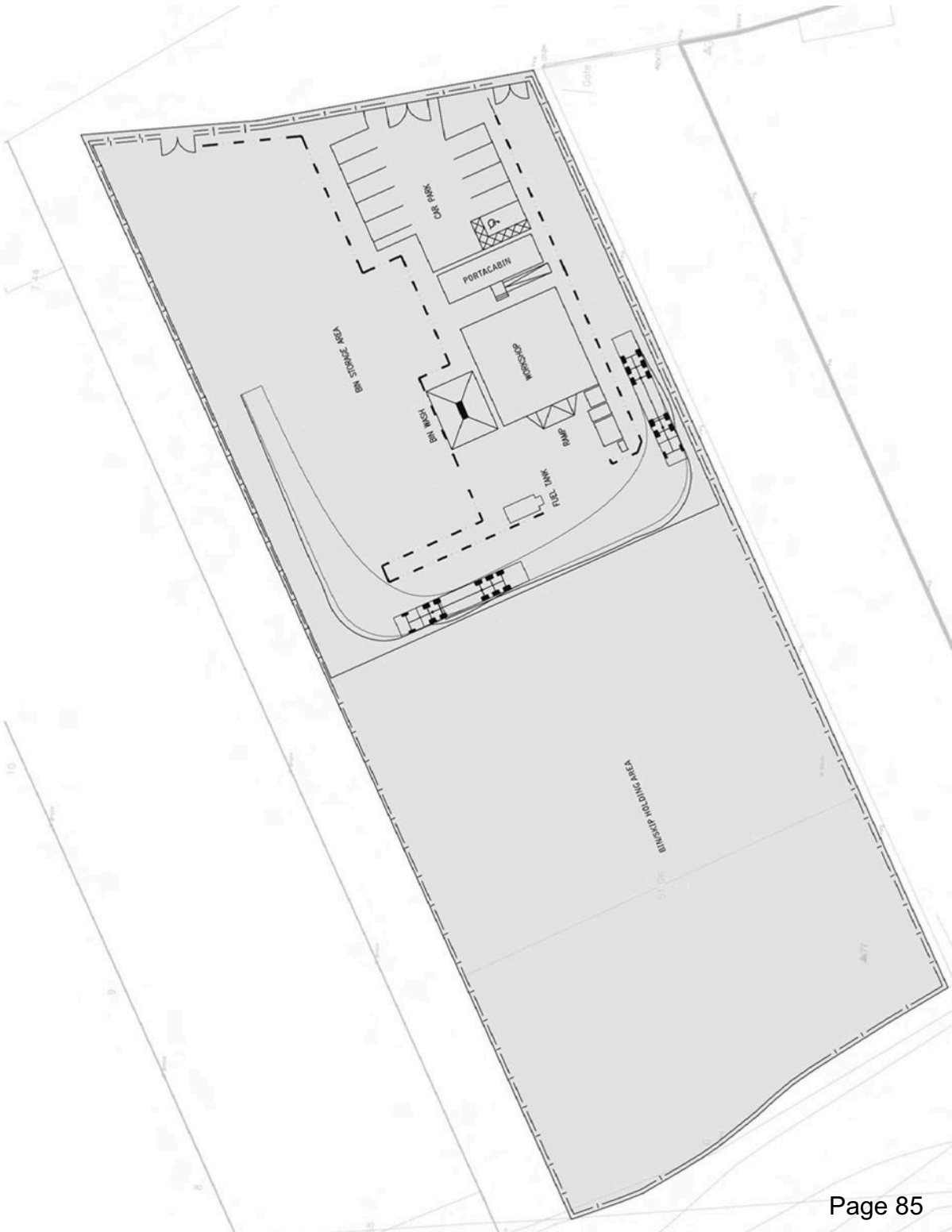
Item No.12 Report of the Corporate Director of Planning & Community Services

Address FORMER CAPE BOARDS SITE IVER LANE COWLEY

Development: Temporary change of use to provide cleaning/servicing yard for bins/ skips (sui-generis), together with temporary skip holding area (B8), ancillary workshop and portacabin.

LBH Ref Nos: 751/APP/2009/402

Date Plans Received:	27/02/2009	Date(s) of Amendment(s):	02/03/2009
Date Application Valid:	04/03/2009		04/03/2009
			21/04/2009



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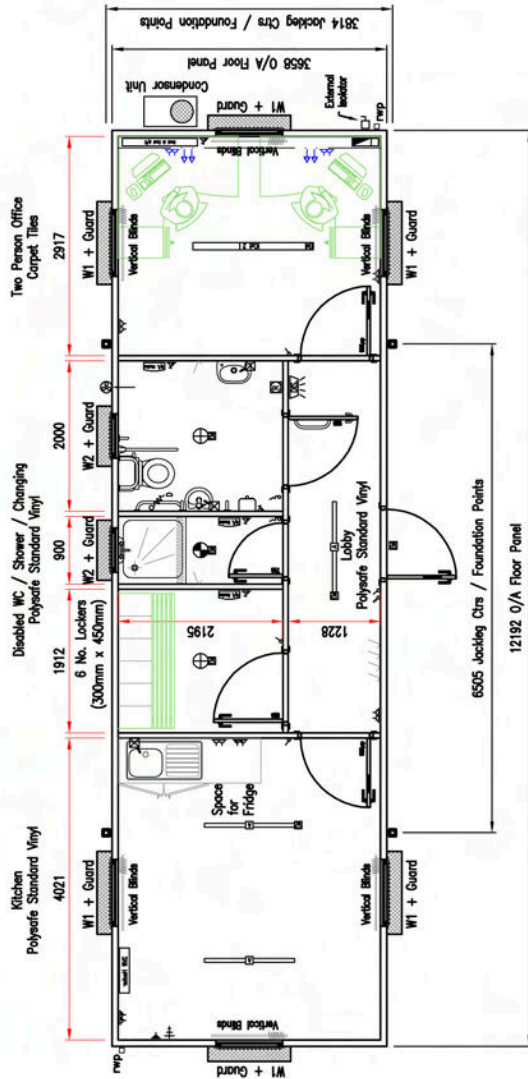
General Notes:

- External Finishes:**
- Walls - Plasterboard - Colour Coarsewring Grey BS 00.A.05
- Columns - Steel - Colour Poppy Red BS 04.E.53
- Roof - Flat - Colour Poppy Red BS 04.E.53
- External Steel Doors - Colour Poppy Red BS 04.E.53
- Windows - UPVC Lockable With Restrictors - Colour BS 00.E.55 White
- W1: 800x1000mm - Clear
- W2: 900x600mm - Clear
- Rainwater Goods - UPVC - Colour BS 00.E.55 White

- Internal Finishes:**
- Walls - 12.5mm Vinyl Faced Plasterboard at 225mm above f.f.l. - Colour BS 00.E.55 White
- Walls/Partitions - 12.5mm Vinyl Faced Plasterboard Colour BS 08.B.15 Magnolia
- Flooring - Polyurethane Standard Vinyl - Colour Silver Birch 4020
- Flooring - Primarone Xtra Carpet Tiles - Colour Altimatite
- Floors - Solid Core Timber - Colour White Oak
- Doors - Solid Core Timber - Colour White Oak

- Optional Extras:**
- Stand Alone Fire Alarm to L1 (Non Addressable)
- Stand Alone Intruder Alarm
- Vertical Blinds to Windows
- Wire Mesh Window Guards
- Data Trunking c/w Power and Data Points Where Shown (Wiring by Client)
- Heat & Cool Air Conditioning (Power Supply Only in Building Price)

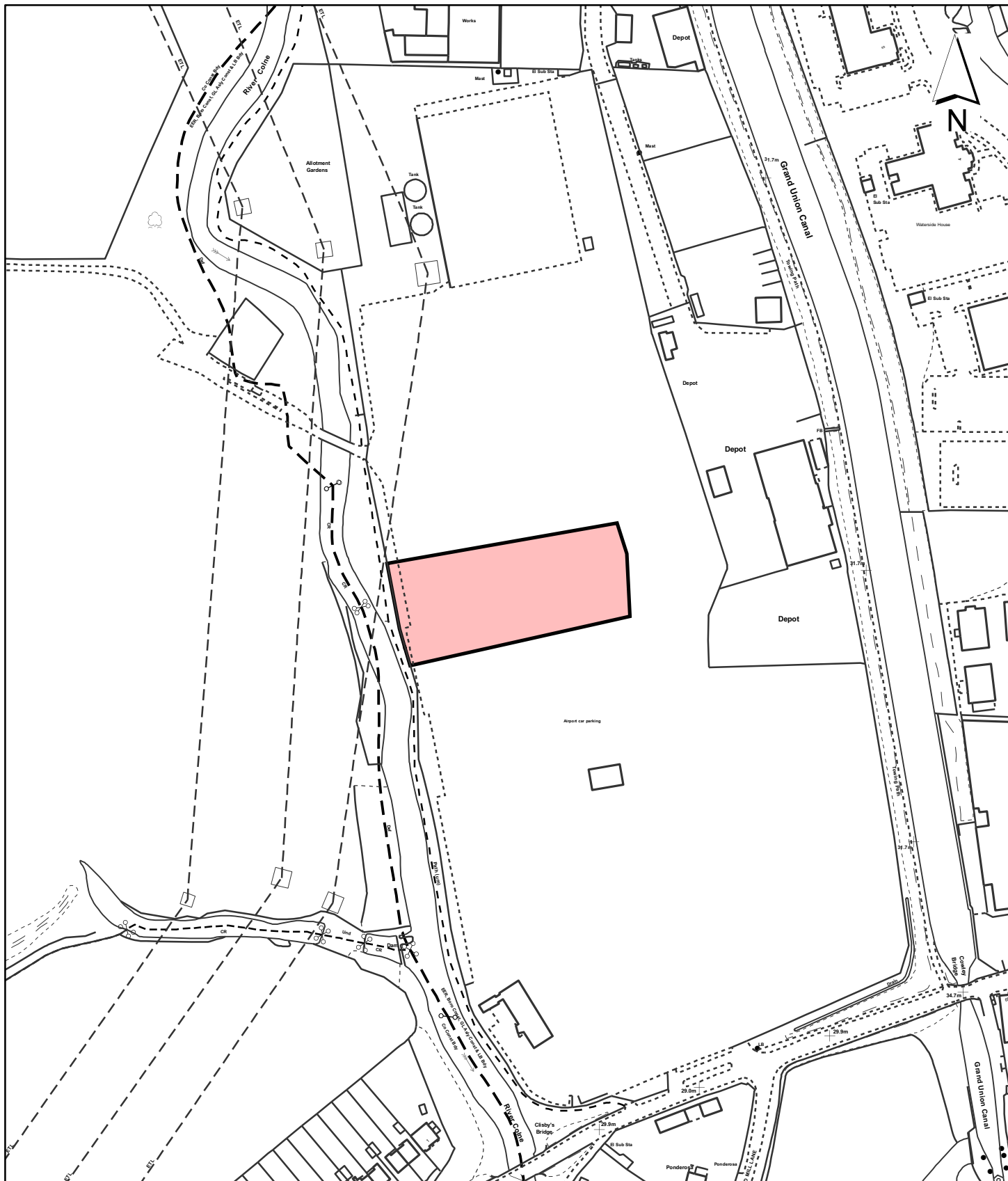
Notes:
 Emergency Lighting to be Calculated by Electrical Engineer for Exact Locations
 Heating to be Calculated by Heating Engineer for Exact Unit Output
 Service connections by Client
 Foundations by Client



Rev	Date	Description	By
Project: General Arrangement Plan AR-5000 Series Building (40' X 12' Unit)			
Title: Biffa Waste Services Droitwich			
Draw No:	1050-01	Rev:	
Date:	18.04.08	Scale:	1:50 @ A2
Drawn By:	SR	Site / File:	Sale
This drawing is the property of Module-Ar Limited and must not be copied, traced or reproduced without their written consent, copyright 2008.			
The Old Church, 15 New Lane, Haverley, East Yorkshire, DN14 7BP Tel: 01430 434 888 Fax: 01430 434 889 Email: enquiries@module-ar.co.uk www.module-ar.co.uk			

"Preliminary"

Services Legend	Description
Lighting	1500mm Fluorescent Light c/w Prismatic Diffusers
	1500mm Fluorescent Light c/w 150 Cat 2 Reflector
	Standard 28 Watt 20 & 28 Watt 20 Bathroom Light
	Standard 28 Watt 20 & 28 Watt 20 Modular Resistant Bathroom Light
Heating	Emergency Lighting (to be calculated by engineer for location)
	Zone Controller Heater
	High Level Fin Heater
	Heat & Cool Air Conditioning
	3kW Instant Water Heater
	Air Hand Dryer
Small Power	Main board inlet c/w Steel Lockable Cover
	High Level Fixed Spar
	Low Level Double Switched Socket Outlet - 450mm off
	High Level Double Switched Socket Outlet - 1000mm off
	Dedicated Water Heater D/P Switch - 1750mm off
	Earth Bond - 300mm off
	Door Level 3 Compartment Trunking
	Trunking Mounted Double Switched Socket Outlet
	Data Point RJ45, Fire Photo & Back Box, (Wiring by Client)
	Light Switch - 1000mm off
	Key Test Switch - 1000mm off
	Pull Switch To Disabled WC (at least 90° from it Change Room to be specified by the Engineer)
Ventilations	Walls Mounted Extract/Intake Fans, Refer To Plan
Disabled Alarm	Disabled Alarm Sounder / Indicator
	Disabled Alarm Pull Cord
	Disabled Alarm Reset



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Site Address

**Former Cape Boards Site
Iver Lane
Cowley**

**LONDON BOROUGH
OF HILLINGDON
Planning &
Community Services**

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

Planning Application Ref:
751/APP/2009/402

Scale
1:2,500

Planning Committee
Central and South

Date
April 2009



HILLINGDON
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