



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 19 APRIL 2016
Time: 7.00 PM
Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE,
HIGH STREET, UXBRIDGE
UB8 1UW

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon (Labour Lead)
Councillor Janet Duncan
Councillor Manjit Khatra
Councillor Brian Stead

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Putting our residents first

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Useful information for residents and visitors

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It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 9 March 2016 1 - 12
- 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

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	17 Maylands Drive, Uxbridge - 65665/APP/2016/468	Uxbridge North	Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of 4 side roof lights. Recommendation: Refusal	13 - 24 148 - 153

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	17 Maylands Drive, Uxbridge - 65665/APP/2016/822	Uxbridge North	Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of 4 side roof lights. Recommendation: Approval	25 - 36 154 - 159

8	17 Maylands Drive, Uxbridge - 65665/APP/2016/821	Uxbridge North	Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of 4 side roof lights. Recommendation: Approval	37 - 50 160 - 165
9	Brunel University Campus Kingston Lane, Uxbridge - 532/APP/2016/347	Brunel	Erection of a war memorial, including an inscribed black stone memorial wall, associated lighting and paving. Recommendation: Approval	51 - 62 166 - 174
10	Field Heath Garden Centre, Field Heath Road, Hillingdon - 13831/APP/2016/370	Brunel	Installation of car wash to include a double canopy, wash screen, associated cabins, storage structure, water tank and fence (Retrospective). Recommendation: Approval	63 - 78 175 - 191
11	26 Windsor Avenue, Hillingdon - 63542/APP/2015/4473	Hillingdon East	Two storey side extension and single storey rear extension and conversion of dwelling to 1 x 3-bed and 1 x 2-bed houses with associated amenity space. Recommendation: Refusal	79 - 92 192 - 198
12	West London Industrial Park Lane, Cowley - 751/APP/2015/3814	Uxbridge South	Retention of existing detached building and use of site and building for storage of cars. Recommendation: Approval	93 - 106 199 - 202

Monitoring Report

PART II - MEMBERS ONLY

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

14 Enforcement Report 139 - 146

PART I - Plans for Central and South Planning Committee 147 - 202

Minutes



HILLINGDON
LONDON

CENTRAL & SOUTH PLANNING COMMITTEE

9 March 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Jazz Dhillon (Labour Lead), Janet Duncan, John Morse and Brian Stead.</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Johanna Hart (Principal Planning Officer), Syed Shah (Principal Highway Engineer), Tim Brown (Legal Advisor) and Jon Pitt (Democratic Services Officer)</p>
48.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Manjit Khatra, with Cllr John Morse substituting.</p>
49.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Ahmad-Wallana declared a non pecuniary interest in agenda item number 5 (27A and B Daleham Drive). Cllr Ahmad-Wallana left the room during discussion of the item.</p>
50.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>No matters had been notified in advance or were urgent.</p>
51.	<p>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 (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items were Part I and would be heard in public.</p>
52.	<p>27A & B DALEHAM DRIVE 67783/APP/2015/4003 (<i>Agenda Item 5</i>)</p> <p>Retention of 2 semi-detached dwelling houses (Retrospective Application).</p> <p>Officers introduced the application which sought retrospective planning permission for the retention of two semi-detached residential properties. These had not been constructed in accordance with previously approved plans.</p>

Members were referred to the addendum sheet that had been circulated. This confirmed receipt of an additional petition in opposition to the scheme.

The Chairman requested that officers explain how the scheme as built differed from the plans that had previously been approved. Members were shown the floor plans of what had been built in comparison to what had been approved. These showed that the roof form and the elevations were different. The key changes related to an increase in the number of bedrooms, from two to three, alterations to the roof form and height, with provision of a gable instead of a hip roof. There had also been alterations to roof lights, to the design of rear elements and use of different materials. In addition, there had been alterations to the doors and omission of landscaping at the front of the site.

A petition had been submitted in objection to the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:

- The officer's introduction had stated that the houses had changed from having two bedrooms to having three. The minutes of the meeting from 6 January 2016 showed that the agent for the builder had stated that each unit had three bedrooms with a study and not four bedrooms as claimed by the petitioner.
- Publicity material produced by the Letting Agent, Turbervilles advertised brand new luxury four bedroom houses.
- The petitioner read the officer's summary from page 1 of the agenda pack. This information had been available to the Committee prior to Members going on a site visit. The summary stated the following:

"This application seeks retrospective consent for the retention of two semi detached dwellings at 27A and 27B Daleham Drive. During the construction of the dwellings, a number of alterations were made to the approved scheme, which included alterations to the roof form, changes to the fenestration locations, materials used in the construction of the buildings, location of the entrances and a reduction in the amount of soft landscaping to the front. The alterations to the approved scheme have been considered in the context of the site and surrounding street scene, and are considered unacceptable. The addition of gable end roofs to each of the dwellings and all of the elevation alterations combined, result in a development that appears visually at odds and incongruous to the established character and pattern of development within Daleham Drive. The scheme thereby fails to comply with the adopted policies and guidance. Refusal is therefore recommended."

- The petitioner said that the Officer's summary condemned the construction that had taken place at the site and the publicity material produced by Tubervilles was evidence that two four bedroom properties had been constructed.
- Section 7.07 of the officer report made reference to the red/orange colour of bricks, which contrasted to the natural palette of the road. It therefore failed to match any property in the surrounding area. The building constructed looked horrible and was not liked by the petitioner or by the signatories of the petition. They did not like the

way in which they felt that the Council had been misled.

- The size of the bedrooms had been doubled, the main bedroom was a large loft room and what had been built was completely at odds with the approved plans.
- The Committee should not approve a development that had so many deviations compared to the approved plans.

The applicant's agent addressed the Committee in support of the application, making the following points:

- Following the previous Committee meeting, the agent had submitted a document, which he had requested be provided to Members ahead of the site visit. The document addressed some of the concerns raised by the officer's report and by the petitioner.
- It was not an offence to build premises without planning permission or premises that did not accord with approved plans. Government guidance stated the local authorities should have regard to the development plan and should consider whether the development carried out resulted in serious harm to local public amenity.
- The Officer's report stated that the plans differed in height compared to the approved plans. The agent felt that this was incorrect. He stated the building constructed was 8.51 metres tall, rather than the previously approved 9.38 metres. Therefore, the building that had been constructed was lower than that permitted by the plans. The internal height was approximately 2.4 metres, floor to ceiling and was lower than stated, possibly because the roof slope was at a lower angle than shown on the approved drawings.
- One reason for the officer recommendation of refusal was that the development was uncharacteristic of the area and that it added unacceptable bulk. The Committee was asked to consider whether, if it had a new application for the premises as they had been built, whether they would be approved. The Committee should consider whether the development had caused demonstrable harm to any of the adjoining properties and whether it was out of character when compared to the surrounding area. It was noted that a number of gabled properties were already present in the area.
- The key finding of the officer report in 2011, when plans had been approved, was that the principle issue was whether the development would cause adverse impact with regards to the character and appearance of the area and the street scene. Officers had considered the layout to be sensitive to the street scene. The houses would be set back 9.5 metres. When viewed from Daleham Drive, the impact would be minimal. They would not be visible from Dickens Avenue. It was noted that there were other properties in Daleham Drive that had central doorways.
- The applicant had inherited the property with the building materials already on site. It was accepted that these were not the approved materials, but there was a mixture of materials used elsewhere in the area.
- The reduction in landscaping could be solved by requesting that an amended plan be submitted. Much of the hard surfaced area could be dug up to enable landscaping to take place.
- The agent felt that the bulk of the building had no adverse affect on

the amenity of adjoining occupiers, distances remained the same and the floor plan also remained the same. The type of material and the hip to gable roof were the key changes and the agent did not believe that the gabling had an adverse affect on the amenity of the neighbours.

A Member asked the applicant's agent to comment on the number of bedrooms within the houses that had been built. The agent explained that the plans showed three bedrooms with an office and that this was what had been built. The study had not been measured to determine whether it would accord with the London Plan standards for the size of a habitable room if it was a bedroom. It would not be a surprise if estate agents were marketing the house as having four bedrooms.

The Committee asked at what point the decision had been made to increase the capacity of the building, compared to the approved plans and why this had happened. The agent explained that their client had made reference to the National House Building Council (NHBC). NHBC had made reference to moving stairways. Relocation of the stairway had made it possible for the capacity to be increased. The agent did not know why their client had not referred to the approved plans at this stage, stating that he would always advise a client to build what they had planning permission for.

The Chairman asked for confirmation of the measured roof heights. The height was 8.51 metres to ridge level and 5.17 metres to eaves level, which was higher than stated in the approved plans. The height to ridge level was a metre lower than shown on the approved 2014 plans and slightly less than that when compared to the 2011 plans.

Officers were asked to clarify the ridge height level as information before the Committee suggested that this was 9.72 metres, with an eaves height of 5.31 metres. There was a discrepancy between this and the heights stated by the applicant's agent. It was confirmed that the measurements contained in the officer's report related to the plans that were before the Committee for consideration, rather than the agent's figures, which were on site measurements. It was noted that if the Committee decided to approve the application, it would be approving the heights of 9.72 and 5.31 metres.

A Member questioned what impact the fact that the property was being advertised as having four bedrooms would have on parking and amenity space. The Member also noted that the suggestion that the property contained four bedrooms would have come directly from the agent. Officers advised that it was important to differentiate between what the Committee was deciding in terms of planning and what an estate agent might advertise it as. The application had been assessed against current planning policy. Based upon London Plan guidance, the dwellings were considered to have three bedrooms and a study, rather than four bedrooms.

The Chairman confirmed that the Committee needed to consider the plans before them, the development built and the impact that this had on the neighbourhood. The planning framework mentioned quality of design and the key was whether the changes before the Committee amounted to an enhancement, were neutral or were detrimental. Detriment could arise as a consequence of the changes made compared to the approved plans.

A Member asked what the amenity space standards were if the property was considered to have four bedrooms. Officers advised that the requirement was 100 square metres and that the properties had 197 and 104 square metres respectively of amenity space. The Member noted that what had been built differed from the approved plans but that there was already mixed development in the area. It was not an area that was noted for great uniformity.

The Member did not find anything during the site visit that was strongly objectionable to her. She doubted that the inspector would find issues of demonstrable harm with development in the event that it went to appeal. The Member was concerned about the lack of planting in the front garden to mitigate drainage and flood issues. This could potentially be an issue of demonstrable harm and it was questioned what accommodation had been made for those issues. No issues or objections had been raised by the flood officer. A condition had been attached to the approved consent that required details of sustainable drainage to be submitted and agreed. It was not considered that there were any new issues had been raised, but an additional requirement for landscaping would be supported by officers.

Another Committee Member was against approving the application on the basis that the development did not resemble what the Committee had previously approved. Approval of the application would set a dangerous precedent as it would encourage others to construct buildings that were not in accordance with approved plans.

A Member requested clarity in relation to how an application was required to enhance the character of the area. Officers advised that the reasons for refusal had referenced policy 7.4 of the London Plan, which related to local character. This stated that buildings, streets and open spaces should provide high quality design response with regard to the pattern of existing spaces. They should also contribute to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography. Developments should also make a positive contribution to the future character of the area.

A Member concluded that the mass of the roof form was too high, the materials used were not of acceptable quality and the development was not in keeping with the character of the area. For these reasons, he was minded to refuse the application.

The Committee asked whether the plans that had been approved had Permitted Development (PD) rights as this would have enabled the hip roof to have been changed to a gable roof. This would have enabled sufficient space for there to be a room in the roof, the result of which being that the dwellings now had three bedrooms plus a study or four bedrooms.

Officers advised that conditions had been attached that removed some of the PD rights. One of these had removed PD rights in relation to doors, windows and other openings within the walls or roof slopes. There was also a condition that restricted the provision of any additional extensions. It was confirmed that the PD rights had not been removed in relation to the roof. A Member said that this would have enabled the applicant to create a room in

the roof under PD, subject to the obtainment of a Certificate of Lawful Development. The Chairman clarified that there was nothing within the PD rights that permitted the height of the roof to be raised, which, according to the officer's report, it had been. A Member stated that any PD rights that created a loft conversion would need windows. The removal of these windows and maintenance of the roof form would make the room non habitable.

The recommendation for refusal was moved, seconded and on being put to a vote was approved by 6 votes for refusal to 1 vote against.

The Chairman requested that officers strengthen the reasons for refusal in relation to the height of the ridge and of the eaves, as well as including additional comment about the quality of the design. The reasons should also include comment in relation to the drainage.

RESOLVED: That the application be refused for the reasons set out in the officer's report and that delegated authority be granted to the Head of Planning to work with the Chairman and Labour Lead to strengthen the reasons given for refusal.

53. **HEATHROW MEDICAL CENTRE 1 ST PETER'S WAY HARLINGTON
55700/APP/2015/3554** (*Agenda Item 6*)

Single storey side/rear extension, Heathrow Medical Centre, 1 St Peter's Way, Harlington.

Officers introduced the application which sought approval for the erection of a single storey extension to provide enhanced facilities for the Heathrow Medical Centre. The application site was within Harlington Village Conservation area. The proposed extension would be sizeable and would extend across the width of the rear garden area of the property.

Taking into account the need for the facility and subject to changes to enhance the visual impact, as recommended by the Council's Conservation Officer, which would be secured prior to the granting of planning permission, the development was considered to be visually acceptable in the location. Accordingly, the application was recommended for approval.

Members were referred to the addendum sheet circulated, which reflected comments received from the Director of Public Health in support of the scheme.

A petition had been submitted by the applicant in support of the application. In accordance with the Council's Constitution, the petitioner addressed the meeting and made the following points:

- The petitioner wished to highlight some key points that he felt may not have been considered as part of the original proposal.
- Primary Care services dealt with over 90% of NHS encounters with patients.
- The practice had previously had 3,000 patients, which had now grown to 6,000 patients. This increase had been due to the merger of the practice with a neighbouring practice in May 2015. The practice

currently had three consulting rooms on site, but the requirement was now for six rooms due to the increased number of patients.

- The practice had qualified for the Primary Care Infrastructure Grant. This suggested that the Government was in favour of the development.
- The proposal had four main aims:
 1. To provide essential primary care services from a single fit for purpose premises.
 2. To bring together health and social care provision.
 3. To reduce emergency hospital admissions.
 4. To provide a wider range of services in the community.
- The elderly and most vulnerable patient groups would benefit the most from the development. The practice had almost 600 patients over the age of 65, 75 of which were at the highest risk of emergency hospital admission. This was defined as them having a one in three chance of an emergency admission within the next 12 months.
- The practice did not currently have the capacity to be able to offer additional services provided by Health and Social Care Co-ordinators or by Primary Care Navigators. The practice wished to provide these professionals with rooms to enable them to consult patients at the practice.
- Age UK supported the scheme and had commented that the services that the practice was looking to provide worked best when Primary Care Navigators and office space within surgeries were attached as this enabled patients to be seen in a surgery setting. Hillingdon CCG, NHS England and the surgery's own Patient Participation Group were all supportive of the plans. No objections had been received from any of the surgery's neighbours, with many of these neighbours having signed the petition in support of the application.
- The applicant believed that the advantages of the development outweighed any disadvantages in relation to the conservation area.

A Member asked the petitioner how quickly the practice was growing. The petitioner advised that the number of patients had been between 3,000 and 3,500 for the last 15 years. The increase to 6,000 patients had been due to the recent merger with a nearby practice.

The Chairman said that the medical facility was much needed in the south of the Borough and that it was under enormous pressure. Another Committee Member agreed that there was a significant need for medical facilities within the Borough and would be minded to approve such an application as long as the design was sensitive to the surrounding area.

A Member asked for clarification of whether the existing walls to be retained were between the existing property and an adjoining property. Officers confirmed that this was the case and that the extension would form a new wall to the rear of the property. The extension would be between 8 and 10 metres in front of the neighbouring property. Officers considered that this was acceptable due to screening provided by existing trees present between the rear wall of the property and the front of the neighbouring property.

The Member asked whether an existing tree would be lost due to the development. Officers advised that any removal of the tree would require separate approval due to the site being within a conservation area. In this

eventuality, the Council's Landscape Team would consider whether the planting of a replacement tree was required. A tree report had been submitted with the application. This indicated that the applicant had given due regard to trees and it was anticipated that some screening would remain between the premises and the adjoining property.

The Member was concerned that the privacy and amenity of the neighbouring property could be considerably reduced. Officers advised that a planning condition required the applicant to submit details of tree protection prior to commencement of development. This would include evidencing that no undue harm had been caused. In the hypothetical event that trees were removed, a three metre high brick wall would remain. On balance, officers considered the application to be acceptable. The Member was satisfied with the advice given by officers that the conditions attached to the application would not permit work to commence until tree protection measures had been provided to the satisfaction of the Council. The protection of trees outside the boundary of the site would be subject to separate applications. These would be assessed by the Council's tree preservation officers. The Member felt that there should be a duty to replace trees in the event that it was not possible to protect them during construction. Officers advised that it was not possible to add planning conditions in relation to trees that were outside the red line of the application site. In relation to the application site, because it fell within a conservation area, any removal of trees required specific consent.

The recommendation for approval was moved, seconded and on being put to a vote was approved unanimously.

RESOLVED: That: the application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.

54. **132 UXBRIDGE ROAD HAYES 3125/APP/2015/4029** (*Agenda Item 7*)

Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a shisha lounge (Use Class A4/Sui Generis).

Officers introduced the report which sought permission for the change of use of the ground floor of the premises from retail use to a mixed use, comprising a drinking establishment and a shisha lounge. This would be provided in a single storey rear extension. There were no specific constraints or designations in relation to the application site.

Members were referred to the addendum sheet circulated in advance of the meeting. This highlighted the receipt of a 121 signature petition in support of the proposals.

Taking into account the nature of the shopping parade, no objections were raised to the principle of the development or to the provision of the rear extension. However, the site lay within close proximity to residential properties and concern was raised over the potential impact that noise disturbance and odour could have on local residents. There were also concerns that the application had the potential to result in additional traffic

and parking demand, which could be detrimental to pedestrian and highway safety. No Transport Statement had been provided and in the absence of this or any details of how the potential for noise disturbance and odour could be controlled, refusal of the application was recommended.

Two petitions had been submitted in objection to the application. One of the petitioners declined the opportunity to address the Committee with regards to their petition. In accordance with the Council's Constitution, a representative of the petitioner responsible for the second petition in objection addressed the meeting and made the following points:

- The proposal would have a significant impact on the living conditions of local residents, especially those who lived above the parade of shops and others who lived in close proximity to the proposed development.
- The proposed use was considered to be inappropriate for the location and would result in noise and disturbance, especially late in the evening. The use as a shisha lounge would also cause smoke and smells.
- Local residents already suffered from late night noise due to restaurants in the parade of shops. There was also considerable anti-social behaviour taking place in the area, including people relieving themselves on the streets. Any additional drinking or smoking would add to the existing problems.
- Brookside Road and other neighbouring roads were already heavily congested due to customers using the restaurants in the parade. The hotel that would soon open in the area would also exacerbate the problem. The proposed use provided no off street parking for staff or customers. This would lead to additional congestion on nearby roads.
- The officer's report recommended that the application be refused. Local residents fully support the recommendation and this was demonstrated by the high turnout at the meeting.
- The petitioners felt that the applicant's submission was poor as no transport assessment or noise report had been provided. It had also not indicated the proposed opening hours of the shisha lounge. This indicated that the proposal was speculative in nature. The petitioner suggested that the Members of the Committee should not take the application seriously as there had been no attempt to demonstrate that the proposal would not cause additional harm to local residents or to parking and highway safety.
- There were two schools close to the premises. The use of the site as a shisha lounge would, therefore, not be appropriate as young children would observe people smoking and drinking in the area.
- The petitioners felt that the application should not have been considered by Committee due to the lack of information provided by the applicant. It was requested that the Committee support the officer recommendation and refuse the proposal.
- The petitioner provided statistics that they said had been taken from the British Heart Foundation website. These stated that the average shisha smoking session lasted one hour. In this time it was possible to inhale the same amount of smoke as that contained in 100 cigarettes.

A Member asked the petitioner to confirm whether there were existing parking problems in the vicinity of the premises. The petitioner confirmed that there were existing parking problems in the area. These were particularly noticeable on Fridays and Saturdays due to the presence of two restaurants in the parade of shops. There were no parking restrictions in the area. Residents sometimes found that access to their driveways was blocked.

A petition had been submitted by the applicant in support of their application. In accordance with the Council's Constitution, the petitioner's representative addressed the meeting and made the following points:

- The premises were currently empty and had already had an approval as a 'desert bar.' The owners had been approached by the owners of the Hyatt Hotel, which was opposite the premises, to ask if it would be possible to provide facilities for hotel guests. Following discussion, the applicant had decided to submit a further application in order to provide a shisha bar.
- The petitioner's representative clarified that a 'shisha' involved the smoking of flavoured tobacco. This would be smoked in a classy establishment with background music. There would also be a small bar, subject to the granting of a suitable licence.
- It was envisaged that the clientele would be the guests of the Hyatt Hotel. The plans would cause a minimum of noise and there would be a zero tolerance to drugs.
- The 121 signatures in favour of the application included that of the representative who had just addressed the Committee in objection to the proposals. All the signatures of the petition in support of the application were legitimate. The petitioner's representative stated that the petitions in objection to the application had been tainted by the collection of fraudulent signatures and signatures obtained by misrepresentation in the context of a neighbour dispute between the petitioner and the applicant.
- The cover sheet of one of the petitions in objection was referenced by the speaker. This stated that approval of the application would make worse rat infestations, other health problems, robberies and vandalism in the area. The speaker stated that this would not be the case and suggested that the petitioner's own establishment would be more likely to contribute to such problems. There would be no reason for people to relieve themselves in alleyways as the premises would have toilets and there would be no illegal drug use at the premises.
- The petitioner's representative said that the objections raised were sensationalist and he encouraged the Committee to undertake a more rational, reasonable risk assessment.
- Some of the same residents that had expressed concerns about noise that might be emitted from the premises had signed the petition in support of the application. Noise surveys carried out in relation to similar establishments within Hillingdon and neighbouring boroughs had concluded that they did not cause as much noise as other drinking establishments. The applicant was willing to install a filtration system that would filter smoke.

A Member asked the petitioners whether all the clients of the shisha lounge would be clients of the Hyatt Hotel. It was confirmed that anyone would be

able to use the facility, but not everyone would be welcome. It was anticipated that the premises would attract a high calibre clientele who were predominantly hotel guests. These customers would have already parked at the hotel and so would not be contributing to any parking problems in the local area.

The Member questioned whether the shop area shown on the plans would remain at the front of the premises. It was confirmed that the shop area would remain in the form of a desert lounge. The bar / shisha lounge area to the rear of the premises would be accessed via sliding doors. In response to a question from another Member, it was confirmed that under 18's would be admitted to the desert lounge, but not to the bar / shisha area.

In accordance with the Council's Constitution, ward councillors for Yeading addressed the Committee.

Councillor Mohinder Birah made the following points:

- There were parking issues in the area, both day and night. The residents of Delamere Court, Cerne Close, Brookside Road, Longford Close, Longford Gardens and surrounding areas often contacted the ward Councillors and Council regarding obstructions to driveways and roads and footpaths.
- There were issues in relation to fly-tipping, litter and anti-social activities. By permitting a further bar and shisha lounge, it was possible that further anti-social activities would be encouraged in the area.
- The ward Member had reviewed the petitions for and against the application. 39 people had signed the petition in objection. 35 of the signatories were registered voters of the Borough. In relation to one of the petitions in support of the application, 22 of the signatories did not appear to be on the electoral register. Only 18 signatories of 42 had been confirmed as appearing on the electoral roll.
- The ward Councillors supported the officer recommendation to refuse the application.

Councillor Jagit Singh made the following points:

- He supported the local residents who opposed the construction of a shisha lounge. This was on the basis that no parking provision had been made for staff or customers, there was fly tipping in the area and that complaints had been received from local residents about anti-social behaviour in the area at night. The ward Councillors had previously met with the Police to discuss this issue. The location was also felt to be unsuitable due to its close proximity to schools.
- One of the signatures in favour was from a resident who lived a significant distance from the application site.

The Chairman advised that the petitions had been accepted as being valid by Democratic Services. Signatories did not have to be registered to vote in the Borough in order to be eligible to sign a petition and did not necessarily have to live in the Borough if they were eligible to sign it via other criteria. Anyone who either lived, worked or studied in the Borough was eligible to sign a petition. There was also no requirement for a signatory to live close to

	<p>the premises in question.</p> <p>The Chairman confirmed that the Committee was only able to consider issues that were relevant planning matters when determining the application. Many of the issues raised were legitimate concerns, but these were covered by other guidance and legislation and could not be considered by the Committee. The key planning issues related to parking and traffic, noise and the management of smells and odours.</p> <p>A Member stated that the odour issue could be managed through filtration but that the area lacked sufficient parking. It was difficult to find a space to park on Brookside Road, which was one of the few roads in the area that it was possible to park on. Levels of noise when people left bars and restaurants late at night were also a concern. It was also likely that some people did relieve themselves in the area around Brookside Road. For those reasons, the Member supported the officer recommendation.</p> <p>Another Member felt that they could not make a decision to overturn the officer recommendation as insufficient information had been submitted by the applicant. They had not provided any noise surveys and they had not indicated how they would eliminate the smell. The applicant had also failed to provide details of proposed hours of operation. Therefore, it would not be possible for the Committee to approve the application.</p> <p>The recommendation for refusal was moved, seconded and on being put to a vote was approved unanimously.</p> <p>RESOLVED: That the application be refused for the reasons set out in the officer's report.</p>
	<p>The meeting, which commenced at 7:00 PM, closed at 8:25 PM.</p>

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

Report of the Head of Planning, Sport and Green Spaces

Address	17 MAYLANDS DRIVE UXBRIDGE		
Development:	Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of one side rooflight.		
LBH Ref Nos:	65665/APP/2016/468		
Drawing Nos:	17002 (Existing plans) 17001 (location plan) Covering letter Supporting Statement 17MAY/PL2016/03B (as built) 17MAY/PL2016/11 (proposed)		
Date Plans Received:	05/02/2016	Date(s) of Amendment(s):	04/03/2016
Date Application Valid:	05/02/2016		

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached four bedroom dwelling, one of six arranged around the turning head of a residential close in north Uxbridge. The area is characterised by mainly modern detached and semi-detached houses with garages. The building is not listed, nor located within a conservation area. However, the site is located within the North Uxbridge Area of Special Local Character. The site is also located within the Hillingdon Air Quality Management Area.

Nos. 17 and 19 Maylands Drive originally formed a pair of similarly designed detached dwellings with the subject property set marginally in front of No. 19. The pair of dwellings are located on the northern side of the turning head with No. 19 on a slightly elevated position.

No. 21 Maylands Drive, the property on the left side of the pair of detached dwellings comprising Nos. 21 & 32 facing the turning head, has been extended two storeys to the side and rear.

The front and rear elevations of the application property were originally aligned 4 metres behind the main front and rear elevations of No.15 Maylands Drive which is situated closer to the public highway. The ground level at this neighbouring property is approximately 0.5m lower than ground level at No. 17.

The application property has a large rear garden (approx. 10 metres x 30 metres). The rear garden had contained two unauthorised outbuildings and a raised platform which have been completely demolished and the resultant debris removed from the site.

1.2 Proposed Scheme

The proposal consists of the erection of part two storey, part single storey side and rear

extension; erection of single storey front porch extension; and installation of 4 side rooflights.

This application does not seek retrospective planning permission for the existing unauthorised development but rather for a new proposal.

It should be noted that the proposed conversion of the existing loftspace and installation of a rooflight to the existing roof would constitute permitted development, subject to compliance with the conditions as set out in Class B, Part 1, Schedule 2 of the General Permitted Development Order (2015).

1.3 Relevant Planning History

65665/APP/2012/1543 17 Maylands Drive Uxbridge

Part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights

Decision Date: 25-10-2012 **Approved** **Appeal:**

Comment on Planning History

Planning and Enforcement History

On 26th October 2012, planning application 65665/APP/2012/1543 was granted for 'part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights'.

On 25th April 2013, as a result of information that development at 17 Maylands Drive was being undertaken contrary with any planning permission, a Council Planning Enforcement Officer visited the site. It was clear that the development taking place was not in accordance with the approved plans. It was also noted that in the back garden there were two detached buildings and a raised platform under construction.

On 25th April 2013, using a mobile telephone provided by one of the builders on site, the Enforcement Officer explained to one of the two property owners that the development under construction was not in accordance with what had been approved. This was reiterated in an email to the same landowner dated 29th April 2013.

On 13th June 2013, at the Central and South Planning Committee, the Local Planning Authority authorised the issuing of enforcement notices.

On 26th June 2013, six Operational Development Enforcement Notices were issued in reference to the various breaches on site. These were subsequently appealed.

On 1st April 2014, the Planning Inspector appointed by the Secretary of State to determine the appeals, upheld the Enforcement Notices but directed that they be corrected by the deletion of the reference to No. 19 and it being substituted with No. 15. All six enforcement notices came into force on 1st April 2014. The time for compliance with the Enforcement Notices was three months from when the notices came into force. Therefore, full compliance with all six enforcement notices should have occurred by no later than 1st July 2014.

On 11th June 2014, the Enforcement Officer visited the site to see what progress the

landowners had made in complying with the six enforcement notices. The officer reported that none of the enforcement notices appeared to be complied with. Subsequently, the officer wrote to the landowners to warn of the consequences of failing to comply with the enforcement notices.

On 2nd July 2014, the Enforcement Officer visited the property. From the officer's view point from the street, it was noted that at least five of the Enforcement Notices had not been complied with. The officer spoke to both landowners and explained that it was an offence not to comply with an enforcement notice. The landowners subsequently showed the officer that the raised platform on the rear had been partially removed. The officer arranged to come back later in the month to see what progress had been made with regards to compliance with the other Enforcement Notices.

On 15th July 2014, the Enforcement Officer visited the site again and saw that the remaining five Enforcement Notices had not been complied with. The officer pointed out to one of the landowners that the Enforcement Notices had clearly not been complied with and stated that 'it is an offence to fail to comply with an enforcement notice and I must therefore caution you in accordance with the Police and Criminal Evidence Act'. The enforcement officer delivered two sealed envelopes containing letters inviting the landowners to attend the London Borough of Hillingdon offices for interview in accordance with the provisions of the Police and Criminal Evidence Act, codes of practice. The defendants did not attend the interview.

On 22nd July 2014, letters addressed to both defendants were sent by post to 17 Maylands Drive, Uxbridge, UB8 1BH, advising both defendants that a prosecution file would be passed to the legal department instructing them to instigate court proceedings.

On 29th July 2015, in the Crown Court at Isleworth, the defendants pleaded guilty to all six counts on the indictment (each of which concern a breach of a planning enforcement notice, contrary to s.179(2) of the Town and Country Planning Act 1990. The court directed the following:

1. The Defendants must complete all works necessary in order that full compliance with the enforcement notices is achieved by 8th April 2016.
2. The Council must undertake a site visit between the 8th April and the 22nd April 2016 to assess whether compliance has been achieved.
3. The Council must provide the Court with a note on the status of compliance by the 29 April 2016.
4. Should the Defendants not agree with the contents of the Council's note they must provide a contested report by 6th May 2016.
5. Sentence hearing has been listed on the 13 May 2016.

2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- 18th March 2016

3. **Comments on Public Consultations**

A site notice was erected 23rd February 2016 and neighbouring households were notified of the proposal on 17th February 2016. The consultation period expired on 18th March 2016.

Four responses have been received. Two in support and two objecting to the proposal. The concerns raised were as follows;

1. The proposal under consideration does not show any change to the overall size of the extension as built, nor any change to the ridge height. I do not therefore see how this new application addresses the reasons why the Council served enforcement notices nor the issues set out by the Planning Inspector at their appeal. The rear extension is particularly large and dominant and out of keeping with the original house. The relatively minor change to the roof shape do not address this. The first floor rear extension is overly wide, visually intrusive, and exceeds the width shown on the originally approved plans from 2012.
2. Impact of the development on surface water drainage.

A petition in support of the proposal containing 24 signatures has been received.

Officer's response: The scale of the development currently proposed is unlikely to significantly affect surface water drainage. Therefore, the proposal is acceptable in this regard. All other issues raised have been considered in the main body of the report.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE5 New development within areas of special local character
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.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.14	(2015) Existing Housing - Efficient use of stock
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
NPPF7	NPPF - Requiring good design

5. MAIN PLANNING ISSUES

PRINCIPLE OF DEVELOPMENT

Policy 3.14 of the London Plan (FALP 2015) states that 'the Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London's existing homes'. Therefore, the principle of extending or altering an existing residential home to enhance its quality is supported.

DESIGN

All measurements used to assess the development proposal were taken from the annotations shown on amended proposed and as built plans received 11th April 2016.

Porch

The front porch extension in planning application ref. 65665/APP/2012/1543 approved in 2012 measured a depth of 1.205m, a width of 2.625m, and a maximum height of 3m sloping down to an eaves height of 2.3m.

The single storey front porch extension as built measures a depth of 1.23m, a width of 2.54m, and maximum height of 3.548m sloping to an eaves height of 2.9m (measurements taken from the lowest part of the slope).

Therefore, the porch as built was 0.25m deeper, 0.085m less wide, and between 0.45-0.7m higher.

The proposed front porch extension would measure a depth of 1.23m, a width of 2.54m, and a maximum height of 2.9m with a flat roof. This would be 0.025m deeper than the previously approved porch. However, it would be 0.085m less wide and its maximum height would be 0.1m lower in comparison.

The proposed porch would be of an appropriate scale and design and would not be out of keeping with the character and appearance of the area.

Part two storey, part single storey side/rear extension

The single storey element of the side extension as approved in planning application ref. 65665/APP/2012/1543 was set back 0.4m from the main front wall of the dwelling, measured a width of 1.815m, and had a maximum height of 2.9m sloping down to 2.4m at the eaves.

The single storey side extension built is set back approximately 0.4m, measures a width of 1.815m, and has a maximum height of approximately 3.6m sloping down to 3.05m at the eaves.

The current proposal would not differ significantly from the development already built on site. It would also be set back 0.4m from the main front elevation of the dwelling, measure a width of 1.815m, and extend to a maximum height of 3.6m sloping down to 3.05m at the eaves. In comparison to what has been built, the proposed roof form has been altered at the front to make it slope backwards. However, the proposal would be more similar in height, bulk and mass to the extension as built than the previously consented scheme.

The depth of the single storey rear extension as currently proposed would measure 4m, matching both the 2012 consented scheme and the extension built on site. Where they differ in reference to the single storey rear element is in terms of height. In 2012, the maximum height was 3m sloping down to 2.25m. The rear extension built and subject to enforcement proceedings measures a maximum height of 3.8m sloping down to 3.04m (as measured along the northern elevation). The current proposal would also measure a maximum height of 3.8m sloping down to 3.04m. It should be noted that the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document states that single storey rear extensions with a pitched roof should not exceed 3.4m at their highest point.

The current proposal would be 0.8m and 0.79m higher than the consented scheme at its highest and lowest points respectively. The proposed roof form would be altered from what has been built without consent to reduce the impact on No. 19. However, overall, it would remain higher than the 2012 consented scheme and would not be significantly different from the unauthorised extension.

At first floor level, the approval in 2012 was set back 4.8m from the main front elevation of the house whereas the current proposal would be set back 4m, matching the extension built on site.

In the 2012 permission, the the first floor extension approved measured a maximum width (as viewed from the rear) of 4.8m whereas the current scheme would measure 5.22m, matching the extension as built on site.

The first floor element of the current proposal would also match the overall height and proportion of the extension as built, apart from having a hipped roof on the rear, as opposed to a gable end.

With all of this in mind, it should be noted that the Planning Inspector who dismissed the appeals against the enforcement notices served by the Council stated the following:

'The extensions to No. 17 overwhelm the original house to such an extent that, in my opinion, they are more akin to the construction of a new dwelling than extensions to a dwelling. The extensions are so extensive that the character and appearance of the original dwelling is no longer evident. Whilst I accept that each house in Maylands Drive is different in design and size, in contrast with other dwellings, the extensions to No. 17 result in it appearing cramped on its plot because of the small gap between the building and the boundary with No. 15 and the excessive bulk and it is over dominant in the streetscene.'

It is clear that the Inspector focused on the small gap left between the building and the boundary of No. 15 as demonstration that the extensions as built were excessively bulky and over dominant. The current proposal fails to address this issue as the first floor side part of the proposal would remain largely unaltered as viewed from the street. At first floor level, the extension would be set in 1m from the shared boundary with No. 15.

The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document states that two storey extensions 'should always appear subordinate to the original house'. The width of the first floor side/rear extension as viewed from the rear would be considered excessive. The width of the first floor level rear extension combined with the increased height of the single storey rear extension (when compared with the previous consent) would leave viewable a proportionally small area of the original rear wall of the dwelling on this elevation. The effect is that the development appears out of proportion with the existing dwelling, thereby, failing to be subordinate. Due to its excessive scale, it would also appear bulky and out of keeping with the character of the area. The proposal would represent an incongruous form of development when viewed from the surrounding area and would adversely affect the visual amenity of the North Uxbridge Local Area of Special Character.

Reasons a), b) and c) for issuing Enforcement Notices ENF/002150/CF/B & ENF/002150/CF/C state that:

'the scale, form and architectural appearance of the extensions, garden buildings and enclosed raised platform fail to harmonise with the design features and architectural style predominant in the area and which contribute to the Special Local Character. The development is therefore contrary to Policy BE5 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

'The layout and appearance of the front and side extensions and the combined single and two storey rear extensions, fail to harmonise with the existing street scene. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012. and Policies BE13, BE15, BE19 and BE20 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

'The front and side extensions and the combined single and two storey rear extensions fail to harmonise with the scale, form and architectural composition and proportions of the original dwelling and is uncomplimentary to the amenity and character of the area. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE15 and BE19 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

The current proposal fails to sufficiently overcome these reasons as set out in the previous notices.

Therefore, the design, scale and massing of the proposed part two storey, part single storey side/rear extension fails to be subordinate to the host property and is out of keeping with the character and appearance of the area, detrimental to the visual amenity of the North Uxbridge Local Area of Special Character, contrary to policies HE1 and BE1 of the Local Plan: Part 1 (Strategic policies); 'Saved' policies BE5, BE13, BE15, BE19, BE21, and BE22 of the Unitary Development Plan (2012); policies 7.4 and 7.6 of the London Plan (FALP 2015); Section 7 of the National Planning Policy Framework (2012); and the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document.

Rooflights

The modest size and siting of the proposed rooflights are considered to be appropriate and acceptable. Three of the proposed rooflights are located on the north east side of the dwelling which is less visible from Maylands Drive. The proposed rooflight on the south

west elevation is set sufficiently back from the front of the property and given its size, would not be particularly visible from the street. The impact on the visual amenity of the area would be limited.

AMENITY

No. 15 has three ground floor level windows and one first floor level window that face the proposed development. The window located nearest the rear of the building is the only serving a habitable room. However, this is a secondary window with the internal space also served with multiple openings on its rear elevation. No. 15 has an existing single storey rear extension and a detached outbuilding located next to the shared boundary with the application property which mitigates significantly the impact from the proposal, despite the ground level changes between the sites. In addition, the closest first floor level window on the rear of No. 15 serves a non habitable room. Given the favourable orientation of this neighbour being situated south west of the development, the proposal is not considered to significantly overshadow or cause significant loss of daylight to its rear openings which serve habitable rooms. The closest ground floor level windows are enclosed along this side by the existing outbuilding and boundary treatment. Therefore, the outlook from them would not be significantly affected by the proposal. The inspector does not raise an issue with regards to the existing part two storey, part single storey side/rear extension in so far as its impact on No. 15. The proposal is considered acceptable in this regard.

No. 19 has a rear ground floor level window located close to the boundary with the application property. The single storey rear element of the proposal is the closest part to No. 19 and it would measure a depth of 4m. This extension would project out beyond the 45 degree line of sight as measured horizontally from the centre of this window at No. 19, to the north east of the site.

The inspector report states 'that at the rear of the dwelling adjacent to the boundary with No. 19, (the development) extends for some 3.9m and it comprises both single and two storeys. The amount of built development is clearly visible from the patio area at the back of No. 19 and dominates the outlook for the occupiers of that property.'

The proposed roof form of the single storey rear extension would be different to the existing extension in that it would slope down towards the shared boundary with this neighbour. The first floor part of the extension would also have its roof changed to a hip which would further address the inspector's concern with regards to the impact on No. 19.

It should be noted that the ground level at No. 17 is approximately 0.5m lower than at No. 19. Therefore, the height of the proposed rear element at its closest point as viewed from this perspective would be approximately 2.5m. It would also be set back from the boundary approximately 0.5m.

Paragraph 4.15 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document gives guidance on how to assess the impact of development on daylight/sunlight. Where development is to the rear of a neighbouring property, it recommends that suitable daylight to habitable rooms is achieved where a 25 degree angle taken from a point 2m above the floor of the fenestration elevations is kept unobstructed. In this particular case, the neighbour is adjacent to the application property and the proposed development. The Building Research Establishment's Daylight and Sunlight report for considering the impact of development on daylight and sunlighting considers that where a development would not breach the 45 degree sight line as

measured vertically from the centre of the opening, then the proposal would be unlikely to have an adverse affect on daylight/sunlight to that openings. The proposal would comply with the 45 degree test as measured vertically. The first floor level rear extension would comply with both the horizontal and vertical 45 degree sight line in respect to No. 19. Therefore, the proposal is not considered to significantly affect the level of daylight/sunlight to this neighbour's closest window. Given the ground level changes between the site, the proposal is also not considered to cause significant loss of outlook.

Reason d) for issuing Enforcement Notices ENF/002150/CF/B & ENF/002150/CF/C states:

'The cumulative affect of the garden buildings, raised platform and the single and two storey extensions, has resulted in a significant increase in the built up appearance of this site, resulting in a significant loss of amenity both for the occupiers of number 17 and number 19. The scale, siting, form and architectural appearance of the extensions, the garden buildings and enclosed raised platform result in a significant loss of residential amenity to neighbouring dwellings and fails to protect the privacy of neighbours. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

The garden buildings and raised platform have been removed from the site. For the reasons set out above, the current proposal with the amended roof design, is not considered to be detrimental to the amenity of neighbouring residential occupiers.

Should the planning committee be minded to approve this proposal, a condition to ensure that the rooflights on the side roofslope are obscure glazed and non-openable should be imposed to ensure that there is no loss of privacy to neighbouring properties.

There are no other flank windows proposed that would raise any concern with regards to privacy to adjoining neighbours and the properties to the front/rear are a sufficient distance away to be safeguarded from adverse overlooking.

In terms of the impact of the development on the residential amenity of neighbours, the proposal would be considered to be acceptable.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The design, scale and massing of the proposed part two storey, part single storey side/rear extension fails to be subordinate to the host property and is out of keeping with the character and appearance of the area, detrimental to the visual amenity of the North Uxbridge Local Area of Special Character, contrary to policies HE1 and BE1 of the Local Plan: Part 1 (Strategic policies); 'Saved' policies BE5, BE13, BE15, BE19, BE21, and BE22 of the Unitary Development Plan (2012); policies 7.4 and 7.6 of the London Plan (FALP 2015); Section 7 of the National Planning Policy Framework (2012); and the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document.

INFORMATIVES

- 1 Please be advised that this application seeks permission for a proposed development and not for the development as built on site.

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

Part 1 Policies:

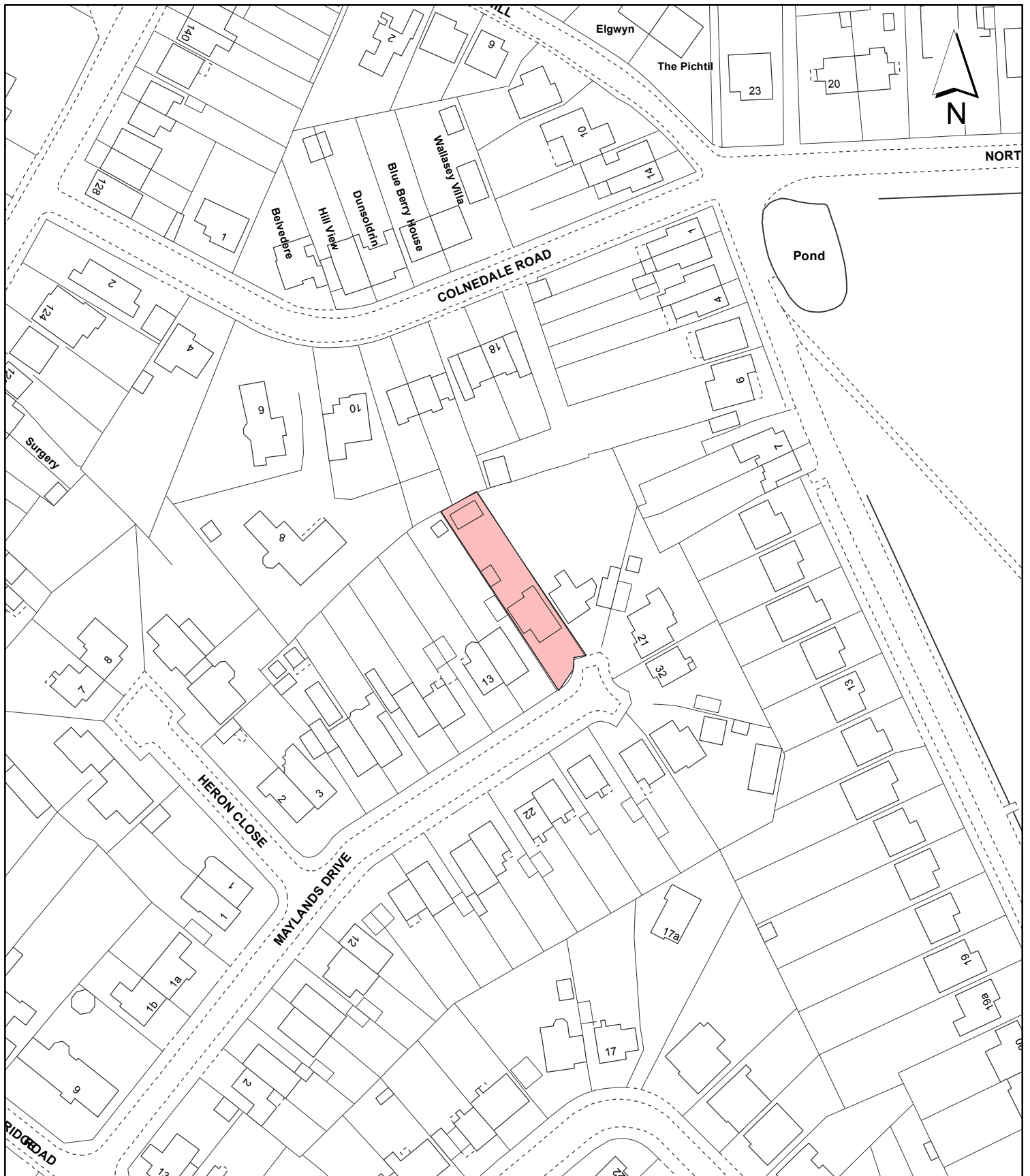
PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14	(2015) Existing Housing - Efficient use of stock
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
NPPF7	NPPF - Requiring good design

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**17 Maylands Drive
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
65665/APP/2016/468

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Erection of single storey rear and side extension; single storey front porch extension; and installation of one rooflight

LBH Ref Nos: 65665/APP/2016/822

Drawing Nos: 17002 (Existing)
Supporting Statement
17001 (Location Plan)
17MAY/PL2016/03B (As Built)
17MAY/PL2016/14

Date Plans Received: 26/02/2016 **Date(s) of Amendment(s):**

Date Application Valid: 26/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached four bedroom dwelling, one of six arranged around the turning head of a residential close in north Uxbridge. The area is characterised by mainly modern detached and semi-detached houses with garages. The building is not listed, nor located within a conservation area. However, the site is located within the North Uxbridge Area of Special Local Character. The site is also located within the Hillingdon Air Quality Management Area.

Nos. 17 and 19 Maylands Drive originally formed a pair of similarly designed detached dwellings with the subject property set marginally in front of No. 19. The pair of dwellings are located on the northern side of the turning head with No. 19 on a slightly elevated position.

No. 21 Maylands Drive, the property on the left side of the pair of detached dwellings comprising Nos. 21 & 32 facing the turning head, has been extended two storeys to the side and rear.

The front and rear elevations of the application property were originally aligned 4 metres behind the main front and rear elevations of No.15 Maylands Drive which is situated closer to the public highway. The ground level at this neighbouring property is approximately 0.5m lower than ground level at No. 17.

The application property has a large rear garden (approx. 10 metres x 30 metres). The rear garden had contained two unauthorised outbuildings and a raised platform which have been completely demolished and the resultant debris removed from the site.

1.2 Proposed Scheme

The proposal consists of the erection of single storey rear and side extension; single storey front porch extension; and installation of three rooflights.

This application does not seek retrospective planning permission for the existing unauthorised development built on site but rather is for a new proposal.

It should be noted that the proposed conversion of the original loftspace and installation of a rooflight to the existing roof would constitute permitted development, subject to the conditions as set out in Class B, Part 1, Schedule 2 of the General Permitted Development Order.

1.3 Relevant Planning History

65665/APP/2012/1543 17 Maylands Drive Uxbridge

Part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights

Decision Date: 25-10-2012 **Approved** **Appeal:**

Comment on Planning History

Planning and Enforcement History

On 26th October 2012, planning application 65665/APP/2012/1543 was granted for 'part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights'.

On 25th April 2013, as a result of information that development at 17 Maylands Drive was being undertaken contrary with any planning permission, a Council Planning Enforcement Officer visited the site. It was clear that the development taking place was not in accordance with the approved plans. It was also noted that in the back garden there were two detached buildings and a raised platform under construction.

On 25th April 2013, using a mobile telephone provided by one of the builders on site, the Enforcement Officer explained to one of the two property owners that the development under construction was not in accordance with what had been approved. This was reiterated in an email to the same landowner dated 29th April 2013.

On 13th June 2013, at the Central and South Planning Committee, the Local Planning Authority authorised the issuing of enforcement notices.

On 26th June 2013, six Operational Development Enforcement Notices were issued in reference to the various breaches on site. These were subsequently appealed.

On 1st April 2014, the Planning Inspector appointed by the Secretary of State to determine the appeals, upheld the Enforcement Notices but directed that they be corrected by the deletion of the reference to No. 19 and it being substituted with No. 15. All six enforcement notices came into force on 1st April 2014. The time for compliance with the Enforcement Notices was three months from when the notices came into force. Therefore, full compliance with all six enforcement notices should have occurred by no later than 1st July 2014.

On 11th June 2014, the Enforcement Officer visited the site to see what progress the landowners had made in complying with the six enforcement notices. The officer reported that none of the enforcement notices appeared to be complied with. Subsequently, the officer wrote to the landowners to warn of the consequences of failing to comply with the

enforcement notices.

On 2nd July 2014, the Enforcement Officer visited the property. From the officer's view point from the street, it was noted that at least five of the Enforcement Notices had not been complied with. The officer spoke to both landowners and explained that it was an offence not to comply with an enforcement notice. The landowners subsequently showed the officer that the raised platform on the rear had been partially removed. The officer arranged to come back later in the month to see what progress had been made with regards to compliance with the other Enforcement Notices.

On 15th July 2014, the Enforcement Officer visited the site again and saw that the remaining five Enforcement Notices had not been complied with. The officer pointed out to one of the landowners that the Enforcement Notices had clearly not been complied with and stated that 'it is an offence to fail to comply with an enforcement notice and I must therefore caution you in accordance with the Police and Criminal Evidence Act'. The enforcement officer delivered two sealed envelopes containing letters inviting the landowners to attend the London Borough of Hillingdon offices for interview in accordance with the provisions of the Police and Criminal Evidence Act, codes of practice. The defendants did not attend the interview.

On 22nd July 2014, letters addressed to both defendants were sent by post to 17 Maylands Drive, Uxbridge, UB8 1BH, advising both defendants that a prosecution file would be passed to the legal department instructing them to instigate court proceedings.

On 29th July 2015, in the Crown Court at Isleworth, the defendants pleaded guilty to all six counts on the indictment (each of which concern a breach of a planning enforcement notice, contrary to s.179(2) of the Town and Country Planning Act 1990. The court directed the following:

1. The Defendants must complete all works necessary in order that full compliance with the enforcement notices is achieved by 8th April 2016.
2. The Council must undertake a site visit between the 8th April and the 22nd April 2016 to assess whether compliance has been achieved.
3. The Council must provide the Court with a note on the status of compliance by the 29 April 2016.
4. Should the Defendants not agree with the contents of the Council's note they must provide a contested report by 6th May 2016.
5. Sentence hearing has been listed on the 13 May 2016.

2. Advertisement and Site Notice

- 2.1 Advertisement Expiry Date:- Not applicable
- 2.2 Site Notice Expiry Date:- 30th March 2016

3. Comments on Public Consultations

A site notice was erected 2nd March 2016 and neighbouring households were notified of

the proposal on 29th February 2016. The consultation period expired on 30th March 2016. One response has been received which supports the scheme.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE5 New development within areas of special local character
- 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.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.14 (2015) Existing Housing - Efficient use of stock
- LPP 7.4 (2015) Local character
- LPP 7.6 (2015) Architecture
- NPPF7 NPPF - Requiring good design

5. MAIN PLANNING ISSUES

PRINCIPLE OF DEVELOPMENT

Policy 3.14 of the London Plan (FALP 2015) states that 'the Mayor will, and boroughs and other stakeholders should, support the maintenance and enhancement of the condition and quality of London's existing homes'. Therefore, the principle of extending or altering an existing residential home to enhance its quality is supported.

DESIGN

All measurements used to assess the development proposal were taken from the

annotations shown on amended proposed and as built plans received 11th April 2016.

- Porch

The front porch extension in planning application ref. 65665/APP/2012/1543 approved in 2012 measured a depth of 1.205m, a width of 2.625m, and a maximum height of 3m sloping down to an eaves height of 2.3m.

The single storey front porch extension as built measures a depth of 1.23m, a width of 2.54m, and maximum height of 3.548m sloping to an eaves height of 2.9m (measurements taken from the lowest part of the slope).

Therefore, the porch as built was 0.25m deeper, 0.085m less wide, and between 0.45-0.7m higher.

The proposed front porch extension would measure a depth of 1.23m, a width of 2.54m, and a maximum height of 2.9m with a flat roof. This would be 0.025m deeper than the previously approved porch. However, it would be 0.085m less wide and its maximum height would be 0.1m lower in comparison.

The proposed porch would be of an appropriate scale and design and would not be out of keeping with the character and appearance of the area.

- Part single storey rear extension and single storey side extension

The side extension part of the proposal, nearest the front of the dwelling, would not differ significantly from the single storey side extension built on site. It would also be set back 0.4m from the main front elevation of the dwelling, measure a width of 1.815m, and extend to a maximum height of 3.6m sloping down to 3.05m at the eaves. In comparison to what has been built, the proposed roof form has been altered at the front to make it slope backwards.

The depth of the single storey rear extension as currently proposed would measure 4m, matching both the 2012 consented scheme and the extension built on site. Where they differ in reference to the single storey rear element is in terms of height. In 2012, the maximum height was 3m sloping down to 2.25m. The rear extension built and subject to enforcement proceedings measures a maximum height of 3.8m sloping down to 3.04m (as measured along the northern elevation). The current proposal would also measure a maximum height of 3.8m sloping down to 3.04m. It should be noted that the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document states that single storey rear extensions with a pitched roof should not exceed 3.4m at their highest point.

The current proposal would be 0.8m and 0.79m higher than the consented scheme at its highest and lowest points respectively. The proposed roof form would be altered from what has been built without consent to reduce the impact on No. 19. However, overall, it would remain higher than the 2012 consented scheme.

As such, the single storey rear extension proposed would be higher than the corresponding part of consented scheme at its highest and lowest points respectively. It is recognised that the proposed single storey rear extension would be relatively large on the original dwelling, measuring 0.4m higher than what guidance usually considers to be acceptable. However,

the proposed roof form would be altered from what has been built without consent to reduce the impact on No. 19 and given it is single storey, it would be less visible from the surrounding area, screened by existing boundary treatment and in part by existing topography. As such, its impact on the character and appearance of the North Uxbridge Local Area of Special Character would be limited. Similarly, the proposed single storey side element would not be significantly visible from the street, being set back from the main front wall of the building, and screened by No. 15, which is located closer to the public highway.

On that basis, there is not considered to be sufficient grounds for refusal, and the proposal is considered acceptable with regards to its impact on the original building and the character and appearance of the area.

Rooflights

The modest size and siting of the proposed rooflights are considered to be appropriate and acceptable. They are located on the north east side of the dwelling which is less visible from Maylands Drive. Therefore, the impact on the visual amenity of the area would be limited.

AMENITY

No. 15 has three ground floor level windows and one first floor level window that face the proposed development. The window located nearest the rear of the building is the only serving a habitable room. However, this is a secondary window with the internal space also served with multiple openings on its rear elevation. No. 15 has an existing single storey rear extension and a detached outbuilding located next to the shared boundary with the application property which mitigates significantly the impact from the proposal, despite the ground level changes between the sites. In addition, the closest first floor level window on the rear of No. 15 serves a non habitable room. Given the favourable orientation of this neighbour being situated south west of the development, the proposal is not considered to significantly overshadow or cause significant loss of daylight to its rear openings which serve habitable rooms. The closest ground floor level windows are enclosed along this side by the existing outbuilding and boundary treatment. Therefore, the outlook from them would not be significantly affected by the proposal.

No. 19 has a rear ground floor level window located close to the boundary with the application property. The single storey rear element of the proposal is the closest part to No. 19 and it would measure a depth of 4m. It would project beyond the 45 degree line of sight as measured horizontally from the centre of this window at No. 19. However, the ground level at No. 17 is approximately 0.5m lower than the ground level at No. 17. Therefore, the height of the proposed rear element at its closest point as viewed from this perspective would be approximately 2.5m. It would also be set back from the boundary approximately 0.5m. As a result, the proposal would comply with 45 degree test as measured vertically (as recommended by the Building Research Establishment's Daylight and Sunlight report for considering the impact of development on daylight and sunlighting). Given the ground level changes between the site, the proposal is also not considered to cause significant loss of outlook.

A condition has been imposed to ensure that the rooflights on the side roofslope are obscure glazed and non-openable to safeguard the privacy of neighbouring occupiers.

There are no other flank side level windows proposed that would raise any concern with regards to privacy to adjoining neighbours and the properties to the front/rear are a sufficient distance away to be safeguarded from adverse overlooking.

In terms of the impact of the development on the residential amenity of neighbours, the proposal would be considered to be acceptable.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, 17001 (Location Plan), 17002 (Existing), 17MAY/PL2016/03B (As Built), and 17MAY/PL2016/14 (Proposed).

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (FALP 2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with 'Saved' policy BE15 of the Unitary Development Plan (2012) and policies 7.4 & 7.6 of the London Plan (FALP 2015).

4 D2 Obscured Glazing

Any side rooflights above ground floor level shall be glazed with obscure glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties, in accordance with 'Saved' policy BE24 of the Unitary Development Plan (2012).

5 NONSC Distances from the boundary

Notwithstanding the details shown on the approved plans, the external face of the development as hereby approved shall not be built within 1m of the shared boundary with No. 15 Maylands Drive or 0.5m of the shared boundary with No. 19 Maylands Drive.

REASON

To safeguard the amenity of adjoining properties, in accordance with 'Saved' policies BE20 and BE21 of the Unitary Development Plan (2012).

INFORMATIVES

- 1 Please be advised that this application seeks permission for a proposed development and not for the development as built on site.

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

Part 1 Policies:

PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
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.
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LPP 3.14	(2015) Existing Housing - Efficient use of stock

LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
NPPF7	NPPF - Requiring good design

- 3 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 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 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, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

8 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.

9 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 Bank and Public 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 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.

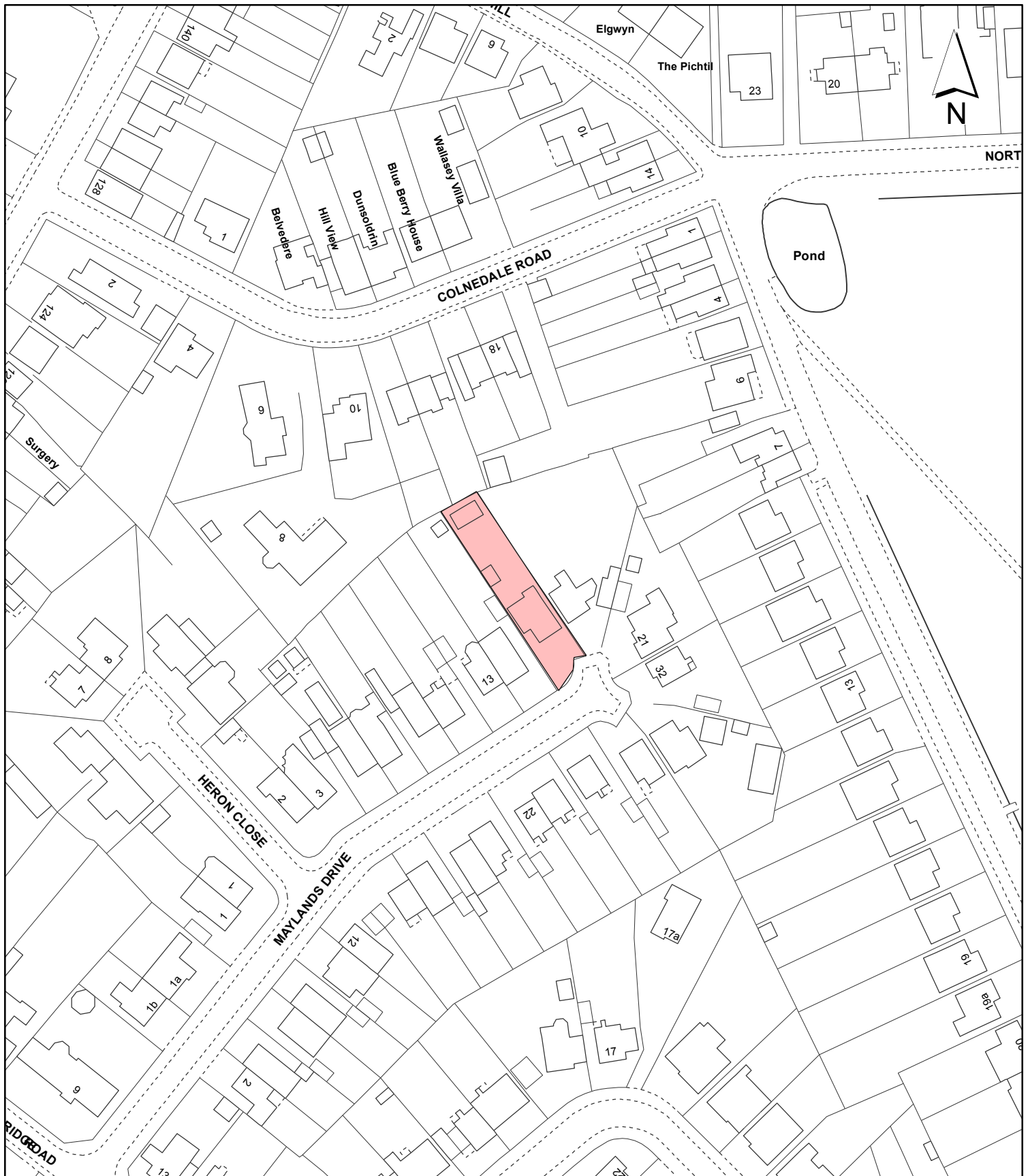
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 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).

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**17 Maylands Drive
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
65665/APP/2016/822

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Erection of part two storey, part single storey rear extension and single storey side extension; single storey front porch extension; and installation of one rooflight

LBH Ref Nos: 65665/APP/2016/821

Drawing Nos: 17001 (Location Plan)
17002 (Existing)
Supporting Statement
17MAY/PL2016/03B (As Built)
17MAY/PL2016/12

Date Plans Received: 26/02/2016

Date(s) of Amendment(s): 11/04/2016

Date Application Valid: 26/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached four bedroom dwelling, one of six arranged around the turning head of a residential close in north Uxbridge. The area is characterised by mainly modern detached and semi-detached houses with garages. The building is not listed, nor located within a conservation area. However, the site is located within the North Uxbridge Area of Special Local Character. The site is also located within the Hillingdon Air Quality Management Area.

Nos. 17 and 19 Maylands Drive originally formed a pair of similarly designed detached dwellings with the subject property set marginally in front of No. 19. The pair of dwellings are located on the northern side of the turning head with No. 19 on a slightly elevated position.

No. 21 Maylands Drive, the property on the left side of the pair of detached dwellings comprising Nos. 21 & 32 facing the turning head, has been extended two storeys to the side and rear.

The front and rear elevations of the application property were originally aligned 4 metres behind the main front and rear elevations of No.15 Maylands Drive which is situated closer to the public highway. The ground level at this neighbouring property is approximately 0.5m lower than ground level at No. 17.

The application property has a large rear garden (approx. 10 metres x 30 metres). The rear garden had contained two unauthorised outbuildings and a raised platform which have been completely demolished and the resultant debris removed from the site.

1.2 Proposed Scheme

The proposal consists of the erection of a part two storey, part single storey rear extension

and single storey side extension; single storey front porch extension; and installation of one rooflight.

This application does not seek retrospective planning permission for the existing unauthorised development built on site but rather is for a new proposal.

It should be noted that the proposed conversion of the original loftspace and installation of a rooflight to the existing roof would constitute permitted development, subject to the conditions as set out in Class B, Part 1, Schedule 2 of the General Permitted Development Order.

1.3 Relevant Planning History

65665/APP/2012/1543 17 Maylands Drive Uxbridge

Part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights

Decision Date: 25-10-2012 **Approved** **Appeal:**

Comment on Planning History

Planning and Enforcement History

On 26th October 2012, planning application 65665/APP/2012/1543 was granted for 'part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights'.

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On 26th June 2013, six Operational Development Enforcement Notices were issued in reference to the various breaches on site. These were subsequently appealed.

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On 11th June 2014, the Enforcement Officer visited the site to see what progress the

landowners had made in complying with the six enforcement notices. The officer reported that none of the enforcement notices appeared to be complied with. Subsequently, the officer wrote to the landowners to warn of the consequences of failing to comply with the enforcement notices.

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On 29th July 2015, in the Crown Court at Isleworth, the defendants pleaded guilty to all six counts on the indictment (each of which concern a breach of a planning enforcement notice, contrary to s.179(2) of the Town and Country Planning Act 1990. The court directed the following:

1. The Defendants must complete all works necessary in order that full compliance with the enforcement notices is achieved by 8th April 2016.
2. The Council must undertake a site visit between the 8th April and the 22nd April 2016 to assess whether compliance has been achieved.
3. The Council must provide the Court with a note on the status of compliance by the 29 April 2016.
4. Should the Defendants not agree with the contents of the Council's note they must provide a contested report by 6th May 2016.
5. Sentence hearing has been listed on the 13 May 2016.

2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- 30th March 2016

3. **Comments on Public Consultations**

A site notice was erected 2nd March 2016 and neighbouring households were notified of the proposal on 29th February 2016. The consultation period expired on 30th March 2016.

A response in support and an objection has been received. The objection response stated that the rear extension would still appear dominant and out of keeping with the original house. Concern has been raised regarding the visual impact of the first floor rear extension.

Officer's response: Noted. Please see the main body of this report for consideration of the concerns raised.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
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- LPP 3.14 (2015) Existing Housing - Efficient use of stock
- LPP 7.4 (2015) Local character
- LPP 7.6 (2015) Architecture
- NPPF7 NPPF - Requiring good design

5. **MAIN PLANNING ISSUES**

PRINCIPLE OF DEVELOPMENT

Policy 3.14 of the London Plan (FALP 2015) states that 'the Mayor will, and boroughs and

other stakeholders should, support the maintenance and enhancement of the condition and quality of London's existing homes'. Therefore, the principle of extending or altering an existing residential home to enhance its quality is supported.

DESIGN

All measurements used to assess the development proposal were taken from the annotations shown on amended proposed and as built plans received 11th April 2016.

Porch

The front porch extension in planning application ref. 65665/APP/2012/1543 approved in 2012 measured a depth of 1.205m, a width of 2.625m, and a maximum height of 3m sloping down to an eaves height of 2.3m.

The single storey front porch extension as built measures a depth of 1.23m, a width of 2.54m, and maximum height of 3.548m sloping to an eaves height of 2.9m (measurements taken from the lowest part of the slope).

Therefore, the porch as built was 0.25m deeper, 0.085m less wide, and between 0.45-0.7m higher.

The proposed front porch extension would measure a depth of 1.23m, a width of 2.54m, and a maximum height of 2.9m with a flat roof. This would be 0.025m deeper than the previously approved porch. However, it would be 0.085m less wide and its maximum height would be 0.1m lower in comparison.

The proposed porch would be of an appropriate scale and design and would not be out of keeping with the character and appearance of the area.

Part two storey, part single storey rear extension and single storey side extension

The single storey element of the side extension as approved in planning application ref. 65665/APP/2012/1543 was set back 0.4m from the main front wall of the dwelling, measured a width of 1.815m, and had a maximum height of 2.9m sloping down to 2.4m at the eaves.

The single storey side extension built, is set back approximately 0.4m, measures a width of 1.815m, and has a maximum height of approximately 3.6m sloping down to 3.05m at the eaves.

The current proposal would not differ significantly from the single storey side extension built on site. It would also be set back 0.4m from the main front elevation of the dwelling, measure a width of 1.815m, and extend to a maximum height of 3.6m sloping down to 3.05m at the eaves. In comparison to what has been built, the proposed roof form has been altered at the front to make it slope backwards. However, the proposal would be more similar in height, bulk and mass to the extension as built than the previously consented scheme.

The depth of the single storey rear extension as currently proposed would measure 4m, matching both the 2012 consented scheme and the extension built on site. Where they differ in reference to the single storey rear element is in terms of height. It should be noted

that the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document states that single storey rear extensions with a pitched roof should not exceed 3.4m at their highest point.

In 2012, the maximum height was 3m sloping down to 2.25m. The rear extension built and subject to enforcement proceedings measures a maximum height of 3.8m sloping down to 3.04m (as measured along the northern elevation). The current proposal would also measure a maximum height of 3.8m sloping down to 3.04m.

Therefore, the single storey rear element proposed would be 0.8m and 0.79m higher than the consented scheme at its highest and lowest points respectively. The proposed roof form would be altered from what has been built without consent to reduce the impact on No. 19. However, this part overall, would remain higher than the 2012 consented scheme.

At first floor level, the approval in 2012 comprised of a part two storey, part single storey side/rear extension. The first floor side extension element has been removed from the current proposal. Therefore, the extension as proposed would extend solely to the rear and not beyond the original side wall of the dwelling. This would be considered to address the Inspector's concern specifically regarding the narrow gap between the building and the boundary along this side.

In the 2012 permission, the the first floor extension approved measured a maximum width (as viewed from the rear) of 4.8m, whereas, the first floor part of the development 'as built' measures 5.22m wide. The current scheme would measure 3.5m, which is 1.3m less in width than what has been previously approved and 1.72m less than what has been built. This reduction in width together with the change in roof form from gable to hip would give the proposed development a distinctly different appearance to what has been built and it would also be significantly smaller in scale to what has been previously approved and found acceptable by the Council. The first floor extension would be much less visible from the street and would be considered proportional to the existing dwelling.

The single storey rear element of the proposal would remain relatively disproportionate to the original dwelling, measuring 0.4m higher than what guidance usually considers to be acceptable. However, this part of the development is at ground level and is less visible from the surrounding area, screened by existing boundary treatment and in part topography. As such, its impact on the character and appearance of the North Uxbridge Local Area of Special Character would be limited. Similarly, the proposed single storey side element would not be significantly visible from the street, being set back from the main front wall of the building, and screened by No. 15, which is located closer to the public highway.

Reasons a), b) and c) for issuing Enforcement Notices ENF/002150/CF/B & ENF/002150/CF/C state that:

'the scale, form and architectural appearance of the extensions, garden buildings and enclosed raised platform fail to harmonise with the design features and architectural style predominant in the area and which contribute to the Special Local Character. The development is therefore contrary to Policy BE5 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

'The layout and appearance of the front and side extensions and the combined single and two storey rear extensions, fail to harmonise with the existing street scene. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted

in November 2012. and Policies BE13, BE15, BE19 and BE20 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

'The front and side extensions and the combined single and two storey rear extensions fail to harmonise with the scale, form and architectural composition and proportions of the original dwelling and is uncomplimentary to the amenity and character of the area. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE15 and BE19 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

The garden buildings and the raised platform have been removed from the site. The current proposal would be considered to address the concerns raised in the enforcement notices. The proposal is considered acceptable with regards to its impact on the original building and the character and appearance of the area.

Rooflight

The modest size and siting of the proposed rooflight is considered to be appropriate and acceptable.

AMENITY

No. 15 has three ground floor level windows and one first floor level window that face the proposed development. The window located nearest the rear of the building is the only serving a habitable room. However, this is a secondary window with the internal space also served with multiple openings on its rear elevation. No. 15 has an existing single storey rear extension and a detached outbuilding located next to the shared boundary with the application property which mitigates significantly the impact from the proposal, despite the ground level changes between the sites. In addition, the closest first floor level window on the rear of No. 15 serves a non habitable room. Given the favourable orientation of this neighbour being situated south west of the development, the proposal is not considered to significantly overshadow or cause significant loss of daylight to its rear openings which serve habitable rooms. The closest ground floor level windows are enclosed along this side by the existing outbuilding and boundary treatment. Therefore, the outlook from them would not be significantly affected by the proposal. The inspector does not raise an issue with regards to the existing part two storey, part single storey side/rear extension in so far as its impact on No. 15. The proposal is considered acceptable in this regard.

No. 19 has a rear ground floor level window located close to the boundary with the application property. The single storey rear element of the proposal is the closest part to No. 19 and it would measure a depth of 4m. This extension would project out beyond the 45 degree line of sight as measured horizontally from the centre of this window at No. 19, to the north east of the site.

The inspector report states 'that at the rear of the dwelling adjacent to the boundary with No. 19, (the development) extends for some 3.9m and it comprises both single and two storeys. The amount of built development is clearly visible from the patio area at the back of No. 19 and dominates the outlook for the occupiers of that property.'

The proposed roof form of the single storey rear extension would be different to the existing extension in that it would slope down towards the shared boundary with this neighbour. The first floor part of the extension would also have its roof changed to a hip which would further

address the inspector's concern with regards to the impact on No. 19.

It should be noted that the ground level at No. 17 is approximately 0.5m lower than at No. 19. Therefore, the height of the proposed rear element at its closest point as viewed from this perspective would be approximately 2.5m. It would also be set back from the boundary approximately 0.5m.

Paragraph 4.15 of the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document gives guidance on how to assess the impact of development on daylight/sunlight. Where development is to the rear of a neighbouring property, it recommends that suitable daylight to habitable rooms is achieved where a 25 degree angle taken from a point 2m above the floor of the fenestration elevations is kept unobstructed. In this particular case, the neighbour is adjacent to the application property and the proposed development. The Building Research Establishment's Daylight and Sunlight report for considering the impact of development on daylight and sunlighting considers that where a development would not breach the 45 degree sight line as measured vertically from the centre of the opening, then the proposal would be unlikely to have an adverse affect on daylight/sunlight to that openings. The proposal would comply with the 45 degree test as measured vertically. The first floor level rear extension would comply with both the horizontal and vertical 45 degree sight line in respect to No. 19. Therefore, the proposal is not considered to significantly affect the level of daylight/sunlight to this neighbour's closest window. Given the ground level changes between the site, the proposal is also not considered to cause significant loss of outlook.

Reason d) for issuing Enforcement Notices ENF/002150/CF/B & ENF/002150/CF/C states:

'The cumulative affect of the garden buildings, raised platform and the single and two storey extensions, has resulted in a significant increase in the built up appearance of this site, resulting in a significant loss of amenity both for the occupiers of number 17 and number 19. The scale, siting, form and architectural appearance of the extensions, the garden buildings and enclosed raised platform result in a significant loss of residential amenity to neighbouring dwellings and fails to protect the privacy of neighbours. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

The garden buildings and raised platform have been removed from the site. For the reasons set out above, this proposal is not considered to be detrimental to the amenity of neighbouring residential occupiers.

Should the planning committee be minded to approve this proposal, a condition to ensure that the rooflights on the side roofslope are obscure glazed and non-openable should be imposed to ensure that there is no loss of privacy to neighbouring properties.

There are no other flank windows proposed that would raise any concern with regards to privacy to adjoining neighbours and the properties to the front/rear are a sufficient distance away to be safeguarded from adverse overlooking.

In terms of the impact of the development on the residential amenity of neighbours, the proposal would be considered to be acceptable.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall be carried out in complete accordance with the details shown on the submitted plans, 17001 (Location Plan), 17002 (Existing), 17MAY/PL2016/03B (As Built), and 17MAY/PL2016/12 (Proposed).

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (FALP 2015).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with 'Saved' policy BE15 of the Unitary Development Plan (2012) and policies 7.4 & 7.6 of the London Plan (FALP 2015).

4 D2 Obscured Glazing

Any side rooflights above ground floor level shall be glazed with obscure glass and non-opening except at top vent level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties, in accordance with 'Saved' policy BE24 of the Unitary Development Plan (2012).

5 NONSC Distances from the boundary

Notwithstanding the details shown on the approved plans, the external face of the development as hereby approved shall not be built within 1m of the shared boundary with No. 15 Maylands Drive or 0.5m of the shared boundary with No. 19 Maylands Drive.

REASON

To safeguard the amenity of adjoining properties, in accordance with 'Saved' policies BE20 and BE21 of the Unitary Development Plan (2012).

INFORMATIVES

- 1 Please be advised that this application seeks permission for a proposed development and not for the development as built on site.

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

Part 1 Policies:

PT1.HE1	(2012) Heritage
PT1.BE1	(2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14	(2015) Existing Housing - Efficient use of stock
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
NPPF7	NPPF - Requiring good design

- 3 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 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 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, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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.

- 9 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 Bank and Public 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.

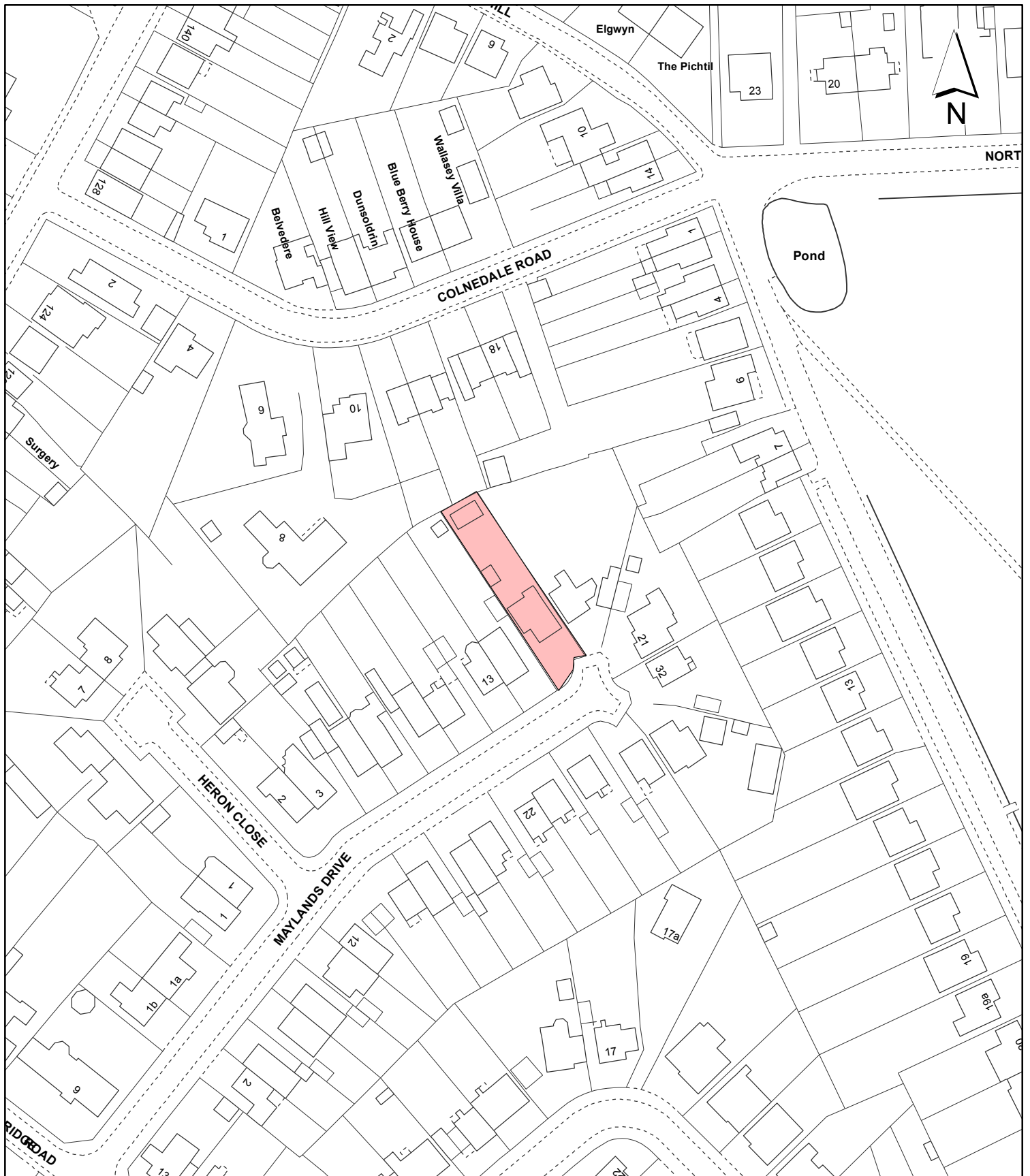
D) No bonfires that create dark smoke or nuisance to local residents.

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 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.
- 11 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.
- 12 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).

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**17 Maylands Drive
 Uxbridge**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
65665/APP/2016/821

Scale:
1:1,250

Planning Committee:
Central & South Page 49

Date:
April 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY CAMPUS KINGSTON LANE HILLINGDON

Development: Erection of a war memorial, including an inscribed black stone memorial wall, associated lighting and paving

LBH Ref Nos: 532/APP/2016/347

Drawing Nos: 5482-P+W-A-00-GA001 Rev. /
5482-P+W-A-L00-PL000 Rev. /
5482-P+W-A-L00-PL001 Rev. /
5482-P+W-A-L00-PL002 Rev. /
5482-P+W-A-L00-PL003 Rev. /
5482-P+W-A-L00-PL004 Rev. /
5482-P+W-A-L00-PL005

Date Plans Received: 28/01/2016 **Date(s) of Amendment(s):**
Date Application Valid: 01/02/2016

1. SUMMARY

Planning permission is sought for the relocation of an existing war memorial, currently located in Osterly, to site 2 of the Brunel University campus. The Osterley war monument which consists of a stone obelisk topped by a celtic cross, is dedicated to the staff and students of Borough Road College (now Brunel University) who died in WWI and WWII. The monument will sit on a new black stone base and will include a new black stone wall memorial to match.

The proposed monument will be located in a landscaped area of the campus, off the main pedestrian spine route. This part of the campus has already been developed with buildings in a parkland setting and the proposed works will not increase the developed portion of the site. Given the nature and size of the monument, it is not considered that the proposal will prejudice the open appearance of the Green Belt or area generally.

The war memorial is considered to be a heritage asset worthy of retention and given that the monument is closely linked and associated with the University's origins, its relocation within the University campus is acceptable. Approval is recommended accordingly, 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 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number 5482-P+W-A-L00-PL005 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

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

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

REASON

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Hard Surfacing Materials

2.b External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012).

5 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A tree survey, Arboricultural Impact Assessment and method statement outlining the sequence of development on the site including construction works and tree protection measures.
2. 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.

Thereafter, the development shall be implemented in accordance with the approved details. 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:

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and
- 2.e 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 can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
PR22	Brunel University
LPP 7.16	(2015) Green Belt

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The site comprises an attractive area of parkland on the University campus, to the east of Cleveland Road and north of the pond/Wilfred Brown building. This area is composed of close mown grass with fine specimen trees, interspersed with large island beds planted with ornamental shrubs.

There are no Tree Preservation Orders and no Conservation Area designations affecting

trees within the site. The campus lies within the designated Green Belt.

3.2 Proposed Scheme

Planning permission is sought for the erection of a war memorial comprising a stone obelisk topped by a celtic cross, which is dedicated to the staff and students of Borough Road College (now Brunel University) who died in World War I and World War II. The monument, which is currently located in Osterly, will sit on a new black stone base and will include a new black stone wall memorial to match. This wall, approximately 1260mm high, will be engraved with the names of the staff and students referred to on the monument. The existing monument is estimated to be approximately 5m high including the square stone bases.

The memorial will be lit using recessed LED lighting and will sit on a new hard-landscaped area and pathway to match the existing pedestrian thoroughfare.

The war memorial is classified as a non designated heritage asset, which will be included on the Council's War Memorial Register, should planning permission be granted for its relocation within the Borough.

3.3 Relevant Planning History

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.CI3 (2012) Culture

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

PR22 Brunel University

LPP 7.16 (2015) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

CLEVELAND ROAD RESIDENTS ASSOCIATION

No response.

Internal Consultees

TREE AND LANDSCAPE OFFICER.

The application form acknowledges the proximity of trees and their significance in the landscape. No tree survey has been submitted, but the proposed site plan indicates that the proposed path and plinth for the memorial will be sited to avoid direct impact on the nearby trees and planted areas.

There is, nevertheless, a risk of indirect damage to trees due to the excavation and construction activity associated with the installation. A tree survey and Arboricultural Impact Assessment and Tree Protection Measures should be prepared together with a Method Statement to ensure that appropriate safeguards are in place during the construction and installation of the memorial.

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

RECOMMENDATIONS: - No objection, subject to the above observations and conditions COM8 (tree protection), COM9 (landscaping scheme - parts 1, 2, 4, 5 and 6) and COM10 (trees retained).

URBAN DESIGN AND CONSERVATION OFFICER

There are in principle no objections to the proposed erection of the war memorial. However, it is recommended the proposed memorial be appropriately landscaped.

There are some concerns in regards to the proposed black new memorial addition as it would enclose the rear aspect of the war memorial. Details and confirmation as to whether the material would be granite or slate would be required (conditioned).

Recommendation: No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is designated as Green Belt. The main policy issue in relation to this development is considered to be the principle of additional development within the Green Belt and its impact on the openness, character and appearance of the Green Belt.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. London Plan Policy 7.16 states that in terms of planning decisions, the strongest protection should be given to London's Green Belt.

With regard to local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan Part 1 is EM2, which makes clear that any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies.

The 2007 Unitary Development Plan Saved Policies (currently serving as Part 2 of the Hillingdon Local Plan) are also relevant. Planning policy on Green Belt land is set out at

Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new buildings in the Green Belt, reflecting overarching national and London wide policies.

Historically, Brunel University has been identified in the Local Plan as a major developed site within the Green Belt. Although the NPPF no longer refers to major developed sites, para 89 of the NPPF states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would not constitute inappropriate development in the Green Belt.

The works would not increase the developed area of the campus, and it is not considered given its modest scale and landscaped setting, that the structure would have a greater impact on the openness of the Green Belt in this location, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

In addition, Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) is considered relevant. This policy reserves the campus for development associated with the functioning of the University as a centre of academic learning and research, while safeguarding the function and open nature of the Green Belt. The monument is dedicated to the staff and students of Borough Road College (now Brunel University) who died in WWI and WWII. The monument is therefore closely linked and associated with the University, in compliance with Policy PR22.

Given the above considerations, no objection is raised to the principle of the development at this location.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is not in a designated area. The nearest conservation areas are The Greenway to the north and Hillingdon Village to the east. Views from the Greenway Conservation Area would be unaffected. The Hillingdon Village Conservation Area is located some distance from the application site and it is considered that neither of the conservation areas will be adversely affected by the proposed development.

Within the University Campus, the nearest listed building is the Lecture Theatre building which is some distance from the application site. It is considered that the new development would have little impact on the setting of this structure.

It is therefore considered that the proposal would not have a detrimental impact on the heritage assets, in accordance with to Saved Policies BE4 and BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

There is no requirement to consult the aerodrome safeguarding authorities on a development of this nature in this location.

7.05 Impact on the green belt

Saved Policy OL2 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks landscape improvements within the Green Belt. Saved Policy OL5 will only permit proposals for development adjacent to or conspicuous from the Green Belt if it would not harm the character and appearance of the Green Belt. Saved policy OL26 seeks the

protection and enhancement of trees, woodland and landscape features.

The University campus is situated within a relatively isolated area of designated Green Belt, however the campus itself is relatively built up and urbanised, with institutional buildings 10-15m in height. The area surrounding the University campus is relatively enclosed with belts of dense vegetation, hedgerows and groups of mature trees.

Given the relatively modest scale of the proposed structures, it is considered that the monument could be located in this position without a significant impact on the appearance of this part of the site and its immediate context.

Overall, given that the proposal involve a structure in an area of the campus that has been previously developed, the existing landscape character, and the proposed planting strategy, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt. It is therefore not considered that the amenity and openness of the Green Belt would be harmed to a detrimental degree by the proposals, in accordance with Saved Policies OL1, OL2, OL5 and OL26 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Saved Policies BE13 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) attempt to ensure that new development makes a positive contribution to the character and amenity of the area in which it is proposed. Policy BE13 states that, in terms of the built environment, the design of new buildings should complement or improve the character and appearance of the surrounding area and should incorporate design elements which stimulate and sustain visual interest. Saved Policy BE38 of the UDP requires new development proposals to incorporate appropriate landscaping proposals.

The proposed monument will be located in an area of the campus which has already been developed, off the east-west pedestrian route, which cuts across sites 1 and 2 of the campus. The streetscape of the route is urban in character, but has been enhanced by additional landscaping, to produce a softer appearance, with informal seating, meeting areas, lighting and other security features, as part of the master plan for the campus. It is considered that the proposed monument will contribute towards the master plan strategy for the campus, which envisages the internal pedestrian link roads being retained, re-enforced and made more attractive around existing hard landscaping features.

The proposal would not be in conflict with the overall landscaping scheme for this part of the campus. The Tree and Landscape Officer raises no objections, subject to conditions. A condition is also recommended requiring the submission of details/samples of materials, including the plinth and paving, together with the specification of the proposed lighting. Subject to compliance with this condition, it is considered that the development complies with Policy R7, which seeks the provision of facilities which support the arts, Policies BE13, BE38 and site specific Policy PR22 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The location of the proposed memorial is within the University campus and there are no residential properties within the vicinity of the site.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

There are no highway issues arising from this proposal.

7.11 Urban design, access and security

Urban design issues have been dealt with elsewhere in this report.

7.12 Disabled access

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

Level access will be provided from the central pedestrian spine road to the proposed monument by means of a paved link, in accordance with R16 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), London Plan policies 7.1 and 7.2 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The site comprises an attractive area of parkland composed of close mown grass with fine specimen trees, interspersed with large island beds planted with ornamental shrubs. The proposed site plan indicates that the proposed path and plinth for the memorial will be sited to avoid direct impact on the nearby trees and planted areas. However, the Tree and Landscape Officer considers that there is still a risk of indirect damage to trees due to the excavation and construction activity associated with the installation. Conditions requiring the submission of a tree survey, Arboricultural Impact Assessment and Tree Protection Measures, together with Method Statement are recommended, to ensure that appropriate safeguards are in place during the construction and installation of the memorial.

The Tree and Landscape Officer raises no objections, subject to relevant landscape conditions to ensure that the proposals preserve and enhance the character and appearance of the area, in compliance with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies(November 2012).

7.15 Sustainable waste management

Not applicable to this application.:

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The principle of the development is considered acceptable at this location. In terms of the impact on the Green Belt, the proposed changes to the landform are minimal and it is considered that the visual impacts of the proposal will not be of significant detriment to the character and openness of this part of the Green Belt.

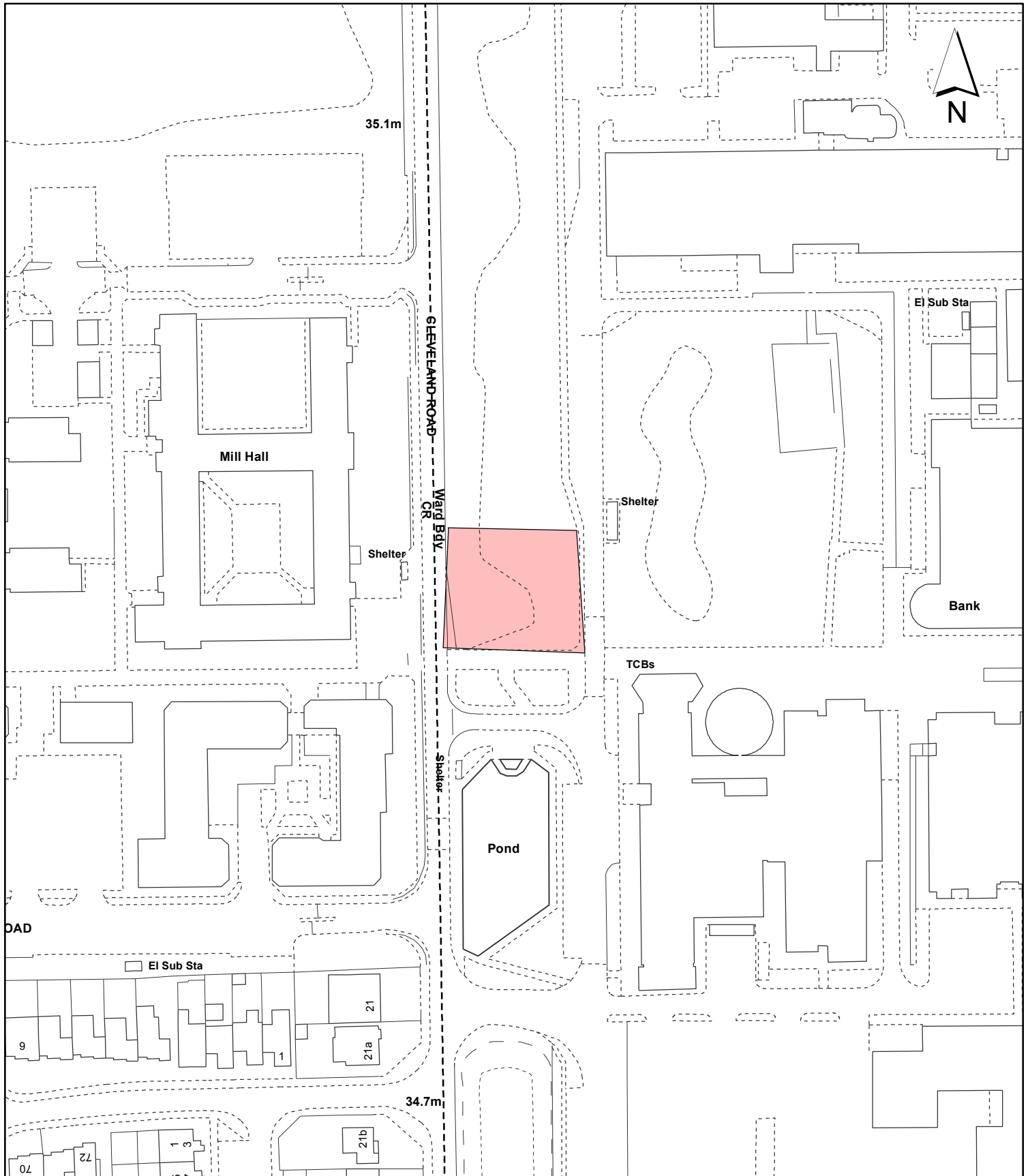
There are no adverse highway, ecological or amenity issues associated with this development. Subject to conditions protecting retained trees, and a landscaping scheme, the application is recommended for approval.

11. Reference Documents

The Hillingdon Local Plan: Part 1- Strategic Policies (8th November 21012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan 2015
National Planning Policy Framework (NPPF)
Hillingdon Supplementary Planning Document: Accessible Hillingdon January 2010)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University Campus
 Kingston Lane**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
532/APP/2016/347

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FIELD HEATH GARDEN CENTRE FIELD HEATH ROAD HILLINGDON

Development: Installation of car wash to include a double canopy, wash screen, associated cabins, storage structure, water tank and fence (Retrospective)

LBH Ref Nos: 13831/APP/2016/370

Drawing Nos: 332/15/03b
332/15/03c
332/15/03a
332/15/04
332/15/05
332/15/06
332/15/07a
332/15/07b
332/15/08
332/15/09
332/15/09b
332/15/10
332/15/11
Design and Access Statemen
Planning Statement: Supporting Addendur
Planning Statemen:
332/16/01a
332/16/01b
Supporting Photographs

Date Plans Received: 01/02/2016

Date(s) of Amendment(s):

Date Application Valid: 10/02/2016

1. SUMMARY

The application seeks retrospective planning permission for the retention of a car-wash and valeting facility within the main car park area and adjacent to the south-eastern boundary of the site. The car-wash facility includes an open-sided upvc green-coloured double canopy mounted on galvanised steel posts, a glazed wash screen with green-coloured frames, associated green-coloured galvanised steel cabin (forming Office and rest-room) and grey-coloured storage structure, green-coloured water tank and fence. The car-wash facility was re-positioned from a location adjacent to the northern boundary of the site in early January 2016, and it has been submitted that the car-wash facility is used for purposes incidental to the primary use of the site as a Garden Centre.

The principle of development in respect of the siting of the car-wash facility within a Green Belt location is considered acceptable, as a Planning Inspector determined with an allowed appeal for a previous related application (reference 13831/APP/2010/2959) that a car-wash facility does not constitute an inappropriate development in such location. The appeal was allowed on 02/09/2011 for a single storey detached outbuilding to be used as ancillary office/store for a car wash facility, which was previously positioned adjacent to the northern boundary of the site. The Planning Inspector expressed the view that the car washing facility would be incidental to the primary use of the site as a garden centre, and that a

material change of use would not occur. The washing of vehicles in this area would have no greater visual impact than if it was used as overspill parking and considered the shed to be essential for housing cleaning equipment and materials in association with the car washing facility. Even though the car wash facility has been re-sited adjacent to the southern boundary, its position within the main expansive car park is such that it is considered to constitute an acceptable use of land within the Green Belt. Furthermore, the scale, height, design, form, coverage and siting of the car-wash facility and associated structures, are such that it would not result in unacceptable harm on the openness and visual amenity of the Green Belt.

The Council's Environmental Protection Unit (EPU) Officer has not expressed any objection to the proposed hours of operation for the car-wash facility, and the nature of operation (incorporating the use of low pressure water sprays and washing/drying with hands and basins) as well as significant separation distances to neighbouring residential and non-residential properties, are such that the facility would not result in any adverse harm on residential amenities by reason of noise and/or disturbance. It has been considered that the car-wash facility would not compromise the operation of the existing Garden Centre and it would not result in an unacceptable reduction of the existing car parking provision on the site. It has also been considered that there would be no adverse impact on the adjacent local watercourse, the River Pinn, as it has been submitted that surface water residue associated with the car-wash facility would be discharged into the existing main sewer. It has also been submitted that the applicant has applied for consent to Thames Water to discharge waste water and liquid waste into an existing public foul sewer.

Accordingly, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The car wash and valet facility hereby permitted shall only be used between the hours of 0900 and 1800 Mondays to Saturdays and 1000 and 1600 Sundays and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjacent and nearby properties in accordance with Policies BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Wyevale-Hillingdon Garden Centre, which is sited off the northern side of Field Heath Road. The southern boundary of the application site is sited

approximately 50m from the highway, with a large parcel of open grassland and wooded trees forming a buffer zone between the site and the highway. The access road leading to the site off the highway is to the south-eastern corner (adjacent to Pield Heath Convent and Roman Catholic House School).

The site comprises a main Garden Centre building, which is orientated more to the western side. There are ancillary storage buildings sited to the north-western and north-central sides of the site. There is an expansive car parking area to the eastern side of the application site. There is a car-wash and valeting facility adjacent to the main car park area and south-eastern boundary of the site. Works to re-position the car-wash facility from a location adjacent to the northern boundary of the site commenced late December 2015 and finished in early January 2016. The retention of the car-wash facility is the specific subject of this application.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

This application seeks retrospective planning permission for the retention of the car-wash facility, which includes an open-sided upvc green-coloured double canopy mounted on three galvanised steel posts, a glazed wash screen with green-coloured frames, associated green-coloured galvanised steel cabin (forming Office and rest room) and grey-coloured storage structure, green-coloured water tank and fence.

The double canopy with support posts is 3.3m high, 7.95m wide and 5m deep. The water tank is sited under the canopy and is 3m wide, 2m deep and 2m high. The wash screen is to the east of the canopy and is 4.95m wide and 2.1m high. The cabin building is to the west of the canopy and is 6.1m wide, 2.4m deep and 2.6m high. The storage structure is also to the east of the canopy and is 3m wide, 2.1m deep and 2.1m high. The fence is sited to the rear of the structures and is 1.6m high and 34m wide.

The applicant has submitted that the car-wash facility is used for purposes incidental to the primary use of the site as a Garden Centre, and that the proposed hours of operation are 9.00am to 6.00pm Monday to Friday, 9.00am to 6.00pm Saturday and 10.00am to 4.00pm Sunday and Bank Holidays.

3.3 Relevant Planning History

13831/AC/99/0932 & Adjacent To Pield Heath Garden Centre Pield Heath Road Hillingdon
Retention of existing garden centre and aquatic centre, provision of a 2 hectare growing area, footway access and additional parking

Decision: 28-04-2000 Refused

13831/APP/2005/1738 Milton House Pield Heath Road Hillingdon
CHANGE OF USE FROM CLASS D1 (ANCILLARY OFFICE TO CORE UNIVERSITY ACTIVITIES) TO CLASS B1(a) (METROPOLITAN POLICE OFFICE), THE ERECTION OF A BICYCLE STORE AND PROVISION OF TWO PARKING SPACES

Decision: 02-08-2005 Approved

13831/APP/2005/1948 Pield Heath Garden Centre Pield Heath Road Hillingdon
NON-COMPLIANCE WITH CONDITION 12 OF THE SECRETARY OF STATE'S APPEAL
DECISION REF.LRP219/R5510/04 DATED 08/10/1992: THE RETENTION OF EXISTING RET,
GARDEN CENTRE, INCLUDING REPLACEMENT BUILDINGS/STRUCTURES (APPLICATION
FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR
ACTIVITY)

Decision: 06-09-2005 Refused **Appeal:** 04-09-2006 Allowed

13831/APP/2005/1949 Pield Heath Garden Centre Pield Heath Road Hillingdon
NON-COMPLIANCE WITH CONDITION 12 OF THE SECRETARY OF STATE'S APPEAL
DECISION REF.LRP219/R5510/04 DATED 08/10/1992: THE RETENTION OF EXISTING RET,
GARDEN CENTRE, INCLUDING REPLACEMENT BUILDINGS/STRUCTURES (APPLICATION
FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR
ACTIVITY) (DUPLICATE APPLICATION)

Decision: 21-09-2006 NFA

13831/APP/2005/1950 Pield Heath Garden Centre Pield Heath Road Hillingdon
NON-COMPLIANCE WITH CONDITION 1 OF THE SECRETARY OF STATE'S APPEAL
DECISION REF.LRP219/R5510/04 DATED 08/10/1992: THE RETENTION OF EXISTING RET,
GARDEN CENTRE, INCLUDING REPLACEMENT BUILDINGS/STRUCTURES (USE OF
BUILDINGS AND LAND FOR THE SALE OF GOODS DIRECTLY RELATED TO GARDEN
LEISURE ACTIVITIES ONLY AND FOR NO OTHER PURPOSE) (APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR ACTIVITY)

Decision: 04-09-2006 Approved **Appeal:** 04-09-2006 Allowed

13831/APP/2005/1951 Pield Heath Garden Centre Pield Heath Road Hillingdon
NON-COMPLIANCE WITH CONDITION 1 OF THE SECRETARY OF STATE'S APPEAL
DECISION REF.LRP219/R5510/04 DATED 08/10/1992: THE RETENTION OF EXISTING RET,
GARDEN CENTRE, INCLUDING REPLACEMENT BUILDINGS/STRUCTURES (USE OF
BUILDINGS AND LAND FOR THE SALE OF GOODS DIRECTLY RELATED TO GARDEN
LEISURE ACTIVITIES ONLY AND FOR NO OTHER PURPOSE) (APPLICATION FOR A
CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE OR OPERATION OR
ACTIVITY)(DUPLICATE APPLICATION)

Decision: 06-09-2005 Refused

13831/APP/2005/2628 Milton House Pield Heath Road Hillingdon
DETAILS IN COMPLIANCE WITH CONDITION 3 OF PLANNING PERMISSION
REF:13831/APP/2005/1738, DATED 05/08/2005 (CHANGE OF USE FROM CLASS D1
(ANCILLARY OFFICE TO CORE UNIVERSITY ACTIVITIES) TO CLASS B1(a) (METROPOLIT,
POLICE OFFICE), THE ERECTION OF A BICYCLE STORE AND PROVISION OF TWO
PARKING SPACES)

Decision: 01-02-2006 Approved

13831/APP/2009/207 Land At Wyevale Garden Centre Pield Heath Road Hillingdon

Change of use of part of car park to non - mechanical car wash to include canopy (Retrospective application).

Decision: 03-04-2009 Refused

13831/APP/2009/482 Wyevale Garden Centre Pield Heath Road Hillingdon
Display log cabin to rear for use as Class A1 Retail (Retrospective Application)

Decision: 17-06-2009 Withdrawn

13831/APP/2010/169 Hillingdon Garden Centre Pield Heath Road Hillingdon
Single storey timber building, involving part demolition of existing polytunnel (Part retrospective application.)

Decision: 28-04-2010 Approved

13831/APP/2010/1777 Hillingdon Garden Centre Pield Heath Road Hillingdon
Details in compliance with condition 5 (details of access to timber shed) of planning permission ref: 13831/APP/2010/169 dated 28/04/2010: Single storey timber building, involving part demolition of existing polytunnel (Part retrospective application.)

Decision: 23-09-2010 Approved

13831/APP/2010/2959 Hillingdon Garden Centre Pield Heath Road Hillingdon
Single storey detached outbuilding to rear for use as office/store for car wash facility.

Decision: 08-03-2011 Refused **Appeal:** 02-09-2011 Allowed

Comment on Relevant Planning History

The application site has an extensive planning history that incorporates a number of previous related applications for car-wash facilities. The latest and most relevant is outlined below:

Application reference 13831/APP/2010/2959, which sought permission for a detached outbuilding to the northern boundary for use of office/storage incidental to an existing car wash facility. This application was refused on 08/03/2011, with the reasons for refusal summarised below;

1. The proposed development did not demonstrate any special circumstances to allow inappropriate development within the green belt.
2. The application failed to demonstrate that the development would not be harmful to the visual amenities of the green belt.
3. The application sought permission for the use of an outbuilding in association with a car wash. The use as a car wash has not been subject to previous consent and the application

therefore could not assess the impact of the car wash use on the Green Belt, the use of the site as a garden centre and the wider environment. It was not possible to assess the planning merits of this proposal in terms of its impact upon the nearby watercourses, car parking provision, and the operation of the garden centre.

The above application was allowed at appeal on 02/09/2011, and the Inspector's comments and consideration form a basis and material consideration in the assessment and determination of this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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.

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

EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

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

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL2 Green Belt -landscaping improvements

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2015) Green Belt

NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Five neighbouring properties and the Lawrence Cowley Residents Association were consulted on the application by letter dated 12/02/2016, and a site notice was displayed in the area on 01/03/2016.

One objection letter was received from an adjacent neighbour, the grounds of which are summarised below:

1. The siting of the development within the Green Belt represents inappropriate development.
2. The development would be visually intrusive and would impinge on the visual openness of the Green Belt.
3. Development is a breach of a condition for a previous related limited approval, which limits the primary garden centre retail use to the sale of goods directly related to garden leisure activities and no other purpose.
4. Previous applications on the site have been rejected or withdrawn.
5. There is the potential for unacceptable pollution of nearby land and the River Pinn water course.

Case Officer comments: With regards to points 3 and 4 of the objection, it is instructive to note that the precedent for a permitted car wash facility on the site has already been established by the Inspector in allowing the previous related appeal on 02/09/2011. The other grounds of objection will be discussed in the succeeding sections of the report.

Internal Consultees

Environmental Protection Unit (EPU) Officer:

No objection to the proposed development subject to a condition imposed with any decision for approval in respect of the control of the proposed opening hours.

Conservation and Urban Design Officer:

Confirmed with comments that the application site does not lie within a designated area of special local character or conservation, and would not confer any harmful impact upon any nearby heritage assets.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) specifies that any proposals for development in Green Belt will be assessed against National and London Plan policies, including the 'Very Special Circumstances' test.

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It specifies that planning permission will not be granted for new buildings or changes of use of existing land or buildings, which do not fall within these uses.

Policy OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) specifies that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

The London Plan Policy 7.16 (2015) reaffirms that the strongest protection should be given

to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

Paragraph 87 of the National Planning Policy Framework (NPPF) reiterates that inappropriate development is, by definition, 'harmful to the Green Belt and should not be approved except in very special circumstances'. It specifies that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. A local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The objection from the adjacent neighbour in respect of the car-wash facility being an inappropriate development and impinging on the visual openness of the Green Belt is noted, however this is discussed below.

With regard to the proposed retention of the car-wash and valeting facility within the car park area and adjacent to the southern boundary of the site, it is instructive to note that in allowing the previous related appeal for application 13831/APP/2010/2959, the Inspector commented that the siting of a proposed outbuilding and existing car washing facility to the north of the main car park and adjacent to an area which is used for outside sales and storage, and which is used for car parking overspill, will be incidental to the primary use of the site as a garden centre and a material change of use would not occur. The Inspector considered that the washing of vehicles in the car park area would have no greater visual impact than if it was used as overspill parking, and that the proposed outbuilding would be essential for housing cleaning equipment and materials in association with the car washing facility. As such, the Inspector effectively established that the then existing car-wash facility adjacent to the northern boundary was a permitted acceptable use and that it would not constitute an inappropriate development within the Green Belt.

The Inspector further considered that the proposed outbuilding in conjunction with the car wash facility, would not harm the openness of the Green Belt and would not conflict with the purposes of including land within it. As such, the Inspector concluded that very special circumstances were not necessary to justify the permitted development.

The Council did not challenge this Inspector's decision and thus it is a significant material consideration in the determination of this current application.

Whilst this current application incorporates a re-positioned location of the car-washing facility from that proposed in the appeal application to the southern boundary of the site, the southern boundary location of the subject car-wash facility is within the confines of the expansive car park area. Given that the Inspector has already established that a car-wash facility in an adjacent location to the car park area is acceptable use and incidental to the primary Garden Centre use on the site, it is considered that the existing car-wash facility is

not an inappropriate development within the Green Belt, and that very special circumstances are not necessary to justify its retention in that Green Belt location.

Even though the car-wash facility with associated structures is clearly visible from views within the expansive car park, it is sufficiently screened from the Pield Heath Road highway to the south by the intervening screening fence and buffer wooded/landscaped area. The re-positioning of the facility away from the northern boundary of the site is such that it is not clearly visible from the open countryside adjacent to the northern boundary. The double canopy with support posts is the highest constituent element of the car-wash facility at 3.3m high, and it is instructive to note that the 3.3m height is significantly less than the eaves height of the main Garden Centre building on the site. The overall scale and coverage of the facility is modest when compared to the expansive scale of the main building and car park, and the canopy is mainly open-sided and the structures have green colour to blend in visually with the adjacent trees and wooded vegetation to the southern boundary. The development therefore does not result in a disproportionate change in bulk or character to the original main building and it would not significantly increase the built up appearance of the site. As such, it is considered that the car-wash facility would not have a detrimental impact upon the visual amenity and maintenance of the openness of the Green Belt.

Given the above considerations, the principle of the development in respect of the retention of the existing car-wash and valeting facility with associated structures is considered acceptable, as it accords with the objectives of Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (2015) and the NPPF.

7.02 Density of the proposed development

Not applicable, as the application does not incorporate a residential development.

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

The site is not located within any Archaeological Priority Zone, Conservation Area or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings, so there are no adjacent or host heritage assets that would be adversely impacted on.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See section 7.0.

7.07 Impact on the character & appearance of the area

The site is located within the Green Belt, with the surrounding area to the north characterised by open countryside and the area to the south characterised by low density residential development.

As discussed in the 'Principle of the Development' section above, the car-wash facility is significantly lower than the existing main Garden Centre building on the site at a height of 3.3m. The boundary treatments to the southern boundary in respect of the screening fence and wooded trees are such that the car-wash facility is currently well screened and not clearly visible from the surrounding highway and area. It is considered that the use of green coloured steel and glazed materials for the constituent elements are appropriate design solutions, which help to minimise the visual impact on the character and appearance of the surrounding area and the Green Belt context, in accordance with Policies BE13 and BE19 of

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

7.08 Impact on neighbours

The existing car-wash facility is located over 60m from the closest adjacent residential property to the east and south-east, Pield Heath Convent/House School, and located over 110m from the closest adjacent residential property to the south-west, No. 55 Church Road. The facility is sited over 90m away from the northern boundary, which abuts open countryside. Therefore, the car-wash facility has no adverse impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy.

As submitted by the applicant, the use of the car-wash facility incorporates the use of low pressure water sprays and washing/drying by hand, sponges and basins. It has been submitted that the facility employs the use of 3 full time and 4 part time staff which indicates a modest level of operation. In combination with a condition to restrict the hours of operation it is concluded that the proposal would not result in the generation of any unacceptable noise and disturbance to any adjacent properties.

The EPU Officer has not expressed any objection subject to the imposition of a condition in respect of the hours of operation and the proposal is thus considered to comply with the objectives of Policies BE20, BE21, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable, as the application does not incorporate a residential development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 of the Local Plan (Part Two) specifies that new development will only be permitted where it is in accordance with the Councils adopted car parking standards.

The operation of the car-wash and valeting facility takes place in an expansive area that currently facilitates main car parking for the primary Garden Centre use of the site. However, the facility does not encroach onto the outside sales and storage area, and the main car park is very sizeable and contains numerous parking bays. It is instructive to note that in allowing the related appeal, the Inspector commented that the Council had not provided any evidence to suggest that the car park could not comfortably accommodate the demand generated by the garden centre, even at peak times. The Inspector further commented that it would be illogical that the garden centre would promote a facility that led to a shortfall in car parking, as this would be likely to frustrate customers and threaten their safety. The Inspector therefore concluded that the proposed outbuilding to be used in association with the existing car washing facility to the northern boundary would not compromise the operation of the existing garden centre, and that it would not result in an unacceptable reduction of car parking provision on the site.

Given the considerations of the Inspector as outlined above, it is considered that it would not be justified to warrant refusal on the grounds of the loss of any parking bays to facilitate the car-wash and valeting operation, even though the facility has been re-positioned to the southern boundary. It is considered that the operation of the primary Garden centre use

would not be compromised, and it is likely that most of the vehicles and customers accessing the car-wash facility would be visiting the primary garden centre use on the site. It is considered that the location adjacent to the southern boundary is such that significant parking provision is retained, and the development does not have any adverse implications for highway and/or pedestrian safety. As such, it is considered that the proposal does not have any conflict with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The development is located within an enclosed, well screened and secure site within the Green Belt, which would not be visible from the public domain and which provides natural surveillance.

The overall design approach is considered acceptable in the context of the semi-permanent nature of the development.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable, as the application does not incorporate a residential development.

7.14 Trees, landscaping and Ecology

The proposed car-wash and valeting facility is sited within the main hardsurfaced car park on the site. Therefore, the development does not impact on any of the existing soft-landscaped areas of the site and wider area.

7.15 Sustainable waste management

With regards to sustainable waste management and drainage issues, the objection received in respect of the pollution and adverse impact of the nearby local watercourse as a result of the proposed car washing facility is noted.

The western boundary of the site lies outside of the bank of River Pinn. The applicant has submitted details in the enclosed Design and Access Statement of how surface water and liquid waste/effluents associated with the car-wash facility would be discharged, to ensure the mitigation of the environmental impact of the development on the nearby local watercourse. The Applicant has submitted that liquid waste would be discharged into the main sewer connection on the site, and that they have applied for consent to Thames Water to discharge waste water into a public foul sewer.

The applicant has submitted that the car-wash and valet operation is carried out in a designated area clearly marked and isolated from the site's surface water drainage system, and that the waste water run-off in the designated washing bay is isolated, using gradients to direct waste water to a channel that flows to oil and silt interceptors, which discharge into a manhole. The manhole gives direct access to the public foul sewer, and that this arrangement is in accordance with the Environment Agency's pollution prevention guidelines for Vehicle Washing and Cleaning.

It is instructive to note that the above drainage measures were proposed as part of the allowed appeal application, and the Inspector considered the submission of the measures to be satisfactory.

Subject to the addition of an informative advising the applicant to contact Thames Water in respect of obtaining consent for the discharge of associated waste into a public foul sewer, it

is considered that the use of the proposed development would not have any adverse implications for waste generation and/or drainage issues on the site and the adjacent River Pinn and local watercourses.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

See 'Sustainable Waste Management' section above.

7.18 Noise or Air Quality Issues

The Council's EPU Officer has not expressed any concerns in relation to noise and/or air quality issues. The EPU Officer has advised that the imposition of a condition in respect of the control of the proposed hours of operation would ensure the mitigation of any unacceptable noise generation and disturbance to neighbouring properties.

7.19 Comments on Public Consultations

The representation received from an adjacent neighbouring resident has been addressed within the main body of this application report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The principle of development in respect of the siting of the car-wash facility within a Green Belt location is considered acceptable, as a Planning Inspector determined with an allowed appeal for a previous related application (reference 13831/APP/2010/2959) that a car-wash facility does not constitute an inappropriate development in such location. The appeal was allowed on 02/09/2011 for a single storey detached outbuilding to be used as ancillary office/store for a car wash facility, which was previously positioned adjacent to the northern boundary of the site. The Planning Inspector expressed the view that the car washing facility would be incidental to the primary use of the site as a garden centre, and that a material change of use would not occur. Even though the car wash facility has been re-sited adjacent to the southern boundary, its position within the main expansive car park is such that it is considered to constitute an acceptable use of land within the Green Belt. Furthermore, the scale, height, design, form, coverage and siting of the car-wash facility and associated structures, are such that it would not have an unacceptable harm on the openness and visual amenity of the Green Belt.

The Council's Environmental Protection Unit (EPU) Officer has not expressed any objection to the proposed hours of operation for the car-wash facility, and the nature of operation (incorporating the use of low pressure water sprays and washing/drying with hands and basins) as well as significant separation distances to neighbouring residential and non-residential properties, are such that the facility would not result in any adverse harm on residential amenities by reason of noise and/or disturbance. It has been considered that the

car-wash facility would not compromise the operation of the existing Garden Centre and it would not result in an unacceptable reduction of the existing car parking provision on the site. It has also been considered that there would be no adverse impact on the adjacent local watercourse, the River Pinn, as it has been submitted that surface water residue associated with the car-wash facility would be discharged into the existing main sewer.

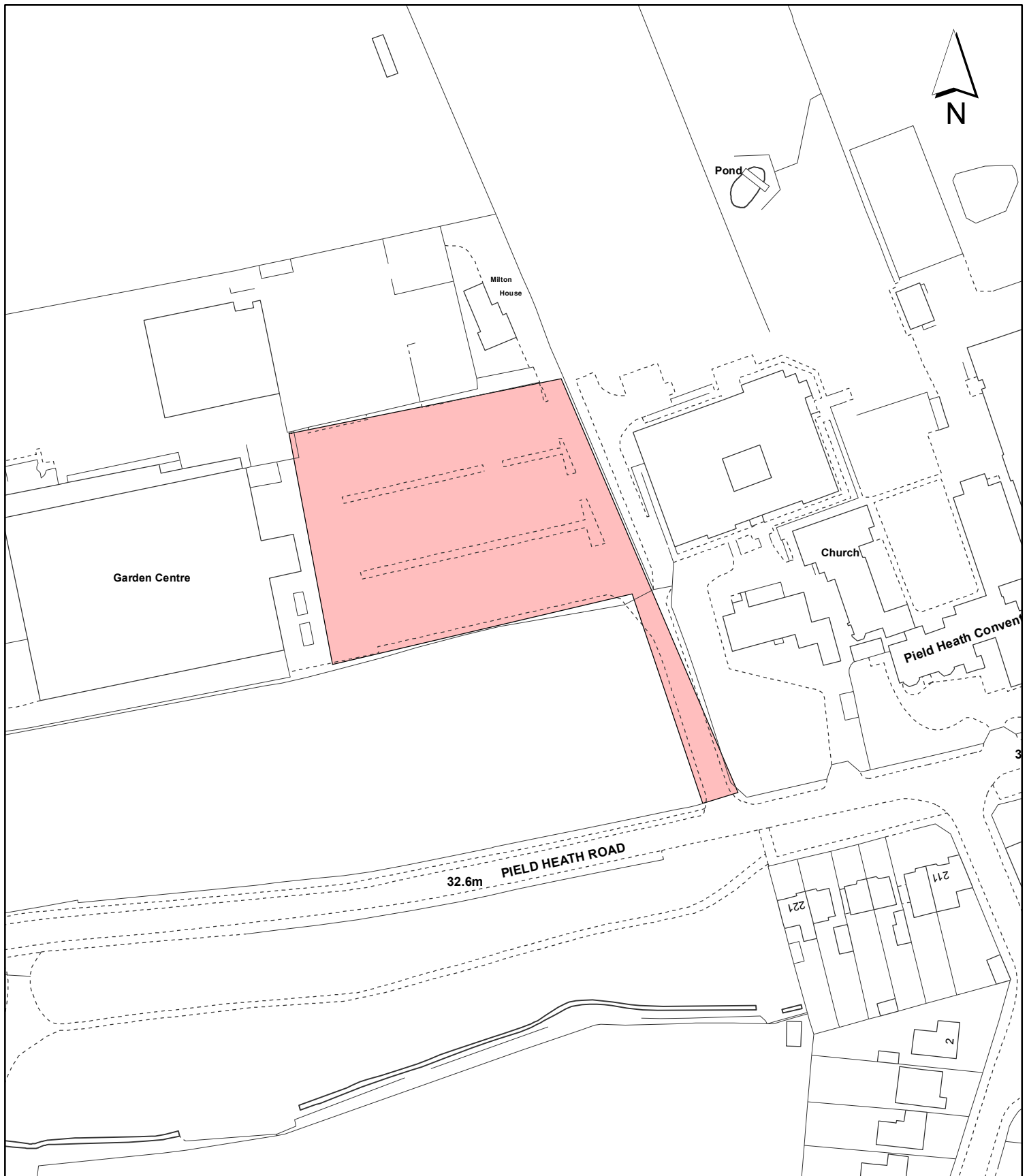
The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012).
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015).
National Planning Policy Framework.

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Field Heath
 Garden Centre
 Field Heath Road**

**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
13831/APP/2016/370

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 26 WINDSOR AVENUE HILLINGDON

Development: Two storey side extension and single storey rear extension and conversion of dwelling to 1 x 3-bed and 1 x 2-bed houses with associated amenity space

LBH Ref Nos: 63542/APP/2015/4473

Drawing Nos: 8128/P/05 Rev. A
Design and Access Statement
8128/P/01
8128/P/02
8128/P/03
8128/P/04

Date Plans Received: 07/12/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/12/2015

1. SUMMARY

This application is seeking planning permission to erect a two storey side extension and single storey rear extension for conversion to two separate dwellings.

The proposed development is not considered to conform to policy due to its design, appearance and impact upon the street scene. Furthermore, it would result in unacceptable residential accommodation.

The application is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would provide an overall internal floor space of an unsatisfactory size. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy 3.5 and Table 3.3 of the London Plan including the The Housing Standards (Minor Alterations to the London Plan) March 2016 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposal by reason of its size, scale, bulk, width, siting, proximity to the side boundary and projection forward of the established building line on Richmond Avenue, in this open prominent position would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal has not demonstrated that sufficient off street parking and access arrangements would be provided, and therefore the development is considered to result in substandard car parking provision to the Council's adopted car parking standard, leading to on-street parking/queuing to the detriment of public and highway safety and contrary to policy AM14 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards (of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed development, by virtue of its failure to provide amenity space of sufficient size and quality commensurate to the size and layout of the said unit would result in an over-development of the site to the detriment of the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential

LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Windsor Avenue at its junction with Richmond Avenue. Windsor Avenue is a residential road bounded by green open space and recreational land.

The wider area is residential in character and appearance. The application property is unusual in that it is detached and sited in deep plot whereas dwellings within Windsor Avenue are typically terraced properties within blocks of 4 dwellings.

The application property comprises a detached two-storey dwelling with a garage to the southern flank elevation and porch attached to the rear entrance. These appear as part of the original house. The property is currently vacant and has fallen into disrepair.

The application property comprises a large garden surrounding the dwelling on three sides. The garden measures over 14 metres at its widest point at the front of property and tapers towards the rear of the dwelling narrowing to 11 metres in width at the rear where it abuts no.123 Richmond Avenue.

As well as the existing garage, there is one car parking space provided at the front of the house.

3.2 Proposed Scheme

This application is seeking planning permission to erect a two storey side extension and single storey rear extension for conversion to two separate dwellings.

The proposed dwelling would measure 4.11 metres in width and 6.71 metres in depth, covering the entire south flank elevation of the host dwelling, plus a further 3 metres beyond the rear elevation of the host to measure a total depth of 9.71 metres.

Two new windows are proposed within the ground floor rear elevation of the proposed dwelling, and there is a first floor window serving a stairwell within the flank elevation directed toward Richmond Avenue.

The development proposal also consists of a single storey rear extension to the host dwelling. The extension has a 'stepped' design, to account for the existing rear porch protrusion. The proposed rear extension would measure 3 metres in depth where it abuts the rear extension of the proposed dwelling house, and 4.5 metres in depth where previously there was the rear porch. The proposed extension would have a flat roof measuring 3.0 metres in height.

Alterations to the rear elevation include inserting a new rear door opening and a single casement window.

The proposed dwelling would have a hipped roof covering, measuring 5.75 metres to the eaves, which corresponds with the eaves height of the host dwelling, and 8.17 metres to the ridge of the roof. The ridge height of the main roof measures 8.64 metres.

The proposed dwelling is similar in style to the host. The front elevation comprises bow-styled bay windows at ground floor and first floor levels with a gable-ended dual-pitch roof facing onto the street. The front elevation of the proposed dwelling is set back from the main building line by approximately 1.0 metre. However, the main entrance to the proposed dwelling is located within its southern flank elevation at the point where the flat roof rear extension is joined to the main dwelling.

3.3 Relevant Planning History

63542/APP/2007/2802 26 Windsor Avenue Hillingdon

ERECTION OF TWO STOREY SIDE AND PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE, CONSERVATORY AND REAR ADDITION).

Decision: 29-11-2007 Approved

Comment on Relevant Planning History

Planning permission was granted under application reference planning application 63542/APP/2007/2802 for the erection of a two-storey side and part two-storey part single storey rear extension.

This approval was not implemented and is now expired.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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.

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.4	(2015) Local character
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Nine neighbours and Oak Ridge Farm Residents Association were notified on 18.12.15 and a site notice was posted on 08.01.16. Two responses were received, commenting as follows:

- I am concerned the new dwelling will affect my view of the street opposite
- It will not be in line with the properties on Richmond avenue.
- It will obscure natural daylight to my property
- The extra parking will be problematic
- There will be disruption during construction.
- The area is already very densely massed.
- It will affect light
- Create additional on street parking in an area that is already affected by insufficient parking.
- Second or third vehicles from the existing properties in Windsor Ave already park in Richmond Avenue, and sometimes leave their vans and cars there for a fortnight or more.
- I note in their design statement that they suggest that the area needs more properties, that is interesting that the form was completed and submitted by engineers from Edgware and not a local. A local would say that the area is heavily massed already and does not warrant any further development.
- There are plenty of new properties elsewhere in the borough
- If the house was to stay as one property we would have less of an objection, but they aren't doing that, they are clearly looking to build separate properties and take a quick profit and I would hope that our Council and our planners will appreciate that and prevent this and further types of this development spoiling the area.
- the new property too close to the junction for safe parking on and off the property on what is a bus route and busy junction.

Defence Estate Safeguarding:
No objection

Internal Consultees

TREE AND LANDSCAPE OFFICER

Landscape Planning designations: There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

Landscape constraints/opportunities: Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment.

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

LANDSCAPE CONSIDERATIONS:

- No trees or other landscape features of merit will be affected by the proposal.
- The new arrangement may create the need for additional parking in the front and the sub-division of the external amenity/garden space to the rear.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

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

ACCESS OFFICER

No comments to make.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the prevailing character of the immediate area is residential.

The NPPF has a requirement to encourage the effective use of land by re-using land. This is an existing residential unit set in a corner plot. The proposal is not considered to be backland development and whilst a small proportion of garden land would be developed, is not considered to be "garden grabbing."

Given the residential character of the surrounding area, there is no in principle objection to the development of the site to provide additional residential accommodation, subject to an appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance relating to the impact of the proposal upon the character and appearance of the existing area, the amenity of nearby residents and the future occupants of the proposed dwellings as well as parking provision, access arrangements and the provision of adequate waste and recycle facilities.

7.02 Density of the proposed development

London Plan Policy 3.4 states that development should optimise housing output for different types of location within the relevant density range as shown in the table of the plan. According to the density matrix the site would have the potential to accommodate 200 to 450 habitable rooms per hectare, given its urban location and Public Transport Accessibility Level (PTAL).

The proposed development would equate to 150 habitable rooms per hectare. Whilst numerically the development would be below the density range considered appropriate in the London Plan, given the constraints of the site and concerns relating to the impact upon the visual amenity of the area, it is considered that the development would in actual fact constitute a cramped form of development. Furthermore, given its design, the development

would not conform to the general form of dwellings within the street scene or wider area and would be out of character and appear as an incongruous feature within the street scene.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design.

Policies BE13 and BE19 seek to ensure that new development complements, improves and/or harmonises with the character and visual amenity of the street scene and surrounding residential area in which it is situated. The scale, bulk and siting of buildings are key determinants in ensuring that the amenity and character of established residential areas are not compromised by new development.

This application has been designed to add a further property to the existing. However, it is designed as an extension to the existing detached property and would be read as such within the wider context. Section 4.27 of the SPD HDAS: Residential Layouts states careful consideration should be given to building lines, and these should relate well to the existing street pattern. The existing property already projects forward of the well defined return building line along Richmond Avenue. The proposed development would further impinge into this, leaving a minimum gap of one metre to the boundary with Richmond Avenue, although it is acknowledged that this increases towards the front of the site, and to that limited extent would comply with the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Extensions. However, the proposed dwelling would significantly erode the existing space to the side of this property and would project further beyond the return building line established by the properties in Richmond Avenue. The proposed extension would therefore detract from the open character of this junction. The set back of the properties on Richmond Avenue and the space to the side at the application property, albeit including a single storey element, gives an element of spaciousness about the street scene alongside this section of road. The proposed house would fill in a significantly large portion of the space to the side of the existing and would bring the built form into an uncharacteristically close relationship to the road such that it would become visually intrusive in the street scene. This is exacerbated by the depth of the proposed extensions along Richmond Avenue, its height close to the boundary, its width in comparison to the existing property and its design, which tapers to finish in an uncharacteristic crown roof element.

The prevailing character of the area comprises mainly terrace and semi-detached dwellings of the same character set within narrow plots with narrow gardens. However, the application site, being located on a junction is an unusually larger plot compared to neighbouring properties. In terms of the urban design of the street, the application site, being set on a junction has 'rounding-off' effect for the row of dwellings in which it sits along both Windsor Avenue and those to its rear along Richmond Avenue. It provides a conclusion and thereafter contributes to the openness of the junction to views of Richmond Avenue when from Windsor Avenue. The proposed development would be highly

prominent and impinge upon the openness of the junction and to views along the street scene which would be detrimental to the character of the area. Its would appear as a cramped form of development and constitute an over development of the site, and would appear incongruous within the street scene.

It is considered that the overall siting, mass, bulk and design of the proposed development detracts from the visual amenities of the street scene. It is therefore considered that the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

UDP policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity through loss of outlook or overbearing impact. Likewise UDP policy BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

With regard to the impact of the amenities on the adjoining occupiers, Section 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 with the distance to the rear boundary at 20m. Furthermore, the proposed dwelling would use the same front building line and would extend past the rear building line, at single storey level, by a depth of 3m. Given the separation between No.28 and the application property and the limited depth and height of the extension proposed on this boundary the proposal would not result in a material loss of residential amenity. Therefore this proposal is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to loss of privacy, the windows shown in the front and side are not considered to result in any loss of privacy as these would look out onto public frontage areas and the rear facing windows would be sited such that they look out over the front garden area of No.123 Richmond Avenue. Therefore the proposal would comply with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Layouts: Section 4.12.

It is considered that the proposed development would not result in a loss of residential amenity to neighbouring properties due to loss of privacy, a loss of light, or over dominance. As such, and in this regard, the proposed development would conform to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. This identifies that the minimum space standards for a two storey, two bed, four person dwelling a minimum Gross Internal Area (GIA) of 79sqm plus 2sqm of built in storage would be required. The proposed development would provide an internal floor space of 60 sq. metres which is considerably below the minimum required and would result in the provision of sub-standard accommodation to the detriment of the amenity of future occupiers.

The proposed development would maintain an adequate level of outlook and source of natural light both for the proposed dwelling and the host dwelling.

Paragraph 3.13 of the SPD HDAS: Residential Layouts recommends that a house with two or three bedrooms should retain at least 60sq.m of usable garden space. The garden for the proposed dwelling is 50sq. metres which is considerably below the minimum required and would result in the provision of sub-standard amenity space to the detriment of the amenity of future occupiers and would not comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would not provide adequate internal or external space contrary to Policy 3.5 of the London Plan (2015), Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located in an area with a Public Transport Accessibility Level of 1b, which is considered to be very low. In this situation, the proposal would be required to provide the maximum level of parking. Thus both the existing and the proposed properties would each require 2 parking spaces.

Details of the parking arrangements have not submitted as part of this application. The Design and Access Statement has stated existing parking would be retained. However, the garage would be removed and not replaced and the frontage of the site is not capable of accommodating the number of spaces required and providing sufficient planting/landscaping to mitigate the visual impact of excessive hardstanding. The amenity space for the proposed dwelling is already well below the minimum required and any parking provision to the rear will further reduce this. Thus, it is considered that the development would be incapable of providing the required number of parking spaces and would result in overspill on-street parking from future occupiers and visitors associated with the proposed development and overall would be prejudicial to pedestrian and highway safety, contrary to UDP Policies AM7 and AM14.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

The London Plan Policy 3.8 (c) states that 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and had the application been acceptable in all other respects this could have been covered by a condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Local Plan Policy BE1 seeks high quality design of the built and external environment and

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

The Council's Trees and Landscape Officer notes that there are no trees or other landscape features of merit will be affected by the proposal, but is concerned over parking at the front of the house and the sub-division of the external amenity/garden space to the rear and the inevitable impact this may have on the character and local distinctiveness of the surrounding natural and built environment. He proposed that an approve be suitably conditioned to ensure the site is landscaped to an acceptable level.

7.15 Sustainable waste management

Waste storage facilities would be adequately located within the rear garden area.

7.16 Renewable energy / Sustainability

The proposal would be required to achieve appropriate standards of sustainable design and reduce water consumption in accordance with policies contained within section 5 of the London Plan. Had the development been acceptable in other respects this matter could have been dealt with by way of appropriate conditions.

7.17 Flooding or Drainage Issues

It is considered that a condition could be imposed requiring details of sustainable urban drainage should the development be granted that this would be adequate to ensure appropriate mitigation of flooding and drainage implications.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

7.20 Planning obligations

Based on the information before officers at this stage the scheme would be liable for payments under the Community Infrastructure Levy which currently are calculated to amount to:

Hillingdon CiL: £6,660.42

Mayor of London CiL: £2,607.89

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

10. CONCLUSION

Overall, it is considered that the proposed development would be harmful to the visual amenity of the site and wider setting, the proposed residential accommodation would be substandard and there would be insufficient level of off street parking. The application is therefore recommended for refusal.

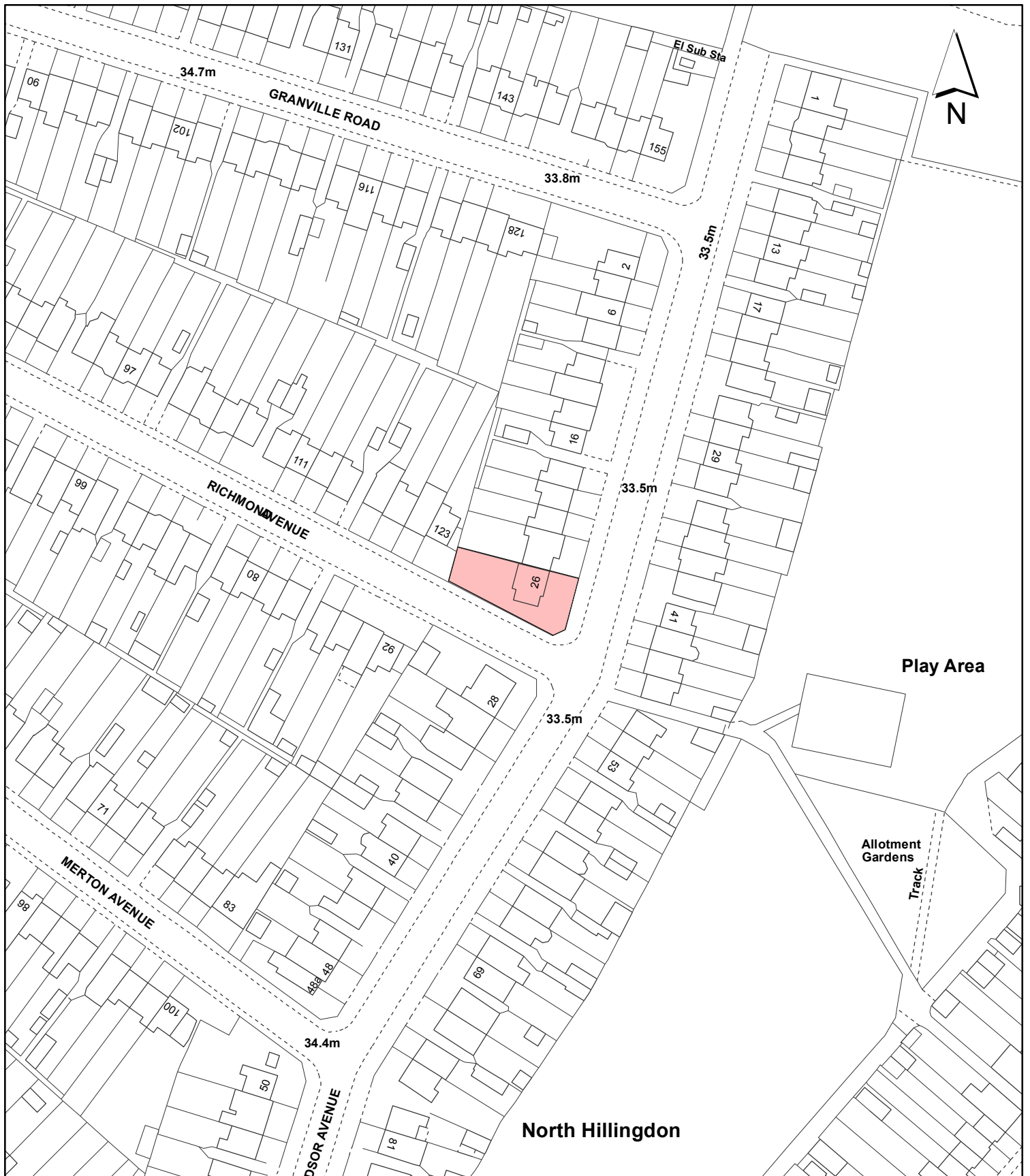
11. Reference Documents

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

The London Plan (2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The Housing Standards (Minor Alterations to the London Plan) March 2016

Contact Officer: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

26 Windsor Avenue

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
63542/APP/2015/4473

Scale:
1:1,250

Planning Committee:
Central & South Page 91

Date:
April 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address WEST LONDON INDUSTRIAL PARK IVER LANE COWLEY

Development: Retention of existing detached building and use of site and building for storage of cars

LBH Ref Nos: 751/APP/2015/3814

Drawing Nos: A1/3947/PL/1.02 X
A1/3947/PL/0.01 Rev. A
E-mail from Graham Eades received 15-12-2015

Date Plans Received: 13/10/2015 **Date(s) of Amendment(s):** 15/12/2015
Date Application Valid: 15/12/2015 13/10/2015

1. **SUMMARY**

This application seeks retrospective consent for the erection of a 750sqm building in conjunction with the storage and preparation of cars, prior to their delivery to two dealerships in West Drayton and Brentford.

The use of the site remains as consented within a previous application on the site (751/APP/2012/3196), however the main alterations are to the proposed hours of use, with the site proposing to open 1 hour earlier in the morning Monday to Friday and the retention of the building in the north east corner of the site. The vehicle movements associated with this operator are considerably less than with the previous tenant, Rhodes Freight and it is anticipated that the vehicle transporter will come to the site only three times per week. All cars it delivers will then leave the site under their own power.

The overall operation size and vehicle movements associated with the current user are significantly less than that consented within the previous application. The variation to the consented operational hours to allow the site to operate from 0700 as opposed to 0800 Monday to Friday, by reason of the significant reduction in large vehicle movements along Iver Lane and surrounding residential roads, is not considered to give rise to unacceptable levels of noise disturbance to the surrounding residential occupiers, over and above those which may exist from the existing and consented site operations.

Furthermore the building that has been erected on the site is consistent with the height and design of existing buildings and those recently approved within the West London Industrial Park and wider industrial and business areas surrounding the site. The buildings and storage are considered to have an acceptable impact on the appearance of the area, when considered against the industrial appearance of the remainder of the site to the north, south and west and not detract from the openness or character of the adjacent Green Belt, the adjacent Conservation area or amenities of the nearby residential occupants.

Overall, the application is considered to comply with the Councils adopted policies and guidelines and is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall be retained/maintained for as long as the development remains in existence in accordance with the following drawings and details:

- A1/3947/PL/1.02 X
- A1/3947/PL/0.01 Rev. A
- E-mail from Graham Eades (15-12-2015)

REASON

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

2 COM22 Operating Hours

The premises shall not be used except between 0700 to 1800 Mondays-Fridays, 0800 to 1800 Saturdays and not at all on Sundays, Public or Bank Holidays.

REASON

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

3 COM25 Loading/unloading/deliveries

Operation of the site, servicing, deliveries and collections, including waste collections, shall be restricted to the following hours: 0700 to 1800 Monday to Friday, 0800 to 1800 on Saturdays and not at all on Sundays or Bank Holidays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, the site and buildings shall be used only for purposes within Use Class B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

To protect the character of the industrial area in accordance with Policy LE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM29 No floodlighting

No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

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.
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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE25	Modernisation and improvement of industrial and business areas
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 7.4	(2015) Local character
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OL5	Development proposals adjacent to the Green Belt

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

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

decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located within West London Industrial Park, on the northern side of Iver Lane. The site is designated as an Industrial and Business Area (IBA) within the Hillingdon Local Plan and the industrial estate has been subdivided into a number of plots which are predominantly used for open storage. The site is accessed from the existing access along Iver Lane to the south.

The eastern edge of the site bounds the Grand Union Canal which runs north to south. Beyond the estate there are a variety of uses to the east (including educational and commercial, and residential uses beyond), and open countryside to the west.

Iver Lane is located at the western boundary of Hillingdon with South Bucks Council. From within Hillingdon, access to Iver Lane is via High Street, Cowley which is an unclassified road and benefits from a 5.5m wide carriageway and 2m wide footway. However, to the east of the main entrance to the site on Iver Lane, a bridge over the Canal restricts HGV access (into or from the London Borough of Hillingdon). HGV Vehicles are therefore required to access the site via roads within South Bucks Council.

The area to the south of the application site is designated as Green Belt and Cowley Lock Conservation Area.

3.2 Proposed Scheme

This application seeks consent for the retention of an existing detached building and use of site and building for the storage of cars. The building that has been erected is approximately 750sqm in floor area, and measures 4.8 metres to the eaves and 8.5 metres to the ridge.

The site is leased to a local car dealership who have two local dealerships and is used to receive new cars from the manufacturer (BMW). The vehicles are prepared on site before delivery to the dealerships.

The two local dealerships are West Drayton and Brentford, however both have insufficient storage at their sites to accommodate the vehicles. The vehicles are delivered by transporters (18.75m in length and approximately 44,000kg), which visit on average three times a week. The cars that are delivered leave site under their own power (it is estimated that 10 cars leave a day).

3.3 Relevant Planning History

751/APP/2006/2225 Part Of Former Cape Boards Site Iver Lane Cowley
RETENTION OF USE OF SITE FOR THE STORAGE AND DISTRIBUTION OF MOTOR
VEHICLES (CLASS B8) BY CAR RENTAL FIRM.

Decision: 16-11-2006 Approved

751/APP/2012/3196 Former Cape Boards Site Iver Lane Cowley

Change of use to storage of vehicles associated with the use as a freight company and installation of portacabins. (Retrospective)

Decision: 24-09-2013 Approved

751/APP/2013/3549 Former Cape Boards Site Iver Lane Cowley

Variation of condition 8 (Operating Hours) of planning permission Ref: 751/APP/2012/3196 date 10/10/2013 (Change of use to storage of vehicles associated with the use as a freight company and installation of portacabins) to allow for 24 hour operation

Decision: 30-01-2014 Refused **Appeal:** 25-04-2014 Withdrawn

751/APP/2013/3754 West London Industrial Park Iver Lane Cowley

2 x open fronted workshop buildings (Part Retrospective)

Decision: 07-01-2015 Withdrawn

Comment on Relevant Planning History

The most relevant planning history for this particular site is listed below.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- 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.
- 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.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE25 Modernisation and improvement of industrial and business areas
- BE38 Retention of topographical and landscape features and provision of new planting

and landscaping in development proposals.

LPP 7.4	(2015) Local character
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OL5	Development proposals adjacent to the Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **10th February 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

83 residents were notified of the application and 5 letters were received in response to this consultation which raised the following concerns:

1. Traffic congestion already exists from this and other companies along Iver Lane, which would be detrimental to the highway and pedestrian safety;
2. The scheme will result in increased HGV traffic through Iver Lane and on unclassified residential roads;
3. The building on site, is very large and detrimental to the conservation area;
4. Parking of HGVs on the surrounding roads when gates are closed, causes congestion;
5. Noise levels are already bad in this area and no attenuation improvement has been noticed by residents.

Iver Lane and District Residents Association: Object to the scheme on the following grounds:

1. The storage of cars/vans, results in a very large volume of car transporters arriving and departing the site;
2. The extra traffic generated by this company causes traffic congestion to the only entrance/exit in Iver lane, which is already busy with the other companies operating at the site;
3. The location of the site is such that the entrance lies between two bridges which form a natural dip making visibility difficult;
4. The site entrance is opposite Old Cowley Lane, which also has a blind exit onto Iver Lane and several traffic accidents have been witnessed and parking of HGVs on Iver Lane, when the main gates are closed;
5. Appeal into the Nationwide Platforms Ltd site had a condition added in terms of the hours of operation, but the volume of noise occurring from 6.30am is focussed on Iver lane properties and no noise attenuation has been installed to the site.

South Bucks District Council: The Council raise no objection provided that there would be no potential increase in vehicular movements along Iver Lane.

Internal Consultees

EPU - No objection to the planning application.

Highways - No objection to the operation as set out. Would advise restricting the use to ensure that no vehicle sales take place.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy LE1 of the UDP Saved Policies assesses the criteria for industrial, business and warehouse uses. The proposed works represent a redevelopment of part of a site located within a designated Industrial and Business Area. The proposed works would be in keeping with the Council's objective of maintaining a supply of accessible premises for employment in order to ensure a high level of inward investment by companies across all sectors of employment. The principle of the development is therefore supported.

7.02 Density of the proposed development

Not applicable to this application.

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

The site lies adjacent to but not within a Conservation Area. The impact on the setting of the nearby Conservation Area is assessed in section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals for development adjacent to or conspicuous from the Green Belt will normally only be permitted if it would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The area to the south of the application site is designated Green Belt. Given the scale and built form within the proposed development, plus the existing boundary treatment to Iver Lane, and the fact that the site is within an established industrial estate it is considered that the proposal would not have any impact on the openness of the green belt.

The application is therefore considered to comply with Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policies BE13 of the Unitary Development Plan Saved Policies seek to ensure that new development will complement and improve the character and amenity of the area. Policy BE25 further 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.

The overall size, scale, footprint and height of the buildings is consistent with the height and design of existing buildings and those recently approved within the West London Industrial Park and wider industrial and business areas surrounding the site. The buildings and storage are considered to have an acceptable impact on the appearance of the area, when considered against the industrial appearance of the remainder of the site to the north, south and west. Given the acceptable design of the building and this being of a similar appearance to others within the area, the building is not considered to have a detrimental impact on the character and appearance of the adjacent conservation area.

The application is therefore considered to comply with Policies BE13 and BE25 of the

Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The National Planning Policy Framework (NPPF) sets out in paragraph 123 the test for noise that needs to be applied to planning applications. The NPPF states that planning policies and decisions should aim to:

1. Avoid noise from giving rise to adverse impacts on health and quality of life;
2. Mitigate and reduce to a minimum other adverse impacts on health and quality of life arising, through the use of conditions;
3. Recognise development will create some noise and existing businesses wanting to develop should not have unreasonable restrictions put on them because of changes in nearby land uses since they were established.

The Council's Saved Policies are consistent with the policies of the NPPF. 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.

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan seek to ensure that proposals do not have a detrimental impact on the residential amenity of neighbouring occupiers through loss of light, dominance or loss of privacy.

Policy OE1 seeks to reduce as much as possible the adverse impact of noise from industrial and trade processes which could include the day to day operation of the site, vehicle movements and any other matters that have the potential to cause noise and disturbance to residents.

The site is adjoined to the north, east and south by industrial land with residential to the far west. The site is located a significant distance from the nearest residential dwellings on Iver Lane (approximately 200m away), Old Mill Lane (approximately 120m away) and the houseboats on the canal (approximately 50 metres away). The siting of the proposed buildings, as detailed on the site plan, is such that at this separation distance, the building would meet the HDAS Residential Layouts guidance of being more than 15 metres from any residential property and would ensure no significant loss of light, loss of outlook, privacy or sense of dominance would occur to any residential occupier in the surrounding area.

Whilst no change of use is sought to the land and the operator is continuing an established B8 use on the site, one of the main issues for consideration with applications on this site, is the hours of use and associated noise disturbance from vehicle movements to and from the site.

The previous consent granted permission for the use of the site for servicing, deliveries and collections, including waste collections between 0800 hrs to 1800 hrs Monday to Saturdays and not at all on Sundays and Bank/Public Holidays. The application form for this application states that the applicant wishes to use the site from 0700-1800 Monday to Friday and 0800-1800 on Saturdays and not at all on Sundays and Bank/Public Holidays. The main alteration with this scheme is that the applicant wishes to use the site for an hour earlier in the morning. The Council therefore need to consider whether the earlier start time of operations on the site is acceptable in the context of the site and surrounding area.

Given the weight restriction on the canal bridge to the east of the entrance, all HGVs must

enter and leave from the west, via Iver Village, however smaller vehicles can enter and leave in either direction. Night time sensitive hours are set out in the Council's Supplementary Planning Document HDAS: Noise (SPD)(2006) as being between 2300 and 0700. The proposed change to the hours in which vehicles can enter and leave the application site would still be outside of the noise sensitive period and in line with the majority of other operators within the Industrial Park.

In terms of the vehicle movements, the largest vehicle to be used is the transporter, which is 18.75m in length and weighs 44,000kg. Given the size of this vehicle, it would be required to access the site via Iver Lane, as a result of the weight restrictions on the canal bridge. The application details state that the transporters visit the site with vehicles, on average, three times a week. In addition to this, approximately 10 cars per day leave the site, under their own power to be delivered to one of the two local outlets. These cars can leave the site to the east and west along Iver Lane. The current site operations are therefore significantly less than was consented previously.

The previous application on the site, utilised around 12 trailers in addition to smaller trucks and vans, and employed 26 members of staff. The previous use was conditioned to ensure that there were no more than 20 two way traffic movements associated with the use. The overall operation size and vehicle movements associated with the current user are significantly less than that consented within the previous application. The variation to the consented operational hours to allow the site to operate from 0700 as opposed to 0800 Monday to Friday, by reason of the significant reduction in large vehicle movements along Iver Lane and surrounding residential roads, is not considered to give rise to unacceptable levels of noise disturbance to the surrounding residential occupiers, over and above those which may exist from the existing and consented site operations.

It is noted that the objection letters raise concerns in respect of noise disturbance and non compliance with a planning condition relating to noise mitigation measures. This appears to relate to another occupier within the site and has been reported to the Council's Enforcement Team for further investigation.

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

When occupied by Rhodes Freight, the site utilised around 12 trailers in addition to 22 smaller trucks and vans, and employed 26 members of staff. The previous use was conditioned to ensure that there were no more than 20 two way traffic movements associated with the use.

The overall operation size and vehicle movements associated with the current user are significantly less than that consented within the previous application. Within this application, the applicant states that only three transporters visit the site per week and an average of 10 cars leaving per day under their own power to either the West Drayton or Brentford dealerships. The Highways Officer has reviewed this information, and given the modest number of vehicle movements from the site, particularly those by larger vehicles, the

continued use of the site by this operator is not considered to give rise to any unacceptable impact on the surrounding highway network.

7.11 Urban design, access and security

See section 7.07 of the report.

7.12 Disabled access

Not applicable to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

The application will not involve the removal of any trees/vegetation within the site.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

See section 7.08 for the assessment of noise associated with the application.

7.19 Comments on Public Consultations

The comments raised during the public consultation have been addressed within the main body of the report.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

The use of the site remains as consented within a previous application on the site (751/APP/2012/3196), however the main alterations are to the proposed hours of use, with the site proposing to open 1 hour earlier in the morning Monday to Friday and the retention of the building in the north east corner of the site. The vehicle movements associated with this operator are considerably less than with the previous tenant, Rhodes Freight and it is anticipated that the vehicle transporter will come to the site only three times per week. All cars it delivers will then leave the site under their own power.

The overall operation size and vehicle movements associated with the current user are significantly less than that consented within the previous application. The variation to the consented operational hours to allow the site to operate from 0700 as opposed to 0800 Monday to Friday, by reason of the significant reduction in large vehicle movements along Iver Lane and surrounding residential roads, is not considered to give rise to unacceptable

levels of noise disturbance to the surrounding residential occupiers, over and above those which may exist from the existing and consented site operations.

Furthermore the building that has been erected on the site is consistent with the height and design of existing buildings and those recently approved within the West London Industrial Park and wider industrial and business areas surrounding the site. The buildings and storage are considered to have an acceptable impact on the appearance of the area, when considered against the industrial appearance of the remainder of the site to the north, south and west and not detract from the openness or character of the adjacent Green Belt or amenities of the nearby residential occupants.

Overall, the application is considered to comply with the Councils adopted policies and guidelines and is recommended for approval.

11. Reference Documents

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

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

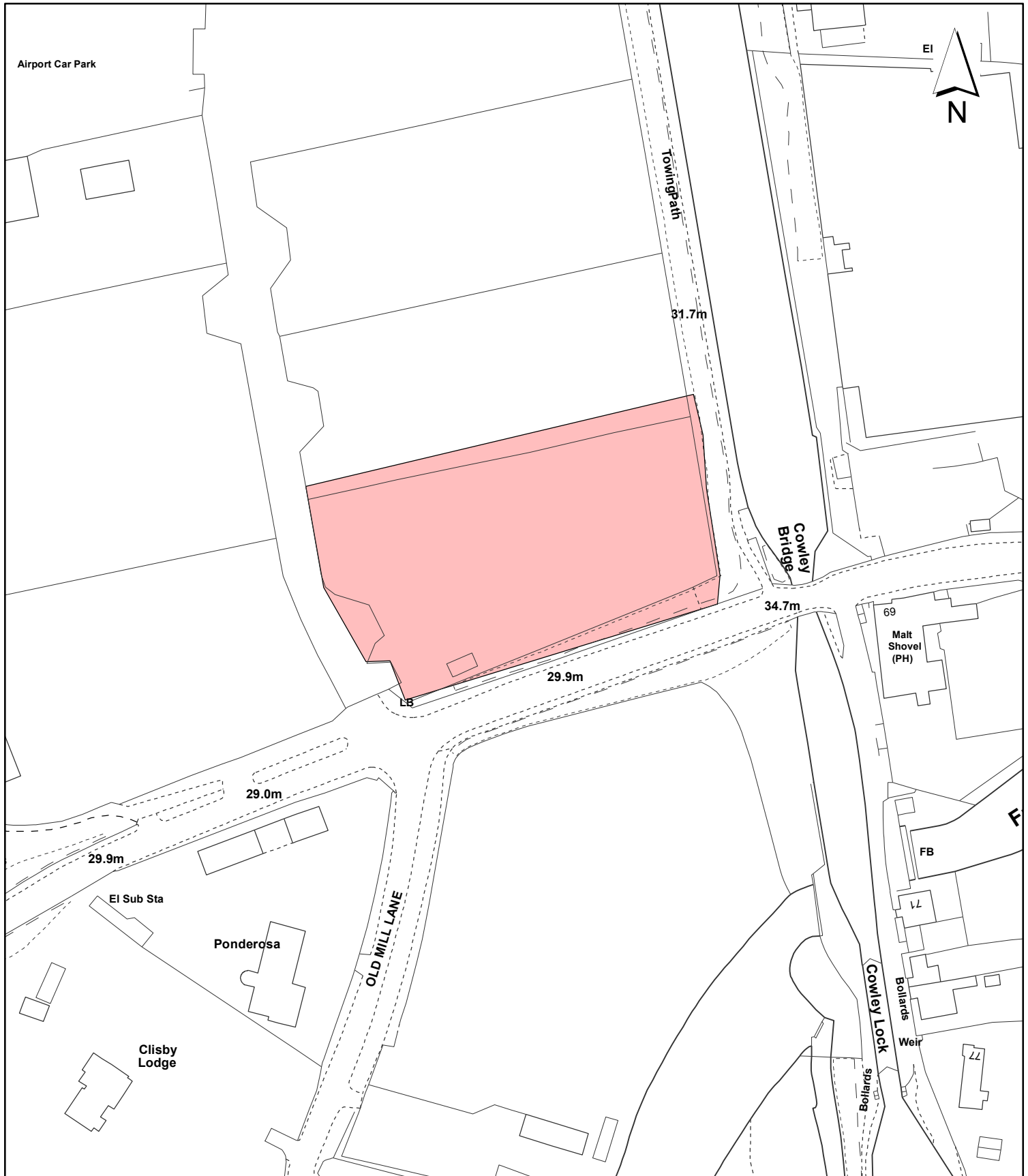
London Plan 2015

NPPF

Supplementary Planning Document HDAS: Noise

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**West London Industrial Park
 Iver Lane
 Cowley**

**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:
751/APP/2015/3814

Scale:
1:1,250

Planning Committee:
Central & South

Date:
April 2016



HILLINGDON
 LONDON

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Report of the Head of Planning and Enforcement

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 31 December 2015 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 17 March 2016 and updates the information received by Cabinet in December 2015. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 31 December 2015, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/15' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/09/15" and "Total Income as at 31/12/15".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. The majority of the funds are linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 December 2015. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.

Cabinet Report March 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

Central & South Planning Committee - 19 April 2016
PART 1 - MEMBERS, PUBLIC & PRESS

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/27/09 (Includes Former PT1/29) *16	Botwell	Stockley Park Phase 3 "Trident Site" 379777/W/96/1447 (new permission 379777/APP/2015/1004)	616,222.55	613,722.55	17,000.00	14,500.00	2,500.00	599,222.55	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the Highway works. £2,500 engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added. Further funds received and claimed towards fees and checks
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/83/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel sites 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security. £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane. £65,271.32 - received for Kingston Lane Pedestrian Crossing. £20,500 supervision fees. If the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to PT84/875-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TIL invoice paid. Residual on TIL payment due to VAT not claimed - funds to be held on as contingency for extra TIL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadmead Rd to Hayes Bypass. £52,363.10 for TIL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TIL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TIL signal costs.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£186,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.
PT/278/60/147B	West Drayon	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT/278/62/148A). Funds to be retained as a contingency for these works.
PT/278/62/149A	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT/278/65/182	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76/198A	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT/278/81/249E	Townfield	Frm Glenister Hall, 119, Minet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autogild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT/278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	167,096.00	167,096.00	135,596.00	135,596.00	0.00	31,500.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Further £94,596 received and claimed by ECU towards fees associated with s278 agreement.
PT/278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT/278/98/314D *111	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	22,500.00	22,500.00	2,500.00	2,500.00	0.00	20,000.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £20,000 received as a returnable security deposit.
PT/278/103/370A *118	Uxbridge	Belmont House (formerly Senator Court), Belmont Road, Uxbridge. 68385/APP/2012/2398	56,174.39	0.00	4,936.53	0.00	4,936.53	51,234.86	0.00	Funds held as a returnable bond to ensure the satisfactory completion of the highway works associated with the development. £4,936.53 fees claimed for design for design checks.
		SECTION 278 SUB - TOTAL	2,173,290.34	2,114,618.95	957,955.25	950,518.72	7,436.53	1,215,335.09	0.00	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services. (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,084 payment to London Buses (bus services agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook Bypass (Cabinet Member Decision (29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/24/55 (see E/08) *28	Pinkwell	Former Ailington Hotel, Shepiston Lane, Harrington - Highway Works 382/BH/19/07/14	23,639.34	23,639.34	7,266.54	6,052.94	1,204.00	16,382.80	0.00	Highway Improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Works (to right hand turn lane) have been carried out as part of the Harrington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11. Issues resolved with the owners of the site. Outstanding works to be completed March 2016.
PT/37/40B-C *53 (see: PPR/29)	Botwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	559,443.43	372,697.36	372,015.36	0.00	186,746.07	74,928.07	Project 40B: Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 (remaining balance from PT/37/40F) transferred to PT/27/8/47. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre improvements (Cabinet Member Decision 19/08/2015)
PT/37/40E *47	Botwell	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Come Valley project. Deed or variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.

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			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/61/89B (see E/35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed. Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/80/112 (formerly PT/278/005)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT/278/023)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT/84/87B-D (Formerly part of PT/278/44)	Brunel	Brunel s106 16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required, & whether further payments are due late Jan 2008. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued: £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	450,090.96	450,090.96	0.00	304,652.86	0.00	Funds received as the public transport contribution to enhance the level of public transport to and from the area of the development site. Funds allocated towards the extension of the U4 bus route on to the site for a 5 year period (Cabinet Member Decision 29/05/2012) TMO approved TfL bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DOV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TfL for first year of operation 12/13. £33,513 further TfL costs. Payment to TfL for second year of operation 13/14. Payment to TfL for third year of operation 14/15.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested. Time limit has now passed. Officers in contact with developer.

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			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	10,000.00	Funds received for parking management in the area. Funds held to be used in combination with those at case ref. PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme completed April 2012. £10,000 can be retained
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	66,889.23	66,889.23	-504.21	10,262.27	10,000.00	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavisock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014. £10,000 can be retained towards other schemes related to the development.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	97,187.10	97,187.10	24,500.17	2,812.90	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/77/2013. Scheme completed July 2013. Funds reallocated towards the second phase of the scheme in Holloway Lane (Cabinet Member Decision 10/03/2014). Scheme substantially completed August 2014. Additional works completed 2015. Awaiting invoices.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/106/149E	Botwell	Hayes Goods Yard 10057/APP/2009/2996 & 2999	119,402.15	119,402.15	44,974.63	44,974.63	69,501.50	5,318.02	0.00	Funds received towards enhancements to the London Cycle Network, route 88A or any other cycle route likely to be used by the occupiers of the development. Funds to be spent by Oct 2015. £25k allocated and spent towards-cycle access to canal at Hayes Town Centre (Cabinet Member decision 22/77/2011). £27,320 allocated towards cycle improvements at Dawley Roundabout (Cabinet Member Decision 18/7/2013). Scheme complete awaiting invoices. £67,082 allocated towards cycle way improvements in Coldharbour Lane as part of Hayes TC scheme (Cabinet Member Decision 29/1/15). £67,082 claimed towards Coldharbour Lane scheme.
PT/108/155E	West Drayton	Former RAF Porters, West Drayton. 5107/APP/2005/2082	1,003.90	1,003.90	1,003.90	1,003.90	1,003.90	0.00	0.00	Funds received to provide a local walking bus scheme. Funds to be spent within 3 years of receipt (Jan 2012). Funds allocated towards the development of a walking bus scheme in association with West Drayton Primary school (Cabinet Member decision 5/01/2011). Scheme not viable, time limit has expired, contribution returned to developer.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014).

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			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/116/210A	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	30,140.58	30,140.58	30,140.58	30,140.58	11,408.46	0.00	0.00	Contribution received towards the cost of upgrading two bus shelters in the vicinity of the development. Funds to be spent within 5 years of receipt (March 2015). Further £104.58 received as indexation payment. Funds allocated to bus stop upgrades (Cabinet Member Decision 4/12/14). Scheme complete.
PT/119/209D	Yewlsley	Tesco, Trout Road, Yewlsley. 60929/APP/2007/3744	31,874.14	31,874.14	7,655.00	7,655.00	0.00	24,219.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £874.14 received as indexation payment. £7,665 allocated towards bus stop improvements in Yewlsley High Road (Cabinet Member Decision 7/02/2014). Scheme complete. Balance allocated towards provision of remaining bus shelters (Cabinet Member Decision 19/02/2016).
PT/121/242A	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	34,000.00	34,000.00	34,000.00	34,000.00	0.00	0.00	0.00	Funds received towards the cost of providing new and improved bus stops/shelters in the vicinity of the development. No time limit on spend. Funds allocated towards bus stop scheme (Cabinet Member Decision 03/06/2015). Scheme complete.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 36074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards phase 2 of Uxbridge gateway scheme (Cabinet Member Decision 17/12/2015).
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	6,755.44	6,755.44	0.00	53,244.56	0.00	Contribution received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be committed within 3 years of receipt (Dec 2014). Funds committed towards accessibility improvements to bus stops on Lavender Rise and towpath improvements between Stockley Road and West Drayton Station (Cabinet Member Decision 17/10/2014). 66,755.44 spent towards access to bus stops 14/15. Towpath works programmed for Sept 2015. Scheme on site February 2016.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	369,910.54	369,910.54	0.00	0.00	0.00	369,910.54	0.00	£210,000 received as the phase 2 & 3 payments towards improvements and additions to TL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received June quarter as the Phase 4 payment.
PT/126/242D *82	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	0.00	0.00	0.00	40,965.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend. Funds allocated towards a TL scheme for footpath/cycleway improvements at the Clockhouse Roundabout (Cabinet Member Decision 5/11/2014).
PT/131/273B	Uxbridge South	Autogild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J *88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).

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			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/05/2015).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020).
PT/136/297A	Heathrow Villages	Fmr Technician Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	0.00	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/137/300A *101	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TFL Feasibility Contribution" to be used by TfL to carry out a feasibility study into capacity and improvement options for the Parkway and Bulls Bridge Roundabout. No time limits for spend.
PT/138/300B *102	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received to be used by TfL to carry out required improvement works to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
PT/140/315A	Phinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	458,800.00	0.00	0.00	0.00	458,800.00	0.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend.
PT/141/315B	Phinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards the provision of a new bus stop outside the store and "real time" bus travel information (see agreement for details). No time limits for spend.
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2012/2881	40,635.00	40,635.00	0.00	0.00	0.00	40,635.00	0.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021).
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	20,317.00	0.00	0.00	0.00	20,317.00	0.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,031.00	66,031.00	0.00	0.00	0.00	66,031.00	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Waterloo Road. Funds to be spent within 7 years of receipt (May 2021).
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	45,000.00	0.00	0.00	0.00	45,000.00	0.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020).
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.

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			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PT/153/345B	South Uxbridge	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approve travel plan are satisfactorily carried out.
PT/155/283D	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	63,366.34	0.00	0.00	0.00	0.00	63,366.34	63,366.34	Contribution received as the first of two instalments towards the provision of bus stops serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (Oct 2025).
PT/156/40G	Botwell	Land at Thorn EMI Complex (Old Vinyl Factory). 51588/APP/2000/1827 & 5987/APP/2012/1838	50,722.94	0.00	0.00	0.00	0.00	50,722.94	0.00	Contribution received towards TFL Bulls Bridge Roundabout Study, as specified in the agreement. TFL to confirm the need for the study within a year of receipt (Nov 2016)
PT/157/355A *119	Botwell	Former EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	20,000.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned 10 years from occupation.
PT/158/359B	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	50,500.00	0.00	0.00	0.00	0.00	50,500.00	50,500.00	Contribution to be used by the Council towards the provision of CCTV; provision of lighting; closure/gating of paths and links; safety improvements to public transport interchanges; facilities and car parks; enhanced night bus networks to and from major new facilities and leisure uses within the Authority's area (see agreement for details).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,639,812.88	4,455,323.40	1,633,690.49	1,562,694.99	141,113.82	3,006,222.19	1,566,869.64	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	6,813,203.02	6,569,942.35	2,891,845.74	2,513,213.71	148,550.35	4,221,557.28	1,566,869.64	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL/107/201A	Barnhill	360, Uxbridge Road, Hayes. 7517/APP/2007/188	77,414.00	77,414.00	42,399.00	42,399.00	0.00	35,015.00	0.00	Funds received towards nursery places (£2,291), primary school places (£40,108), and secondary school places (£35,015) within a 3 mile radius of the development. Funds not spent by June 2016 must be returned. Primary and nursery contributions allocated and spent towards Grange Park primary expansion as part of phase 1 of the primary expansion programme (Cabinet Member decision 6/12/2011). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/118/214B	Uxbridge	Hillingdon House Farm. 2543/APP/2005/870	1,090,166.31	1,090,166.31	741,313.09	741,313.09	0.00	348,853.22	0.00	£256,399.34 received as first instalment towards the cost of providing nursery (£64,099), primary (£110,251.72) and secondary (£82,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (£110,251.72) allocated and spent towards expansion at Whitehall School. (part of phase 1 of the school expansion programme). Cabinet Member decision 6/12/2011. Second instalment (£268,681.94) received. Second contribution to be spent before Oct 2018. Final instalment (£365,065) received. Final contribution to be spent before Jan 2019. £631,061 allocated and spent to expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/119/216	Charville	119 to 137 Charville Lane, Hayes. 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme. (Cabinet Member decision 6/12/2011). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
EYL/132/232	Hillingdon	23, Sweetcroft Lane, Hillingdon. 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	0.00	Funds to be used towards the costs of providing additional primary school facilities (£22,573) & secondary school facilities (£19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). £22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/140/209G	Viewsley	Tesco, Trout Road, Viewsley 60929/APP/2007/3744	231,454.55	231,454.55	36,971.13	36,971.13	0.00	194,483.42	0.00	A total contribution of £231,454.55 was received towards the cost of providing secondary school places and improvement of facilities within a 3 mile radius of the site and primary places within a 2 mile radius of the site. All contributions to be spent by March 2017. £20,251.99 has been allocated and spent towards expansion at Colham Manor Primary School as part of Phase 1 of the Primary Schools Expansion Programme (Cabinet Member Decision 6/12/2011). £1,671.91 has been allocated and spent towards expansion at Rabbisfarm Primary School (Cabinet Member Decision 24/01/2014). Further £15,047.23 allocated and spent towards expansion at Rabbs Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/158/242B	West Drayton	West Drayton Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	4,162,355.83	4,162,355.83	3,000,000.00	3,000,000.00	0.00	1,162,355.83	0.00	Funds received as first, second third and fourth instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. £1,500,000 allocated and spent towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014). Further £1,500,000 spent towards expansion at Rabbisfarm Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Remaining funds earmarked towards St martin's Primary School (new school) as part of the Council's Primary Expansion Programme. Subject to formal allocation approval.
EYL/165/267B	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	27,341.00	27,341.00	0.00	33,574.00	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows: nursery £7,185; primary £20,156; secondary £33,574. No time limits for spend. £20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). £7,185 allocated and spent towards expansion at Rosedale Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/169/276C	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	1,158,245.50	1,158,245.50	762,750.86	762,750.86	0.00	395,494.64	0.00	First instalment £375,570.86 received towards the cost of providing education improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment £387,180 received towards the same purpose (spend July 2020). £375,570 allocated and spent towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014). £87,180 spent towards expansion at Heathrow Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Final instalment received (Spend by February 2022). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme.
EYL/213/332	Hillingdon East	43 and land rear of 35-47 Snowdon Avenue, Hillingdon 6231/APP/2012/3075	15,932.00	15,932.00	15,932.00	15,932.00	0.00	0.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits. Funds spent towards expansion at Hillingdon Primary School as part of the Primary Expansion Programme. (Cabinet Member Decision 07/07/2015)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
EYL/214/33A	Yewstey	39 High Street, Yewstey 24485/APP/2013/138	94,188.38	94,188.38	94,188.38	94,188.38	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Rabbs Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL/215/334	Pinkwell	43-44 Fairley Ave, Hayes 69055/APP/2014/37	14,118.00	14,118.00	14,118.00	14,118.00	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Pinkwell Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL/219/338A	Uxbridge South	37 St John's Road, Uxbridge 15611/APP/2012/2444	47,714.00	47,714.00	0.00	0.00	0.00	47,714.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL/220/340	Uxbridge North	6 & 6a High Street, Uxbridge 1538/APP/2011/2003	9,133.00	9,133.00	0.00	0.00	0.00	9,133.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary, yield arising from the development. No time limits. Funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/225/347A	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	44,835.90	44,835.90	0.00	0.00	0.00	44,835.90	0.00	Contribution received towards providing educational improvements or facilities in parts of the Authority's area south of the A40; to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent/committed within 7 years of receipt (May 2022). Funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/227/348C	Uxbridge North	Lancaster & Heritage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	40,922.25	40,922.25	0.00	0.00	0.00	40,922.25	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.
EYL/228/352	Barnhill	Land lying south of Shakespeare Ave (Scout htd), Hayes. 16910/APP/2012/2612 & 16910/APP/2014/2274	66,660.00	66,660.00	0.00	0.00	0.00	66,660.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion Programme, subject to Cabinet Member approval.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
EYL/230/283C	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	AS AT 31/12/15 2,545,734.13	AS AT 30/09/15 0.00	AS AT 31/12/15 0.00	AS AT 30/09/15 0.00	To 31/12/15 0.00	AS AT 31/12/15 2,545,734.13	AS AT 31/12/15 2,545,734.13	Contribution received as the first instalment towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces. (Oct 2015).
EYL/231/356A	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	59,368.17	0.00	0.00	0.00	0.00	59,368.17	59,368.17	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL/233/359A	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	147,530.70	0.00	0.00	0.00	0.00	147,530.70	147,530.70	Contribution received to be used by the Council towards providing education; educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). Spend within 7 years of receipt (Jan 2023.)
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	9,965,284.60	7,212,651.60	4,784,725.46	4,784,725.46	0.00	5,180,559.14	2,752,633.00	
		PORTFOLIO: CENTRAL SERVICES								
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION								
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes H10/H150 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harrington Station improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	350,000.00	350,000.00	300,400.00	300,400.00	0.00	49,600.00	3,677.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 1/7/2015. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 31/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13. (Cabinet Member Decision 19/3/13). Final instalment (£50,000) received towards the Labour Strategy. £44,100 spent towards Economic Development post 2013/14. Further £91,323 allocated towards the continuation of the Economic Development Officer Post. (Cabinet Member Decision 10/9/2014). Spend towards Economic Development Officer Post 2014/15.
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PPR/52/149G	Botwell	Former Hayes Goodsvard site. 10057/APP/2005/2996&299	75,360.00	75,360.00	75,220.72	75,220.72	2,300.90	139.28	0.00	Funds received towards improvements to open space to the canal towpath opposite the site. Any remainder to be expended towards purchasing new equipment for the YMCA Youth Centre as necessitated as a result of the development. Funds not spent within 7 years (May 2016) to be returned. Funds allocated towards Western View canal side improvement scheme (Cabinet Member decision 22/7/2011). Scheme began on site Oct 2011 and now substantially complete. Scheme complete.
PPR/53/149H	Botwell	Former Hayes Goodsvard site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	12,205.22	12,205.22	0.00	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PPR/60/209E	Viewsley	Tesco, Trout Road Viewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	0.00	37,186.49	37,186.49	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment.
PPR/61/247	Townfield	Former Hayes Sports and Social Club. 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/63/248B	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge 3807/APP/2008/1418	21,794.51	21,794.51	12,600.00	12,600.00	0.00	9,194.51	0.00	Contribution received towards the purpose of providing construction training schemes for Hillingdon. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £11,820 spent towards Construction Workplace Co-ordinator 2014/15.
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	39,826.13	39,826.13	0.00	0.00	0.00	39,826.13	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/67/266C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).
PPR/68/266D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	0.00	53,289.47	53,289.47	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov 2016).
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.14	54,107.14	0.00	0.00	0.00	54,107.14	37,433.86	First instalment (£21,111.11) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received this quarter (spend by February 2022). Earmarked towards phase 2 of Townfield community centre.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	3,742.97	3,742.97	0.00	6,257.03	6,257.03	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/AP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).
PPR/80/297B	Heathrow Villages	Fmr Technician Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technician Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.
PPR/85/308B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/86/308B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	17,190.00	0.00	0.00	0.00	17,190.00	17,190.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)
PPR/88/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	20,713.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019).
PPR/89/328B	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	35,813.52	35,813.52	0.00	0.00	0.00	35,813.52	35,813.52	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
PPR/92/333B	Viewsley	39 High Road, Viewsley 24485/APP/2013/138	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	22,543.13	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/93/333C	Viewsley	39 High Road, Viewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	25,010.10	Contribution received as the "public realm contribution" towards the provision of CCTV, lighting, closure/gating of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	24,335.69	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022).
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/99/344C	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56662/APP/2014/170	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	4,800.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/101/348D	Uxbridge North	Lancaster & Heritage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	3,331.89	3,331.89	0.00	0.00	0.00	3,331.89	3,331.89	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on west Side of Dawley Road, Hayes. 38065/APP/2014/2143	9,644.70	9,644.70	0.00	0.00	0.00	9,644.70	9,644.70	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
PPR/103/356B	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20548/APP/2012/2848	31,792.72	0.00	0.00	0.00	0.00	31,792.72	31,792.72	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/104/355B	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	82,800.00	0.00	0.00	0.00	0.00	82,800.00	82,800.00	Contribution received towards investment in local energy efficiency and carbon reduction measures within the Authority's area. Spend within 7 years of receipt (Nov 2022).
PPR/105/355C	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	9,600.00	0.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator. Funds to be spent within 7 years of receipt (Nov 2022).
PPR/106/360A	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	9,984.00	0.00	0.00	0.00	0.00	9,984.00	9,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	4,300,861.38	4,166,684.66	2,652,035.11	2,652,035.11	2,300.90	1,646,826.27	641,091.06	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSL/13/219A	Yeading	Rear of Sney Court, Perth Avenue, Hayes. 65936/APP/2010/683	414.00	414.00	0.00	0.00	0.00	414.00	0.00	Funds received towards the provision or improvement to library facilities and/or library books within the Borough. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/15).
CSL/14/220	Townfield	Trescott House, Hayes . 36261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/21/209F	Yiewsley	Tesco, Trout Road, Yiewsley, 60929/APP/2007/3744	66,988.81	66,988.81	15,935.07	0.00	0.00	51,053.74	0.00	Contribution received for the purpose of improving existing community facilities within the Yiewsley area. Funds to be spent by March 2016. Further £3,938.81 received as index linking payment. £38,125 allocated towards improvements to Yiewsley & West Drayton Community Centre (Cabinet Member Decision 24/08/15). Remaining £28,863 allocated towards the scheme, (Cabinet Member Approval 19/02/2016).
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	2,150.96	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
CSL/25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL/25/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2006/3561	13,813.07	13,813.07	12,664.00	12,664.00	0.00	1,149.07	1,149.07	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,328.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to meeting rooms at Botwell Library. (Cabinet Member Decision 16/8/13).
CSL/28/262A	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	555.53	555.53	0.00	0.00	0.00	555.53	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/30/267A	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	644.23	644.23	0.00	0.00	0.00	644.23	0.00	Contribution received towards the provision of library facilities in the borough of Hillingdon. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL/32/278A	Botwell	6-12 Clayton Road, Hayes 62528/APP/2009/2502	528.08	528.08	0.00	0.00	0.00	528.08	0.00	Contribution received towards the provision of or improvement of library facilities and/or library books within the Authority's area. No time limits for spend. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/33/284B	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	529.85	529.85	0.00	0.00	0.00	529.85	0.00	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/34/291B	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	575.00	575.00	0.00	0.00	0.00	575.00	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. No time limits for spend. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	1,459.67	1,459.67	0.00	0.00	0.00	1,459.67	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/40/304B	Yeadon	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	684.48	684.48	0.00	0.00	0.00	684.48	0.00	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/41/306C	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	493.40	493.40	0.00	0.00	0.00	493.40	0.00	Contribution received towards the provision of library books within the authority's area. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/44/242F	West Drayton	Drayton Garden Village (fmr NATS site) Porters Way, West Drayton 5107/APP/2008/2348	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/46/321B	Charville	The Grange, Pine Place, Hayes 51065/APP/2009/546	392.00	392.00	0.00	0.00	0.00	392.00	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Allocated towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/49/329C	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	1,764.67	1,764.67	0.00	0.00	0.00	1,764.67	1,764.67	Contribution towards the cost of providing library facilities and other associated initiatives within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
CSL/50/329D	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	11,875.30	11,875.30	11,875.30	11,875.30	0.00	0.00	0.00	Contribution received towards community facilities to be provided within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024). Funds spent as part of end of year financing towards Hayes End Library redevelopment scheme to provide a new improved library. (Cabinet Member Decision 07/07/2015)
CSL/52/333D	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	1,321.00	1,321.00	0.00	0.00	0.00	1,321.00	1,321.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
CSU/55/347C	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	1,291.11	1,291.11	0.00	0.00	0.00	1,291.11	1,291.11	Contribution to be used by the Council towards the provision of or improvement to library facilities and /or library books within the Authority's area. No time limits for spend.
CSU/57/348E	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	805.36	805.36	0.00	0.00	0.00	805.36	805.36	Contribution to be used by the Council towards the provision of or improvement to library facilities and /or library books within the Authority's area. No time limits for spend.
CSU/59/283E	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	21,122.11	0.00	0.00	0.00	0.00	21,122.11	21,122.11	Contribution received as the first instalment to be used by the Council towards the provision of or improvement to library facilities and /or library books within the Authority's area. Funds to be spent within 10 years of receipt (Oct 2025).
CSU/61/356D	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20549/APP/2012/2848	1,591.97	0.00	0.00	0.00	0.00	1,591.97	1,591.97	Contribution to be used by the Council towards the provision of or improvement to library facilities and /or library books within the Authority's area. No time limits for spend.
CSU/62/359C	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	2,694.68	0.00	0.00	0.00	0.00	2,694.68	2,694.68	Contribution to be used by the Council towards the provision of or improvement to library facilities and /or library books within the Authority's area. Spend within 7 years of receipt (Jan 2023)
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	202,233.82	176,825.06	40,474.37	24,639.30	15,935.07	161,759.45	85,889.14	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	4,503,095.20	4,343,509.72	2,692,508.48	2,676,574.41	16,235.97	1,810,585.72	726,980.20	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/17/26D (see: PT/66 & PPR/18)	Botwell	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400.00	1,323,400.00	1,323,370.96	1,323,370.96	1,699.63	29.04	0.00	Balance for Lake Farm. Friends of Lake Farm now agreed scope of works. Engineering Consultancy have been commissioned to commence works to enhancing slope of BMX track. Botwell Green Play area complete. See Cabinet report 18 December 2003. Planning permission for skate park granted. No time limits for spend. Skate Park project completed July 2013. Balance towards seating. Scheme complete.
E/26/93 (Formerly PT/93)	Heathrow Villages	H.S.A Land, Bath Road 41687/S/98/16	12,396.46	12,396.46	9,812.37	9,812.37	-1,282.75	2,584.09	0.00	Available for Environmental Improvements in Bath Rd area. Balance allocated to improvements scheme at Barkeley Meadows also using funds at E/10/85. See update at E/10/85. Interest accrued. No time constraints. Spend towards tree planting. Improvements ongoing.
E/26/71 (Formerly PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
E/32/01 (Formerly PT/43/01)	Townfield	Sainsbury Minet Site - Grapes Junction / 4060 / H/91/1970	1,008,500.00	1,008,500.00	1,008,186.10	1,005,951.10	2,235.00	313.90	0.00	The balance has been included in s 106 dated 10 May 2004 for Lombardy Retail Park, Coldharbour Lane for the Council to use the funds for the following specified improvements: (see agreement for details). Sainsbury has given approval for a scheme in Lombardy Park. Playground, lighting and footpath works completed 2011. Unspent funds to be repaid January 2011. Remaining balance diminutimus to be spent towards Lombardy playground.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth, 2964/APP/2002/1436 & 1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/42/140J	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	104,308.09	104,308.09	104,120.23	104,120.23	0.00	187.86	0.00	To be applied towards the provision and maintenance of open space and recreational facilities within the area of the site. £25,000 allocated to Bourne Park Playing Fields. Balance allocated to Pinkwell Park (Cabinet Member Decision 6/8/09). Drainage works to the Bourne Park Playing Fields are now complete. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Path works completed March 2013. New playground equipment installed and scheme now complete.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41390/APP/2006/1346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion.
E/51/186C	Yiewsley	92-104, High St., Yiewsley 59189/APP/2005/3476	60,616.20	60,616.20	60,616.20	60,616.20	22,554.99	0.00	0.00	Funds received towards open space improvements at Yiewsley Recreation Ground. Funds unspent at 20/04/2015 to be returned. Spend towards footpath works completed Dec 09. Remaining funds to be spent towards play builder scheme. Completed June 2010. Remaining balance allocated towards the installation of a skate board park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/53/192B	Uxbridge	126/127, Waterloo Road Uxbridge 2325/APP/2006/3452	20,913.64	20,913.64	11,271.70	11,271.70	0.00	9,641.94	0.00	Funds received towards provision of public open space in the locality of the site. Officers looking at a programme of improvements to Rockingham Recreation Ground. No time limits. Funds to be spent towards playbuilder scheme, due to commence spring 2010. Playbuilder scheme completed August 2010. Awaiting invoices.
E/54/194D	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	44,509.05	44,509.05	41,536.22	41,536.22	0.00	2,972.83	0.00	Funds received towards the provision of open space facilities within the Borough of Hillingdon. No time limits. Funds allocated to Hillingdon Court Park (reconstruction of the bowling green). Cabinet Member decision 20/7/09. Scheme completed October 09. Remaining balance to be reallocated.
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). Funds to be spent by Dec 2012. £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/67/209H	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	35,742.27	35,742.27	35,742.27	35,742.27	35,742.27	0.00	0.00	Contribution received for the purposes of expanding the existing facilities at Yiewsley Recreation Ground. Funds to be spent by March 2016. Further £2,101.57 received as indemnification payment. Contribution allocated towards the installation of a skate Board Park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/69/246B	Botwell	561 & 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS AS AT 31/12/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/15	COMMENTS (as at mid February 2016)
E/73/265E	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	AS AT 31/12/15 26,644.74	AS AT 30/09/15 26,644.74	AS AT 31/12/15 26,644.74	AS AT 30/09/15 26,644.74	To 31/12/15 13,935.56	AS AT 31/12/15 0.00	AS AT 31/12/15 0.00	Funds received for the monitoring and implementation of air quality management measures on the land on or in the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/74/271	Townfield	Fmr Airlink House, Land to the north of Pump Lane, Hayes. 5505/APP/2010/2455	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014).
E/75/272	Heathrow Villages	White Hart PH, Bath Rd, Harlington. 4129/APP/2011/453	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	199,656.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	27,018.91	27,018.91	0.00	0.00	0.00	27,018.91	27,018.91	First instalment (£8,761) of a contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022).
E/79/277E	Heathrow Villages	The Portal Soylla Rd, Heathrow Airport	25,804.75	25,804.75	22,942.67	22,942.67	22,942.67	2,862.08	0.00	Contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Further contribution towards the same purpose. No time limit for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/82/288B	Yiewsley	Versatile House, Benitnck Road, Yiewsley 59436/APP/2010/721	12,717.00	12,717.00	12,347.24	12,347.24	12,347.24	369.76	0.00	Contribution received towards improvements to open space facilities in the vicinity of the site. No time limits for spend. Funds allocated towards the provision of a skate park facility at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014).
E/84/297D	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13228/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes. 45753/APP/2012/2029	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including; use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
E/88/314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	59,160.00	21,945.00	21,945.00	0.00	37,215.00	37,215.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measure (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018). £21,945 allocated towards the installation of solar panels at Pine Community Centre (Cabinet Member Decision 10/22015). Scheme complete.
E/89/315C	Pinkwell	Asda Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	26,323.47	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend.
E/90/325B	West Drayton	Stockley Close Units 1623 & 1685 25760/APP/2013/3632	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/92/333E	Viewsley	39 High Street, Viewsley 24486/APP/2013/138	6,262.53	6,262.53	0.00	0.00	0.00	6,262.53	6,262.53	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/93/326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.
E/94/338B	Uxbridge South	37 St John's Road, Uxbridge 15811/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measures and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.
E/95/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/96/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/97/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020).
E/98/354B	Botwell	Land on west Side of Dawley Road, Hayes. 38065/APP/2014/2143	12,558.21	12,558.21	0.00	0.00	0.00	12,558.21	12,558.21	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Sept 2022).
E/100/40H	Botwell	Land at Thorn EMI Complex (Old Vinyl Factory). 61588/APP/2000/1827 & 5987/APP/2012/1838	25,361.47	0.00	0.00	0.00	0.00	25,361.47	25,361.47	Contribution received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 7 years of receipt (Nov 2022)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
E/101/355D	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	12,500.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Nov 2022).
E/102/360B	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	26,000.00	0.00	0.00	0.00	0.00	26,000.00	26,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/103/359D	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	12,625.00	0.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/104/356C	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	15,450.00	0.00	0.00	0.00	0.00	15,450.00	15,450.00	Contribution received towards the maintenance and provision of open space; the maintenance and provision of children's play spaces; the provision of off-site community facilities to be used for the benefit of residents within the Authority's area. No time limit for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	3,477,114.63	3,385,178.16	2,791,191.05	2,788,956.05	135,174.61	685,923.58	558,281.18	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/18/186D *54	Yiewsley	92-105, High St, Yiewsley 59189/APP/2005/3476	15,615.26	15,615.26	15,615.26	15,615.26	15,615.26	0.00	0.00	Funds received towards the cost of providing additional primary health facilities in the Borough. Funds not spent by 20/04/2015 must be returned. Funds allocated towards phases 2-5 of the HESA extension (Cabinet Member Approval 25/02/2015). Funds transferred to NHS Property Services, April 2015.
H/10/190D *56	Uxbridge	Armstrong House & The Pavilions. 43742/APP/2006/252	43,577.59	43,577.59	43,577.59	43,577.59	43,577.59	0.00	0.00	Contribution received towards primary health care facilities in the borough. Funds not spent by July 2015 are to be returned to the developer. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015). Funds transferred to HCCG (July 2015).
H/13/194E *59	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge. 18732/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes 6593/APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/23/209K *75	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	37,723.04	37,723.04	0.00	0.00	0.00	37,723.04	0.00	Contribution received towards the provision of local health service infrastructure in the Yiewsley, West Drayton, Cowley area. Funds to be used by the Council towards an eligible scheme by March 2016. Further £2,218.04 received as indexation payment for the contribution. Contribution allocated towards clinical improvements at Otterfield Medical Centre (Cabinet Member Decision 15/02/2016). Funds to be transferred to HCCG
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	104,319.06	104,319.06	68,698.26	68,698.26	0.00	35,620.80	0.00	First instalment of a contribution (£33,826) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/40/306D *98	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	4,645.60	4,645.60	4,645.60	4,645.60	4,645.60	0.00	0.00	Contribution received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/41/309D *99	Uxbridge South	Former Dagenham Motors, Junction of St. Johns Rd & Cowley Mill Rd, Uxbridge 188/APP/2008/3309	12,046.96	12,046.96	12,046.96	12,046.96	12,046.96	0.00	0.00	Contribution received towards the cost of providing health care facilities within the London Borough of Hillingdon as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020). Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2762	624,507.94	624,507.94	177,358.31	177,358.31	177,358.31	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS AS AT 31/12/15	BALANCE SPENDABLE NOT ALLOCATED AS AT 31/12/15	COMMENTS (as at mid February 2016)
H/50/333F *109	Viewsley	39 High street, Viewsley 24485/APP/2013/138	AS AT 31/12/15 12,444.41	AS AT 30/09/15 12,444.41	AS AT 31/12/15 0.00	AS AT 30/09/15 0.00	To 31/12/15 0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hemilage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	390,564.64	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to provide subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.
H/58/348B *117	Uxbridge North	Lancaster & Hemilage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	7,587.72	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/59/356E *120	Viewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	14,997.03	0.00	0.00	0.00	0.00	14,997.03	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/60/359E *121	Viewsley	26-36 Horton Rd, Viewsley 3507/APP/2013/2327	25,273.45	0.00	0.00	0.00	0.00	25,273.45	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (Jan 2023).
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,695,812.90	1,655,542.42	321,941.98	321,941.98	253,243.72	1,373,870.92	390,564.64	
		SECTION 106 SUB - TOTAL	24,281,220.01	21,052,205.30	12,224,058.46	12,134,892.89	547,768.12	12,057,161.55	5,995,328.66	
		GRAND TOTAL ALL SCHEMES	26,454,510.35	23,166,824.25	13,182,013.71	13,085,411.61	555,204.65	13,272,496.64	5,995,328.66	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £2,887,789.82)										
*2: PT105 £281,715.30 is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.										
*16: PT78/27 £599,222.55 is to be held as a returnable security deposit for the highways works (to be later refunded).										
*18: PT78/34 £194,910.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
*20: PT78/44 £20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
*22: PT78/30 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded)										
*23: PT78/49 £22,108.66 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TL costs.										
*28: PT/24 £16,382.80 reasonable period for spend has elapsed. Awa. Agreement with developer being sought										
*38: PT/88/140C £304,652.86 funds have been received to provide a specific bus service through TL, therefore implementation is not within control of the Council.										
*46: PT/88/140F £73,774.40 there has not been any petitions for parking schemes in the area.										
*47: PT/37/40E £32,805.42 there has not been any petitions for parking schemes in the area.										
*51: PT/28/62/149A £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*52: PT/28/65 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2016)
			AS AT 31/12/15	AS AT 30/09/15	AS AT 31/12/15	AS AT 30/09/15	To 31/12/15	AS AT 31/12/15	AS AT 31/12/15	
*54.H/186D			0.00							
*56.H/19190D			£0.00							funds have been received to provide Primary Health Care facilities in the borough.
*59.H/131/94E			£12,426.75							funds have been received to provide Primary Health Care facilities in the borough.
*60.P/17/2876			£5,000.00							is to be held as a returnable security deposit for highway works (to be later refunded)
*61.P/11/1988			£14,240.00							is to be held as a returnable security deposit for highway works (to be later refunded)
*63.P/11/1206A			£20,000.00							is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*67.P/11/4209A			£25,000.00							is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*70.H/18219C			£3,902.00							funds have been received to provide Health Care services in the borough.
*75.H/23209K			£37,729.04							funds have been received to provide Health Care services in the borough.
*80.H/27282D			£5,233.35							funds have been received to provide Health Care services in the borough.
*82.P/17/2624D			£20,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*84.P/17/8181/248E			£4,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*85.H/30276G			£55,620.80							funds received to provide health care facilities in the borough.
*87.P/17/8682/273A			£72,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*88.P/17/327146J			£15,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*89.H/32284C			£5,280.23							funds received to provide health care facilities in the borough.
*90.P/17/7883/292			£31,500.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*91.H/33291C			£5,416.75							funds received to provide health care facilities in the borough.
*93.P/17/8185			£5,000.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*97.H/39/304C			£6,448.10							funds received to provide health care facilities in the borough.
*98.H/40306D			£0.00							funds received to provide health care facilities in the borough.
*99.H/41309D			£0.00							funds received to provide health care facilities in the borough.
*100.H/42/242G			£337,574.00							funds received to provide health care facilities in the borough.
*101.P/17/37300A			£10,000.00							funds to be used by TFL for traffic study at Bulls Bridge roundabout
*102.P/17/38/200B			£20,000.00							funds to be used towards TFL scheme at Bulls Bridge roundabout
*106.H/47/329E			£14,066.23							funds received to provide health care facilities in the borough.
*108.H/49/283B			£447,149.63							funds received to provide health care facilities in the borough.
*109.H/50/333F			£12,444.41							funds received to provide health care facilities in the borough.
*111.P/17/278/98/339			£20,000.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*114.H/55/347D			£12,162.78							funds received to provide health care facilities in the borough.
*117.H/56/348B			£7,587.72							funds received to provide health care facilities in the borough.
*118.P/17/278/103/370A			£51,234.86							is to be held as a returnable security deposit for the highway works (to be later refunded).
*119.P/17/157/355A			£20,000.00							funds to be held as a returnable security deposit for the implementation of the travel plan (to be later refunded)
*120.H/59/356E			£14,997.03							funds received to provide health care facilities in the borough.
*121.H/60/359E			£25,273.45							funds received to provide health care facilities in the borough.
			£2,887,789.82							

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Sept figs	14,133,515.20	8,184,331.84	3,145,585.10	2,803,598.26
	income 31 Dec 15	income 30 sept 15		
	34,839,523.30	31,515,904.65	3,323,618.65	
			3,323,618.65	
	exp 31 Dec 15	exp 30 Sept 15		
	17,653,899.56	17,382,389.45	271,510.11	
			271,510.11	
	total bal	spendable unalloc:	unspendable	allocated (live/not live)
	17,185,623.74	7,296,471.14	3,255,886.44	6,633,266.16
				6,592,995.68
	3,052,108.54	-	887,860.70	110,301.34
				3,829,667.90
				3,052,108.54

		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
		at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29)	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827		58,827	5,000	5,000				0	
*16	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447	572,732	572,732		572,732	558,232	558,232				0	
PT278/30/115 *22	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500	10,500		10,500	5,000	5,000				0	
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827		385,827	188,379	188,379				0	
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673	197,592	197,592				0	
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458	5,000	5,000				0	
PT278/47	Refunds Various		12,339	(12,339)	12,339						0	
PT278/48	No Legal Agreement Various	74,984	74,984		74,984						0	
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106	63,873	63,873		63,873	63,873	63,873				0	
PT278/50/132	Land at Rockingham Road, Riverside Way Uxbridge / 56862/APP/2001/2595	33,510	33,510		33,510						0	
PT278/51/128 *36	Harlington Community School Sports Centre, Pinkwell Lane, Hayes / 18948/APP/2000/2427	4,847	4,847		4,847						0	
PT278/55/10A *14 (Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499	161,036	161,036				0	
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	381,642	381,642		381,642						0	
PT278/58/143 PT278/60/147 A	The Dairy Farm, Breakspear Road North, Harefield 27314/APP/2005/844	1,000	1,000		1,000						0	
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012	16,500	16,500		16,500	15,000	15,000				0	
PT278/60/147 B	DERA Site, Kingston Lane, West Drayton - Highways	55,126	55,126		55,126						0	
PT278/61/148 A	45658/APP/2002/3012 Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	2,000	2,000		2,000						0	
PT278/62/149 PT278/63 *49	Hayes Goods Yard 10057/APP/2004/2996&2999	2,000	2,000		2,000						0	
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000		55,000	(30,000)			20,000	20,000		
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112	20,000	20,000		
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915	328,915	328,915				0	
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335	136,690	136,690				0	
PT/08/68A&B (See also PT/66)	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418		12,418						0	
PT/11/45	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248						0	
PT/18/38B (See also E/25/38A)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981		135,981	59,068	59,068				0	
PT/20/70	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915		19,915						0	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485		893	(893)			0	
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 362/BH/97/0714	22,935	22,935		22,935	22,935	22,935				0	
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310		36,310	36,310	36,310				0	
PT/37/40B-C (see: PPR/29) PT37/40E	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808		553,808						0	
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819	31,819	31,819				0	
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506		9,506	9,506	9,506				0	
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777		4,777	4,777	4,777				0	
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	5,703	5,703		5,703	5,703	5,703				0	
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	50,000	50,000		50,000	50,000	50,000				0	
PT/45/58 PT/50/15B (see also: PPR/07)		157,292	157,292		157,292						0	
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000		30,000						0	
	County Court Site Traffic Management	35,757	35,757		35,757						0	

PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme										
*45	10850/5/97/2005	3,520	3,520	3,520						0	
PT/54/21C	Former EMI Site, Dawley Road - Landscaping	57,000	57,000	57,000						0	
PT/54/21D	Former EMI Site, Dawley Road - HGV Signage	39,739	39,739	39,739						0	
PT/56/26A	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing	2,676,600	2,601,600	75,000	2,601,600					0	
(see: PPR/18 & E/17)											
PT/57/27C	(see: EYL/35 & E/18)										
*34	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	13,882	13,882	13,882		12,511	12,511			0	
PT/61/89B	LHR Training Centre, Stockley Close / 51458/97/1537	25,000	25,000	25,000						0	
(see: E/35)											
PT/65/74A	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting	18,863	18,863	18,863						0	
(see EYL/40, E/20 & E/21)											
PT/66/51	White Hart Public House, 1186 Uxbridge Road, Hayes	5,261	5,261	5,261						0	
(See also PT/08)											
PT/67/95A	Land At Royal Lane Hillingdon	3,440	3,440	3,440						0	
(Formerly E/30/95A)											
PT/68/96A	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296	42,925	42,925	42,925						0	
PT/69/97A	Land at West Drayton Depot Stockley Road West Drayton - Landscaping	5,463	5,463	5,463						0	
(see: E/22)											
PT/70/98A	Land at Toolmasters site Hillingdon - Traffic Calming	25,590	25,590	25,590						0	
(see: EYL/46 & E/23)											
PT/71/99	11005/AG/97/360	250,000	250,000	250,000						0	
PT/72/88B	Land at Hales Yard Springwell Lane, Harefield	41,720	41,720	41,720						0	
(see: PT/73 & EYL/47)											
PT/73/88C	Land at Hales Yard, Springwell Lane, Harefield	9,840	9,840	9,840						0	
(see: PT/72 & EYL/47)											
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	34,213	34,213	34,213						0	
PT/77/123	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106	49,588	49,588	49,588						0	
PT/78/10B	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	27,201	27,201	27,201						0	
(See also PT/278/55)											
PT/79/108A	Larchmont, Ladygate Lane, Ruislip.	74,594	74,594	74,594						0	
(formerly PT/278/41)											
PT/80/112	Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications)	46,418	46,418	46,418						0	
(formerly PT/278/05)											
PT/82/114	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785	12,785						0	
(formerly PT/278/23)											
PT/84/87B-D	Brunel s106 16 April 04	14,396	14,396	14,396						0	
(Formerly part of PT/278/44)											
PT/88/140 B	MOD Records Office, Stockley Road, Hayes - Offsite Footpath	3,127	3,127	3,127						0	
PT/88/140C	MOD Records Office, Stockley Road, Hayes - Public Transport	488,717	488,717	488,717		488,717	488,717			0	
*38											
PT/88/140F	MOD Records Office, Stockley Road, Hayes - Parking	70,516	70,516	70,516		70,516	70,516			0	
*46											
PT/91/142A	58866/APP/2005/1087	1,018	1,018	1,018						0	
PT/92/154	5, 7, 7a & 10 Westlands Industrial Estate	40,290	40,290	40,290						0	
PT/93/147C	DERA Site, Kingston Lane, West Drayton - Traffic Calming	20,046	20,046	20,046						0	
PT/93/147D	DERA Site, Kingston Lane, West Drayton - Cycle Network	32,073	32,073	32,073						0	
PT/95/161A	Former Honeywell Site, Trout Road, West Drayton - Footpath	15,010	15,010	15,010						0	
PT/96/164	335/APP/2002/2754	10,500	10,500	10,500						0	
PT/97	26-38 Windsor Street (Westcombe House), Uxbridge	15,000	15,000	15,000				15,000	15,000		
PT/98	Colham House Taxi Rank Relocation	40,000	40,000	40,000				40,000	40,000		
PT/99	Colham House Footpath Re-Paving	5,000	5,000	5,000				5,000	5,000		
PT/100	Colham House Side Alley Re-surfacing	10,000	10,000	10,000				10,000	10,000		
PT/101	27298/APP/2006/875	30,066	30,066	30,066				30,066	30,066.7		
PT/102	11 - 21 Clayton Road, Hayes	151,948	151,948	151,948				151,948	151,947.8		
PT/103	56840/APP/2004/630	100,000	100,000	100,000							
PT/104	Honeywell Site, Trout Road Yiewsley	10,000	10,000	10,000							
CSL/1/13	335/APP/2002/2754	6,486,241	6,301,241	185,000	6,265,484	35,757	1,257,467	1,259,055	(1,588)	252,014	252,014
(formerly EYL/15/13)											
CSL/2/147E	Sainsbury-Minet D. / 40601H/91/1970	1,433,000	1,433,000	1,433,000						0	
	DERA Site, Kingston Lane, West Drayton - Community Facility	243,005	243,005	243,005				243,005	243,004.77		

CSL/3/1401 CSL/4/152A	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	66,134	66,134	66,134	66,134	66133.52
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839	19,839	19,839	19839.13
		1,761,977	1,761,977	1,761,977	328,977	328,977
EYL/03/12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174	668,174		0
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640	21,640		0
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620	31,620		0
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318	20,318		0
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836	36,836		0
EYL/30/30 EYL/31/19A	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898	161,898		0
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements / 49542F/98/1509	194,922	194,922	194,922		0
EYL/38/104	Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733	394,733		0
see: PT278/22 EYL/39/65A		121,107	121,107	121,107		0
EYL/40/74D						
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes 15405/APP/2003/188 339-353 High Street, Harlington 53740/APP/99/310	18,900	18,900	18,900	18,900	0 18,900
EYL/43/67		66,514	66,514	66,514		0
EYL/44/81		18,680	18,680	18,680		0
EYL/45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley 11972/APP/2003/1546 2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	18,610	18,610	18,610		0
EYL/49/106		11,465	11,465	11,465		0
EYL/55/110 EYL/56/108B& C		69,984	69,984	69,984		0
(See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865	22,865		0
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440	167,440	167,440	167440.09
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783 5 - 19 Botwell Lane Hayes 53799/APP/2003/360	13,565	13,565	13,565	13,565	0 13,565
EYL/60/131	St Vincent's Hospital Northwood 138/APP/2001/1240	19,427	19,427	19,427		0
EYL/62/137	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735 3 Reginald Road, Northwood 58866/APP/2004/274	371,818	371,818	371,818	197,818	197817.94
EYL/63/138		8,417	8,417	8,417	8,417	0 8,417
EYL/65/142B		28,460	28,460	28,460	15,321	15321.45
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087 6A Swan Road West Drayton 9037/APP/2005/2945	179,174	179,174	179,174	86,922	86921.5082
EYL/67/145		21,276	21,276	21,276		0
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663	68,663		0
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876 35 The Drive, Ickenham 32381/APP/2004/282	30,346	30,346	30,346	16,205	16204.9883
EYL/70/151	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	14,256	14,256	14,256		0
EYL/71/155B		471,253	471,253	471,253		0
EYL/72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120	13,120		0
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654 29 Dawley Road, Hayes 11280/APP/2005/678	21,063	21,063	21,063	11,248	11247.642
EYL/74/158		14,543	14,543	14,543		0
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680 18a Colham Ave, West Drayton 29679/APP/2006/1048	19,129	19,129	19,129	19,129	0 19,129
EYL/76/163	DERA Site, Kingston Lane, West Drayton	18,939	18,939	18,939	8,826	0 8,826
EYL/77/147F	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366	328,366		0
EYL/78/161B	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	238,153	238,153	238,153		0
EYL/79/140G	Land Rear of 4-20 Acacia Avenue, Yewlsley 39054/APP/2004/2894	768,003	768,003	768,003	357,890	0 357,890
EYL/80/165		77,511	77,511	77,511		0
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872 367-371, High St, Harlington 19758/APP/2005/371	29,087	29,087	29,087	15,532	15532.458
EYL/82		45,214	45,214	45,214		0
EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844 37, Watford Rd., Northwood 35199/APP/2006/884	73,803	73,803	73,803	73,803	73802.65
EYL/83		7,722	7,722	7,722	7,722	7721.63
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999 11-21, Clayton Rd, Hayes 56840/APP/2004/630	262,182	252,606	252,606	9,576	0
EYL/85		98,853	98,853	98,853	98,853	98852.87
EYL/86	Honeywell Site, Trout Rd., Yewlsley 335/APP/2002/2754	765,637	765,637	765,637	405,787	529545.08 (123,758)
EYL/88	former True Lovers' Knot Public House,	66,591	66,591			

EDUCATION, YOUTH AND LEISURE										
SUB - TOTAL		6,120,274	6,044,107	76,167	6,044,107			1,523,377	1,220,408	302,969
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000		100,000					0
PPR/05/33	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778		66,778					0
PPR/07/15A										
(see: PT/50)										
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570		150,570					0
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000		30,000					0
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195		86,195					0
PPR/13/19C										
(see: PT/51, EYL/31 & E/12)	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803		15,803					0
PPR/15/21B										
(see: PT/54 & E/13)	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081		131,081					0
PPR/24/05	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000		200,000					0
*35										
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000		10,000					0
PPR/32/50	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466		47,466					0
(Formerly PT/02)										
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000		5,000					0
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171		78,171					0
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250		13,250					0
PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037	4,200	4,200		4,200					0
PPR/40/147G	DERA Site, Kingston Lane, West Drayton - Town Centre 45658/APP/2002/3012	67,153	67,153		67,153	30,000	30,000			0
PPR/41/167	9-15, Harefield Road, Uxbridge 59532/APP/2005/2401	8,500	8,500		8,500					0
PPR/42	Hayes Goods Yard 10057/APP/2004/2996 & 2999	78,939	78,939		78,939					0
PPR/43	Colham House, Uxbridge, Training 27298/APP/2006/875	10,000	10,000		10,000					0
PPR/44	Honeywell Site, Trout Rd., Yiewsley 335/APP/2002/2754	18,229	18,229		18,229					0
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336		1,121,336	30,000	30,000			
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41708C/91/1904	59,556	59,556		59,556					0
E/06/2A	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000		100,000					0
E/09/11B										
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021		38,021					0
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000		25,000					0
(see: PT/36) E/13/21A										
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000		25,000					0
(see: PT/56 & PPR/18) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400		1,323,400					0
(see: PT/57 & EYL/35) E/19/36	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736	125,274	125,274		125,274					0
(see: PPR/21) E/21/74C	Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	43,999	43,999		43,999					0
(see: PT/65, EYL/40 & E/20) E/22/97B	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370		5,370					0
(see: PT/69) E/24/62	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463		5,463					0
(See also PT/60 & PPR/23) E/25/38A	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940		13,940					0
(See also PT/18/38B) E/26/93	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015		39,015					0
(Formerly PT/33) E/27/92	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204		12,204					0
(Formerly PT/36) E/28/71	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000		50,000					0
(Formerly PT/40) E/28/71	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692		12,692					0

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	52,114	52,114	52,114			52,114		52,114.04		
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	8,607	8,607	8,607						0	
E/39/160	59532/APP/2005/2401	10,000	10,000	10,000			10,000		10000		
E/40/155C E/41/49 (Formerly PPR/31/49)	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	8,532	8,532	8,532						0	
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	20,147	20,147	20,147			20,147		20147.3		
E/43/1B E/44 E/45	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710 Air Quality Action Plan Porters Way Play Area	11,544	11,544	11,544			11,544		11543.73		
E/46	Former True Lovers Knot P.H Green Spaces provision	25,000	25,000	25,000		25,000					
	ENVIRONMENT SUB -TOTAL	125,000	125,000	125,000							
		21,195	21,195	21,195							
		3,768,333	3,597,138	171,195	3,597,138		93,805		93,805		
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	8,562		8,562	8,562			0	
*40	9-15 Harefield Rd, Uxbridge	300,000	300,000	300,000				300,000	300000		
H/2/160B H/3/155A	59532/APP/2005/2401	74,041	74,041	74,041		74,041	74,041			0	
*41	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	51,133	51,133	51,133		51,133	51,133			0	
H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	51,133	51,133	51,133		51,133	51,133			0	
*43	18399/APP/2004/2284	50,032	50,032	50,032		50,032	50,032			0	
H/5/161C	Former Honeywell Site, Trout Road, West Drayton	30,066	30,066	30,066		30,066	30,066			0	
*44	335/APP/2002/2754	2,908	2,908	2,908						0	
H/6	11-21, Clayton Rd., Hayes	516,742	513,834	2,908	513,834					0	
*48	56840/APP/2004/630	30,066	30,066	30,066		30,066	30,066			0	
H/7	Hayes and Harlington Scrapyard. Health Provision	2,908	2,908	2,908						0	
		21,912,902	21,487,970	424,931	21,482,213	5,757	2,700,413	2,702,001	(1,588)	300,000	300,000
									2,518,173	2,215,204	302,969
									0	0	0

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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for Central & South Applications Planning Committee

Thursday 19th April
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of 4 side rooflights.

LBH Ref Nos: 65665/APP/2016/468

Date Plans Received: 05/02/2016

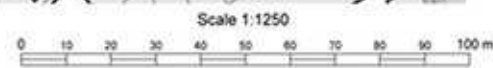
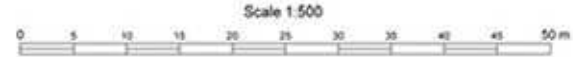
Date(s) of Amendment(s):

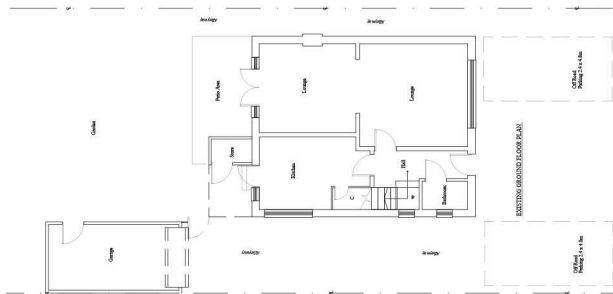
Date Application Valid: 05/02/2016

- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.

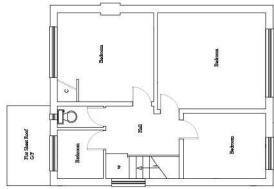
- 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- 9 All structural timber to be tannalised VERMIN
- 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.

Title Location/Block Plans			Project: 17 Maylands Drive Uxbridge UB8 1BH	
Date April 12	Drawn By ASB	Rev No	Drg No 17001	Scale 1/1250 & 1/500

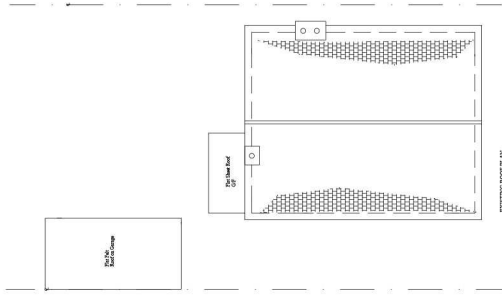




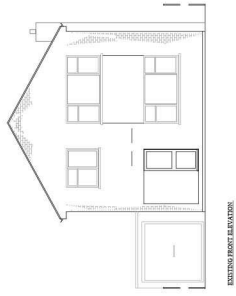
EXISTING SECOND FLOOR PLAN



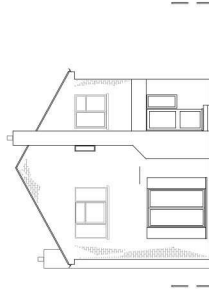
EXISTING FIRST FLOOR PLAN



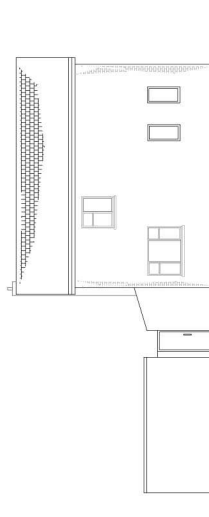
EXISTING ROOF PLAN



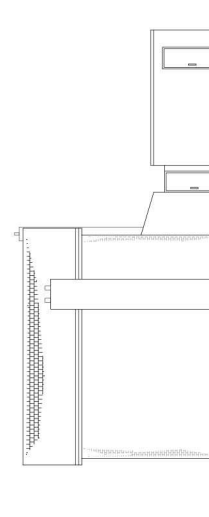
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

- Note:
1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the window unless otherwise noted.
 4. All dimensions are to the center of the door unless otherwise noted.
 5. All dimensions are to the center of the roof unless otherwise noted.
 6. All dimensions are to the center of the floor unless otherwise noted.
 7. All dimensions are to the center of the wall unless otherwise noted.
 8. All dimensions are to the center of the roof unless otherwise noted.
 9. All dimensions are to the center of the floor unless otherwise noted.
 10. All dimensions are to the center of the wall unless otherwise noted.
 11. All dimensions are to the center of the roof unless otherwise noted.
 12. All dimensions are to the center of the floor unless otherwise noted.
 13. All dimensions are to the center of the wall unless otherwise noted.
 14. All dimensions are to the center of the roof unless otherwise noted.
 15. All dimensions are to the center of the floor unless otherwise noted.
 16. All dimensions are to the center of the wall unless otherwise noted.
 17. All dimensions are to the center of the roof unless otherwise noted.
 18. All dimensions are to the center of the floor unless otherwise noted.
 19. All dimensions are to the center of the wall unless otherwise noted.
 20. All dimensions are to the center of the roof unless otherwise noted.

Plan	Project	15 N. S. Rock Drive
Existing Plans & Elevations	Location	US 118H
Date	Scale	1/100 @ A1
June 12, 2012	Sheet	17002
ASAP	Drawn	

17 MAYLANDS DRIVE, UXBRIDGE EXISTING INFORMATION

NOTE: All dimensions are to be checked from this drawing. All dimensions to be checked on site before construction.

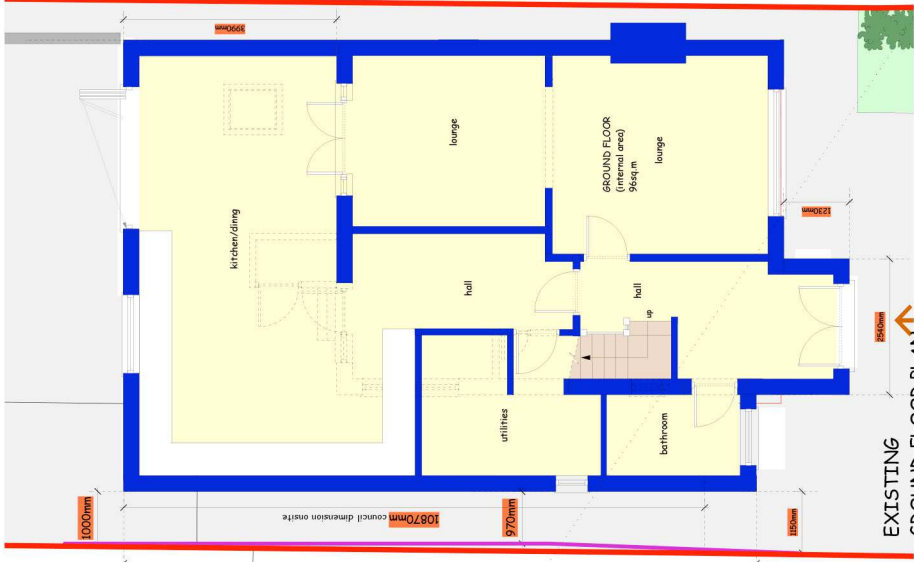
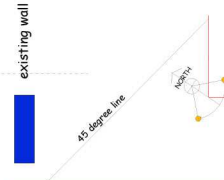
Site Area - (approx) - 508sq.m/5.468sq.ft 0.125 ACRES

TOTAL ACCOMMODATION TO SITE (internal area)

ground floor:- 96sq.m
 first floor:- 67sq.m
 loft floor:- 34sq.m
 TOTAL:- 197sq.m/2,120sq.ft

amenity space:- 270sq.m

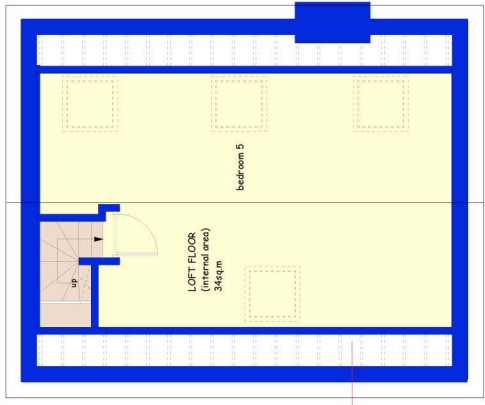
WALL CONSTRUCTION



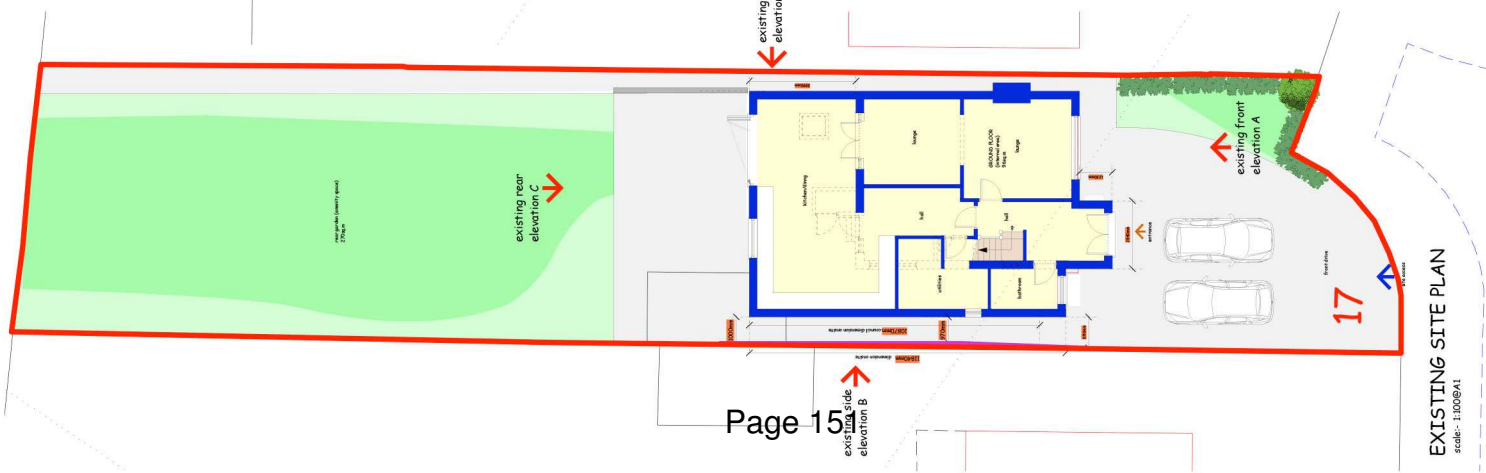
EXISTING GROUND FLOOR PLAN
 scale:- 1:300@A1



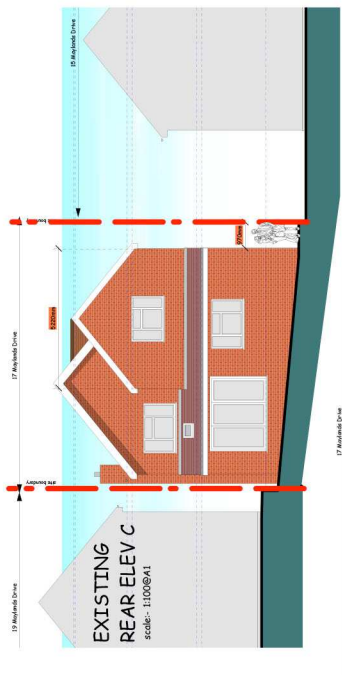
EXISTING FIRST FLOOR PLAN
 scale:- 1:500@A1



EXISTING LOFT FLOOR PLAN
 scale:- 1:500@A1



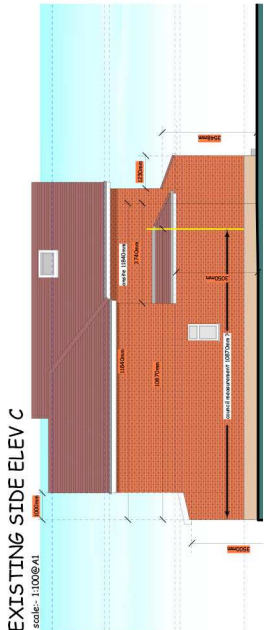
EXISTING SITE PLAN
 scale:- 1:300@A1



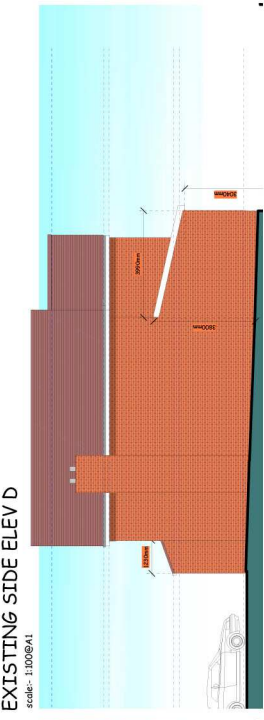
EXISTING REAR ELEV C
 scale:- 1:100@A1



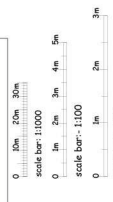
EXISTING FRONT ELEV A
 scale:- 1:100@A1



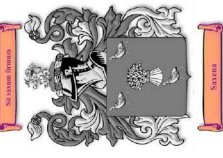
EXISTING SIDE ELEV C
 scale:- 1:100@A1



EXISTING SIDE ELEV D
 scale:- 1:100@A1



REV. DATE. REVISION
 Architectural Design Services
 17 Maylands Drive
 Uxbridge, Middlesex
 Ux8 3JZ
 5, Spire Road, Uxbridge,
 Middlesex, Ux8 3JZ
 Tel: 01895 830000
 email: andrew@adsdesign.co.uk

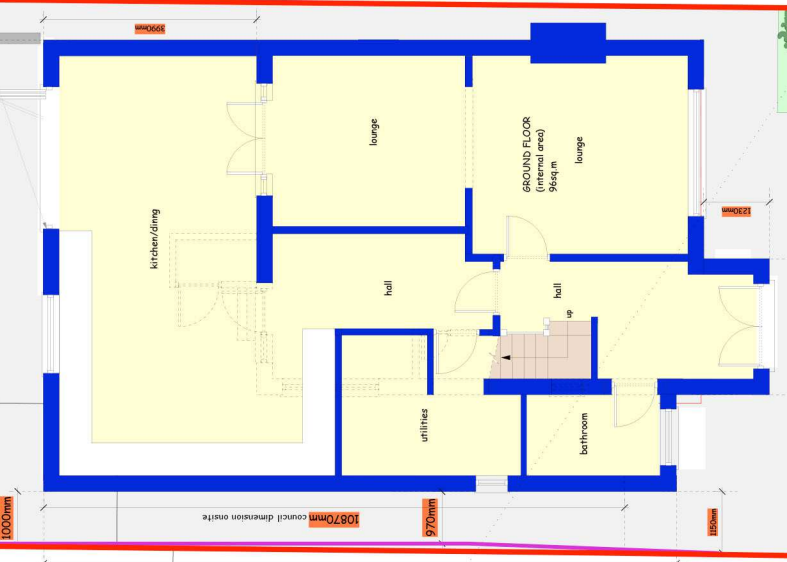


PROJECT	17 MAYLANDS DRIVE UXBRIDGE
DRAWING	EXISTING INFORMATION
CLIENT	
SCALE	1:100/1:500 @ A1
DATE	FEB 2016
ISSUE NO.	17MAY/PL2016/03B
© Copyright reserved	

17 MAYLANDS DRIVE, UXBRIDGE PROPOSED INFORMATION

NOTE: All dimensions are to be checked from this drawing.
All dimensions to be checked on site before construction.

Site Area - (approx) - 508sq.m/5.468sq.ft 0.125 ACRES
 TOTAL ACCOMMODATION TO SITE (internal area)
 ground floor:- 96sq.m
 first floor:- 67sq.m
 loft floor:- 34sq.m
 TOTAL:- 197sq.m/2,120sq.ft
 amenity space:- 270sq.m



Page 15

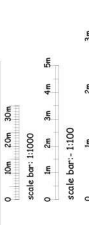
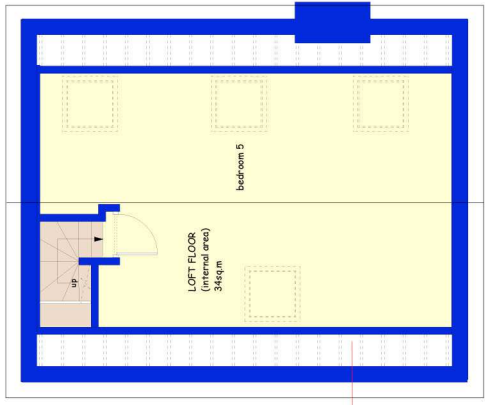
EXISTING LOFT FLOOR PLAN
 scale:- 1:500@A1

PROPOSED FIRST FLOOR PLAN
 scale:- 1:500@A1

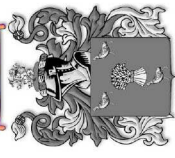
PROPOSED FRONT ELEV A
 scale:- 1:100@A1

PROPOSED REAR ELEV C
 scale:- 1:100@A1

PROPOSED SIDE ELEV D
 scale:- 1:100@A1

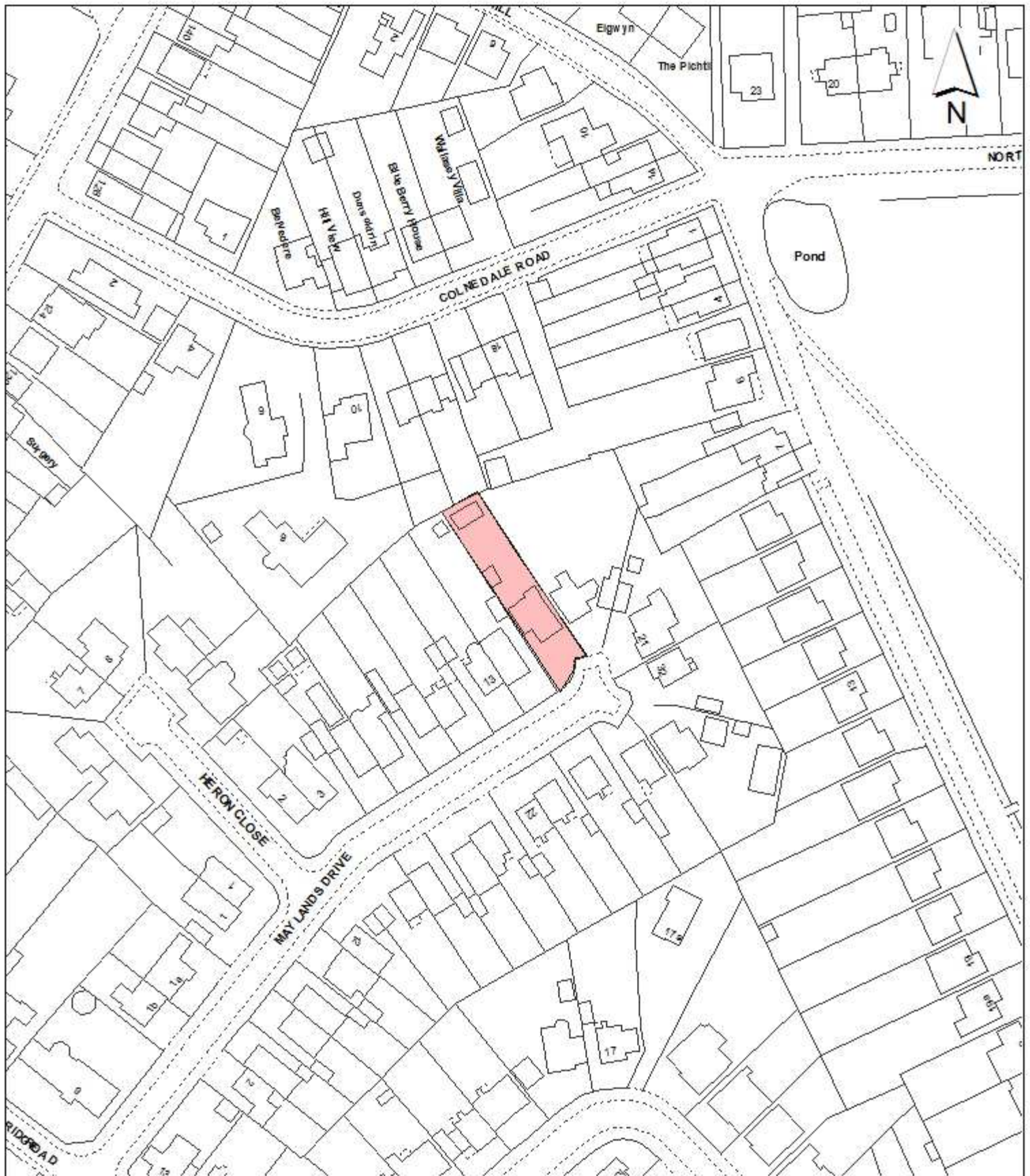


REV. DATE. REVISION
 Architectural Design Services
 17 Maylands Drive
 Uxbridge
 Middlesex
 Ux8 3LW
 5, Spire Road, Uxbridge,
 Middlesex, TW9 9SD
 email: andrew@adsdesignservices.co.uk



PROJECT	17 MAYLANDS DRIVE UXBRIDGE
DRAWING	PROPOSED INFORMATION
CLIENT	
DATE	17 MAY 2016 @ 11
DATE	APRIL 2016
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MAYLANDS DRIVE



Notes:

 Site boundary

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Site Address:

**17 Maylands Drive
Uxbridge**

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

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

Planning Application Ref:

65665/APP/2016/468

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

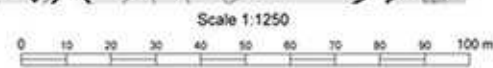
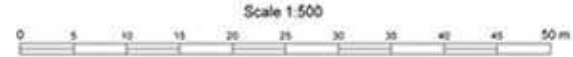
Address 17 MAYLANDS DRIVE UXBRIDGE
Development: Erection of single storey rear and side extension; single storey front porch extension; and installation of three rooflights
LBH Ref Nos: 65665/APP/2016/822

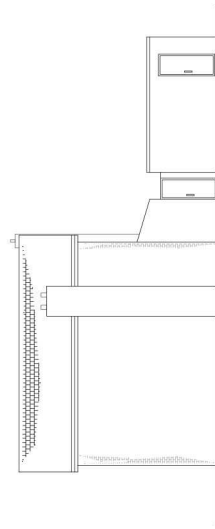
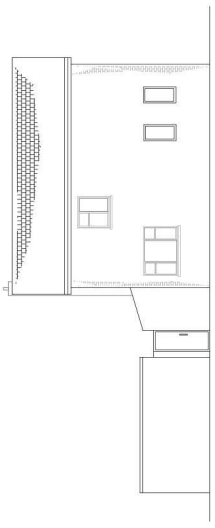
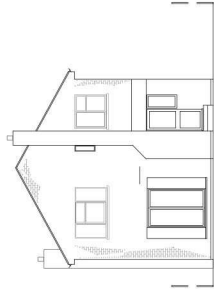
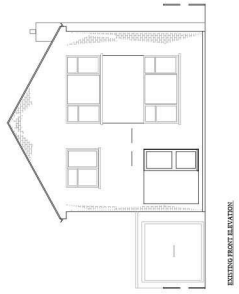
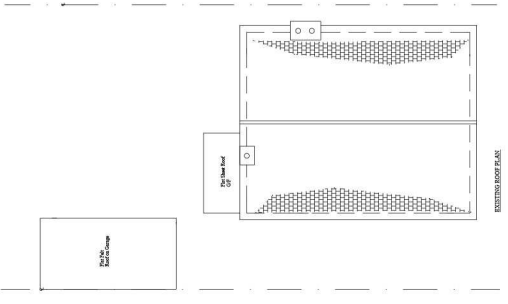
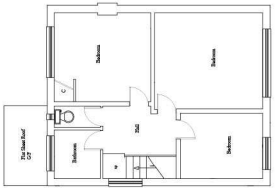
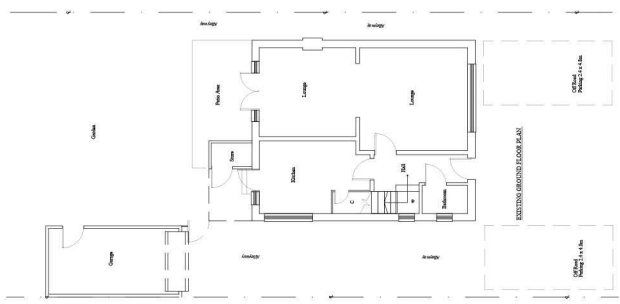
Date Plans Received: 26/02/2016 **Date(s) of Amendment(s):**
Date Application Valid: 26/02/2016

- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.

- 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- 9 All structural timber to be tannalised VERMIN
- 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.

Title Location/Block Plans			Project: 17 Maylands Drive Uxbridge UB8 1BH	
Date April 12	Drawn By ASB	Rev No	Drg No 17001	Scale 1/1250 & 1/500





Note

1. All dimensions are in feet and inches.
2. All dimensions are to the center of the member unless otherwise indicated.
3. All dimensions are to the finished surface unless otherwise indicated.
4. All dimensions are to the exterior face of the member unless otherwise indicated.
5. All dimensions are to the interior face of the member unless otherwise indicated.
6. All dimensions are to the exterior face of the member unless otherwise indicated.
7. All dimensions are to the interior face of the member unless otherwise indicated.
8. All dimensions are to the exterior face of the member unless otherwise indicated.
9. All dimensions are to the interior face of the member unless otherwise indicated.
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17. All dimensions are to the interior face of the member unless otherwise indicated.
18. All dimensions are to the exterior face of the member unless otherwise indicated.
19. All dimensions are to the interior face of the member unless otherwise indicated.
20. All dimensions are to the exterior face of the member unless otherwise indicated.

Plan	Project	13 N. S. Wood Drive
Existing Plans & Elevations	Location	US 118H
Date	Scale	1/100 @ A1
June 12, 2002	Sheet	17002

17 MAYLANDS DRIVE, UXBRIDGE EXISTING INFORMATION

NOTE: All dimensions are to be noted from this drawing. All dimensions to be checked on site before construction.

Site Area - (approx) - 508sq.m/5.468sq.ft 0.125 ACRES
 TOTAL ACCOMMODATION TO SITE (internal area)
 ground floor:- 96sq.m
 first floor:- 67sq.m
 loft floor:- 34sq.m
 TOTAL:- 197sq.m/2,120sq.ft
 amenity space:- 270sq.m

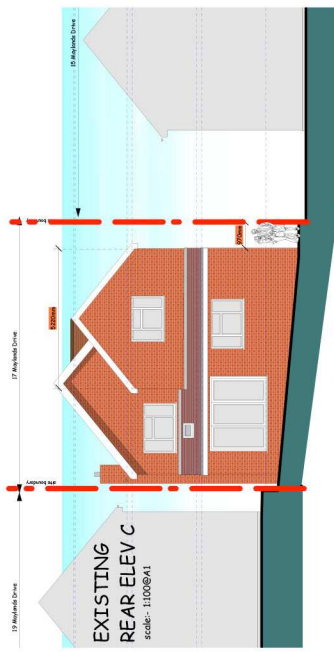
WALL CONSTRUCTION
 existing wall
 45 degree line



EXISTING GROUND FLOOR PLAN
 scale:- 1:300@A1

EXISTING FIRST FLOOR PLAN
 scale:- 1:500@A1

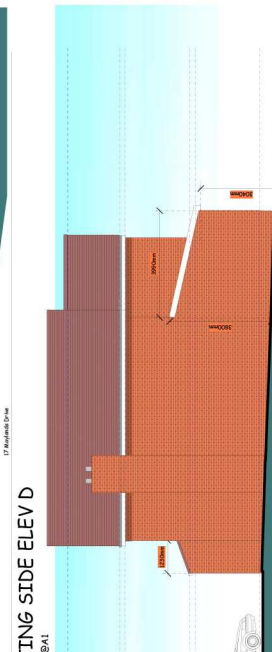
EXISTING LOFT FLOOR PLAN
 scale:- 1:500@A1



EXISTING FRONT ELEV A
 scale:- 1:100@A1

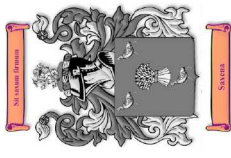
EXISTING REAR ELEV C
 scale:- 1:100@A1

EXISTING SIDE ELEV D
 scale:- 1:100@A1



EXISTING SITE PLAN
 scale:- 1:300@A1

REV. DATE. REVISION
 Architectural Design Services
 17 Maylands Drive
 Uxbridge
 Middlesex UB8 3PH
 5, Spire Road, Uxbridge,
 Middlesex UB8 3PH
 TEL: 01895 830000
 email: andrew@adsdesign.co.uk



PROJECT	17 MAYLANDS DRIVE UXBRIDGE
DRAWING	EXISTING INFORMATION
CLIENT	
DATE	FEB 2016
SCALE	17MAY/PL2016/03B
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17 MAYLANDS DRIVE, UXBRIDGE PROPOSED INFORMATION

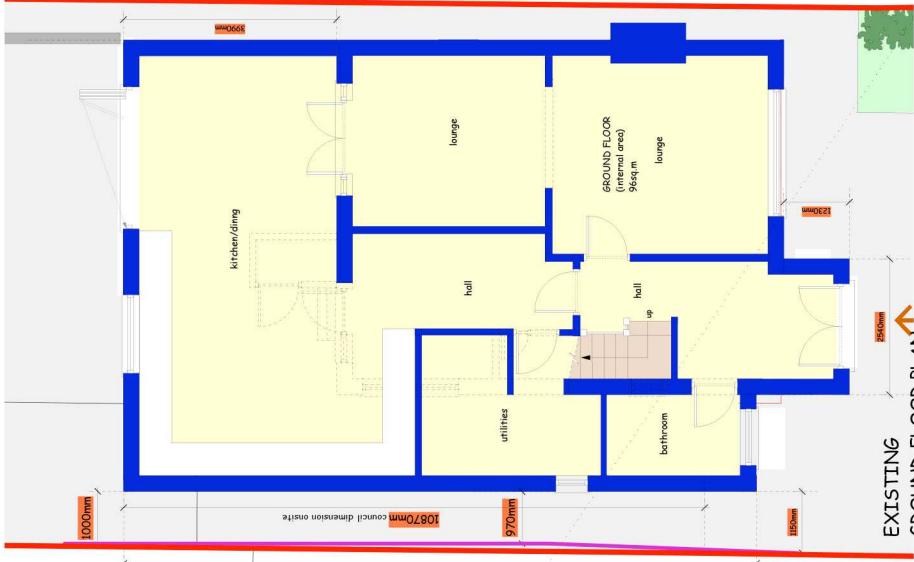
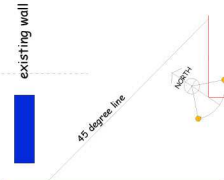
NOTES: All dimensions are to be checked from this drawing. All dimensions to be checked on site before construction.

Site Area:- (approx) - 508sq.m/5.468sq.ft 0.125 ACRES

TOTAL ACCOMMODATION TO SITE (internal area)

- ground floor:- 96sq.m
- first floor:- 45sq.m
- loft floor:- 34sq.m
- TOTAL:- 175sq.m/1,884q.ft
- amenity space:- 270sq.m

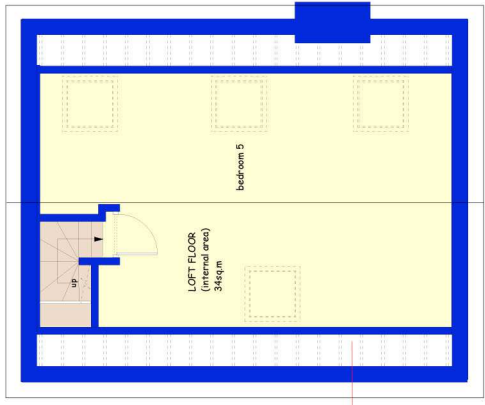
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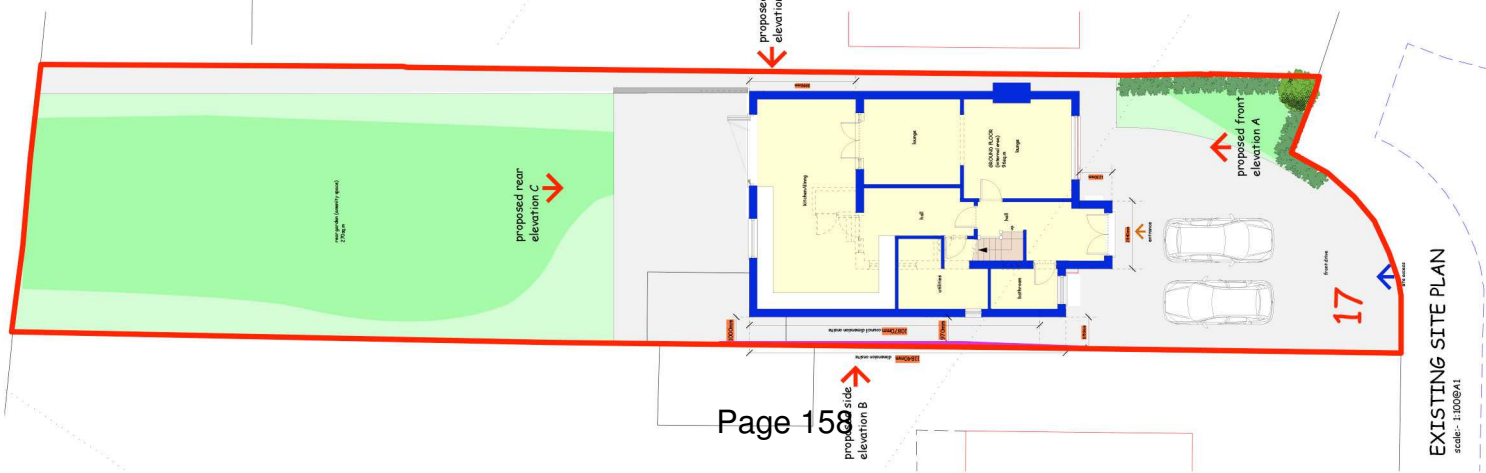
EXISTING GROUND FLOOR PLAN scale: 1:300@A1



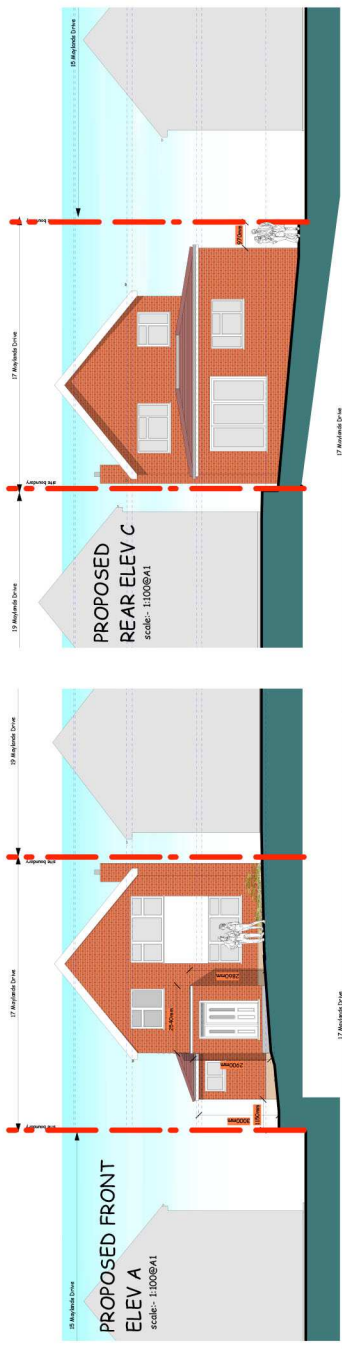
PROPOSED FIRST FLOOR PLAN scale: 1:500@A1



EXISTING LOFT FLOOR PLAN scale: 1:500@A1



EXISTING SITE PLAN scale: 1:300@A1



PROPOSED FRONT ELEV A scale: 1:100@A1

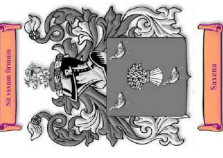
PROPOSED REAR ELEV C scale: 1:100@A1

PROPOSED SIDE ELEV C scale: 1:100@A1

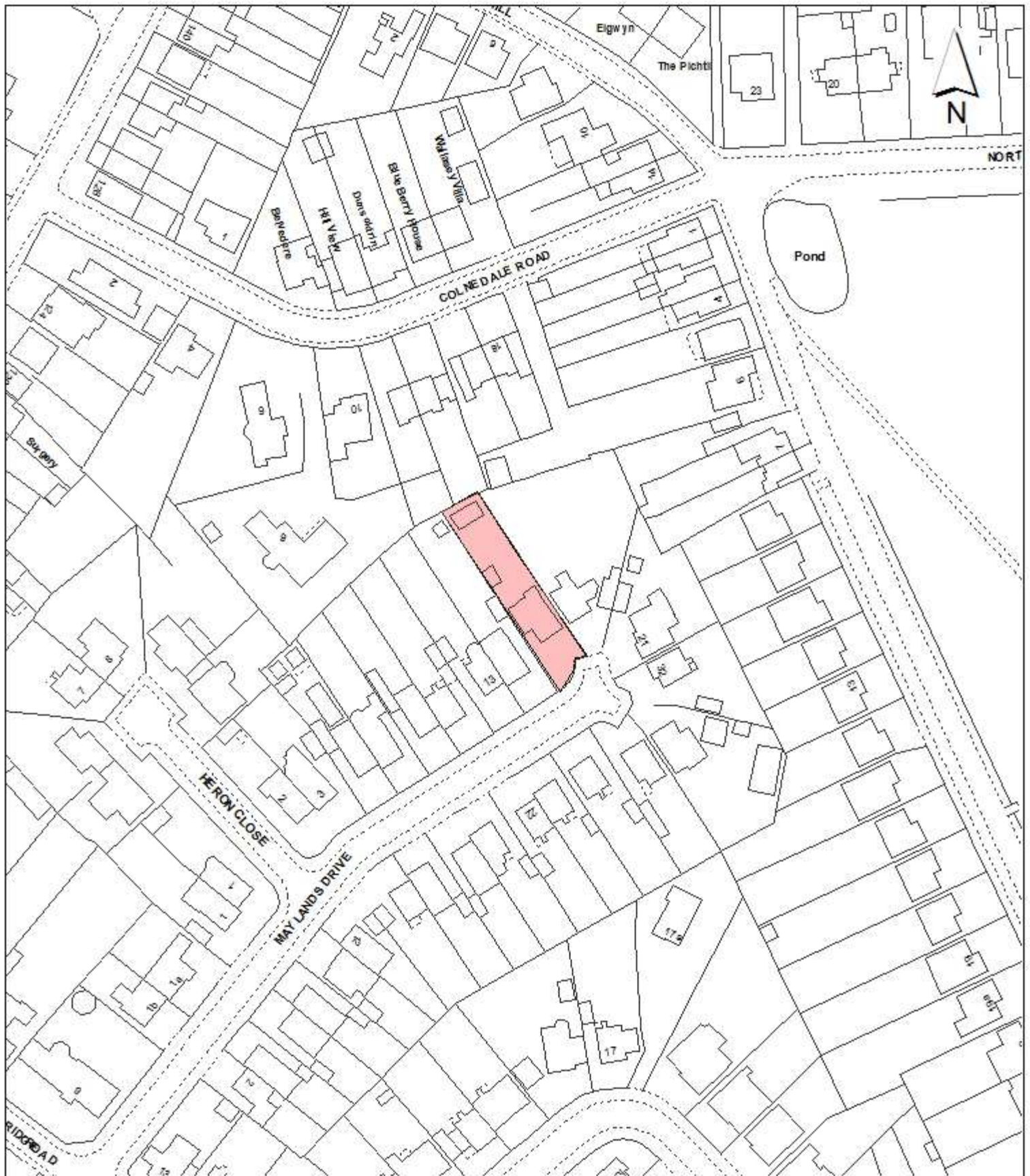
PROPOSED SIDE ELEV D scale: 1:100@A1



REV. DATE. REVISION. Architectural Design Services, 17 Maylands Drive, Uxbridge, Middlesex, UK. Tel: 01895 822500, Fax: 01895 822501, Email: info@adsdesign.co.uk



PROJECT	17 MAYLANDS DRIVE, UXBRIDGE
DRAWING	PROPOSED INFORMATION
CLIENT	
SCALE	1:100 @ A1
DATE	17 MAY / PL2016/14
APPROVAL	APRIL 2016
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Notes:

 Site boundary

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Site Address:

**17 Maylands Drive
Uxbridge**

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

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

Planning Application Ref:

65665/APP/2016/822

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Erection of part two storey, part single storey rear extension and single storey side extension; single storey front porch extension; and installation of three rooflights

LBH Ref Nos: 65665/APP/2016/821

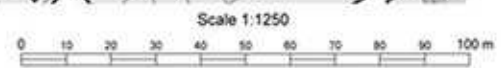
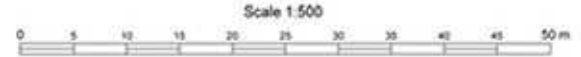
Date Plans Received: 26/02/2016

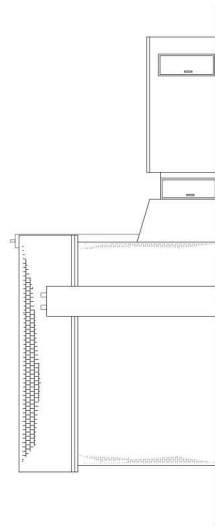
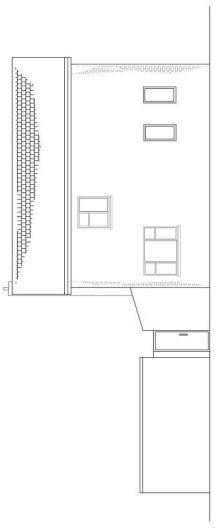
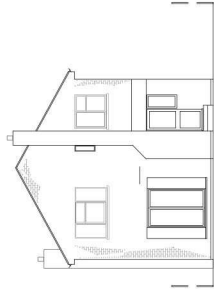
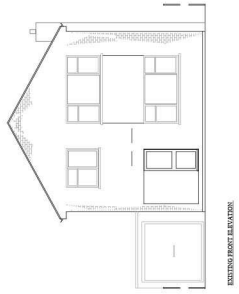
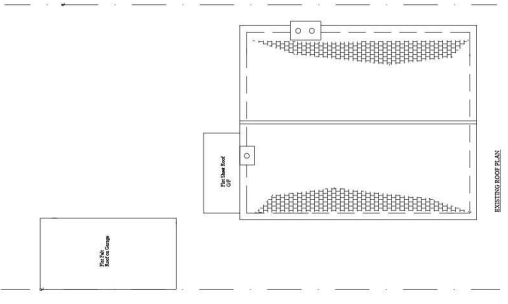
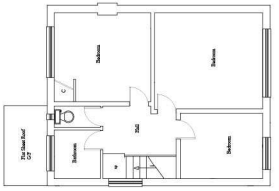
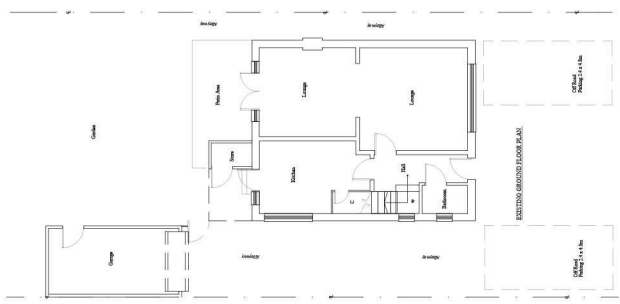
Date(s) of Amendment(s):

Date Application Valid: 26/02/2016

- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the LA engineer.
 - 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
 - 9 All structural timber to be tannalised VERMIN
 - 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.

Title Location/Block Plans			Project: 17 Maylands Drive Uxbridge UB8 1BH	
Date April 12	Drawn By ASB	Rev No	Drg No 17001	Scale 1/1250 & 1/500





- Note**
1. All dimensions are in feet and inches.
 2. All dimensions are to the center of the member unless otherwise noted.
 3. All dimensions are to the finished surface unless otherwise noted.
 4. All dimensions are to the center of the member unless otherwise noted.
 5. All dimensions are to the center of the member unless otherwise noted.
 6. All dimensions are to the center of the member unless otherwise noted.
 7. All dimensions are to the center of the member unless otherwise noted.
 8. All dimensions are to the center of the member unless otherwise noted.
 9. All dimensions are to the center of the member unless otherwise noted.
 10. All dimensions are to the center of the member unless otherwise noted.
 11. All dimensions are to the center of the member unless otherwise noted.
 12. All dimensions are to the center of the member unless otherwise noted.
 13. All dimensions are to the center of the member unless otherwise noted.
 14. All dimensions are to the center of the member unless otherwise noted.
 15. All dimensions are to the center of the member unless otherwise noted.
 16. All dimensions are to the center of the member unless otherwise noted.
 17. All dimensions are to the center of the member unless otherwise noted.
 18. All dimensions are to the center of the member unless otherwise noted.
 19. All dimensions are to the center of the member unless otherwise noted.
 20. All dimensions are to the center of the member unless otherwise noted.

Plan	Project	15 N. S. Road Drive
Existing Plans & Elevations	Location	US 118H
Date	Scale	1/100 @ A1
June 12, 2023	Sheet	17002

17 MAYLANDS DRIVE, UXBRIDGE EXISTING INFORMATION

NOTE: All dimensions are to be checked from this drawing. All dimensions to be checked on site before construction.

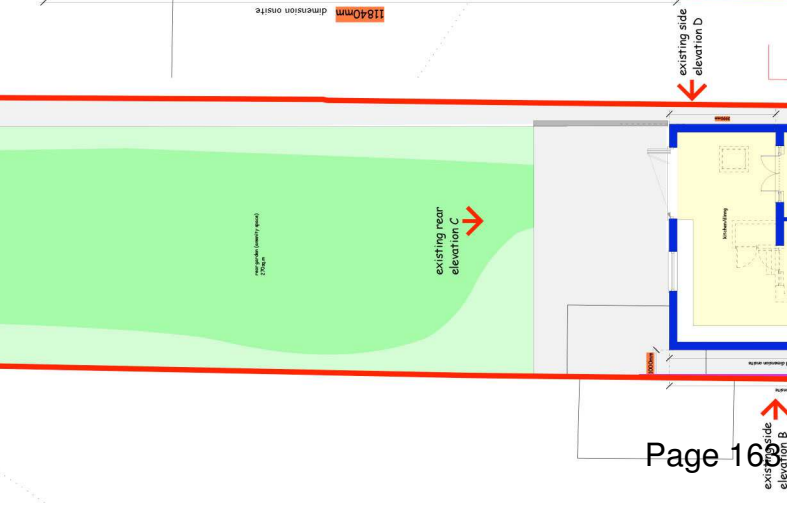
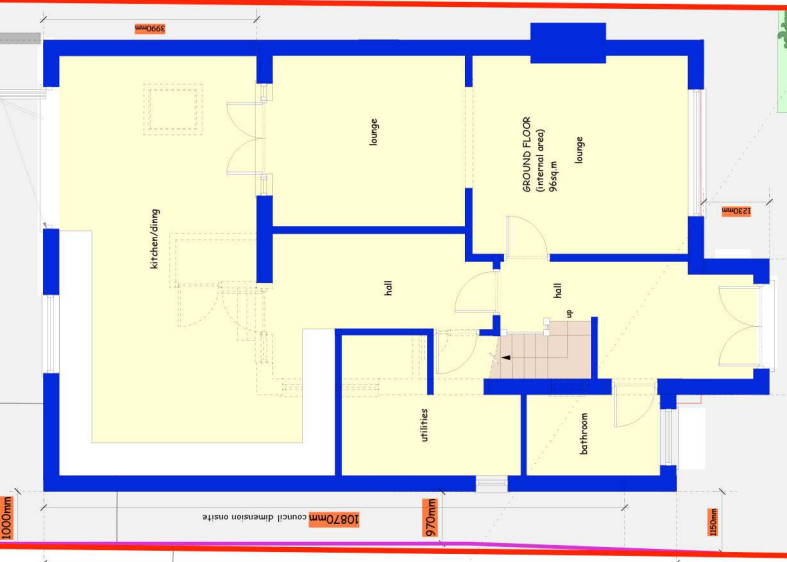
Site Area - (approx) - 508sq.m/5.468sq.ft 0.125 ACRES

TOTAL ACCOMMODATION TO SITE (internal area)

ground floor:- 96sq.m
 first floor:- 67sq.m
 loft floor:- 34sq.m
TOTAL:- 197sq.m/2,120sq.ft

amenity space:- 270sq.m

WALL CONSTRUCTION

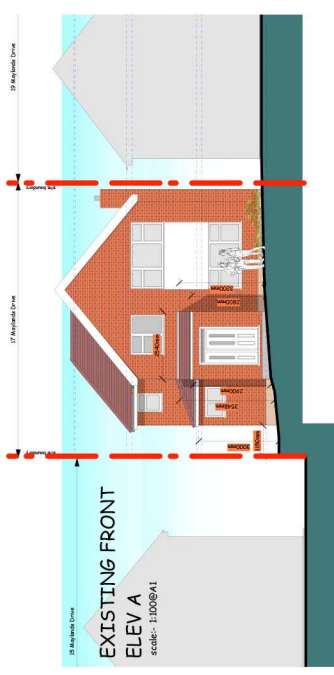
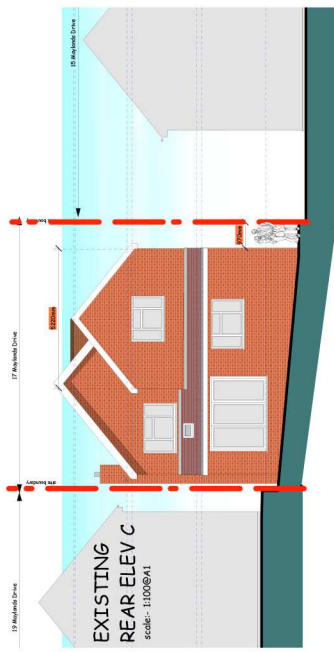


EXISTING LOFT FLOOR PLAN
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EXISTING FIRST FLOOR PLAN
 scale:- 1:50@A1

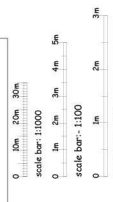
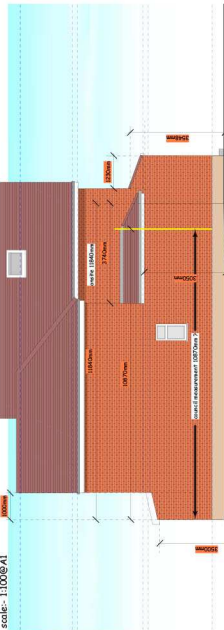
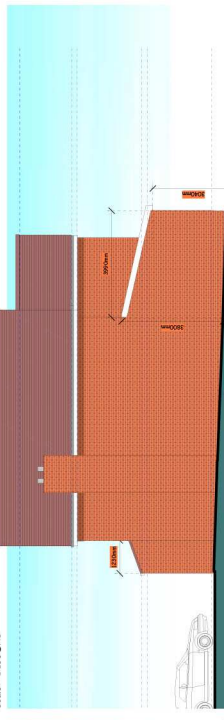
EXISTING FRONT ELEV A
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EXISTING REAR ELEV C
 scale:- 1:100@A1

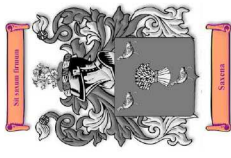


EXISTING SIDE ELEV D
 scale:- 1:100@A1

EXISTING SIDE ELEV C
 scale:- 1:100@A1



REV. DATE. REVISION
 Architectural Design Services
 17 Maylands Drive
 Uxbridge
 Middlesex
 Ux8 3JZ
 5, Spire Road, Uxbridge,
 Middlesex, Ux8 3JZ
 Tel: 01895 830000
 email: andy@adsdesignsolutions.co.uk



PROJECT	17 MAYLANDS DRIVE UXBRIDGE
DRAWING	EXISTING INFORMATION
CLIENT	
DATE	17 MAY 2016 @ 11:00
DATE	FEB 2016
DATE	17 MAY 2016 / 03B

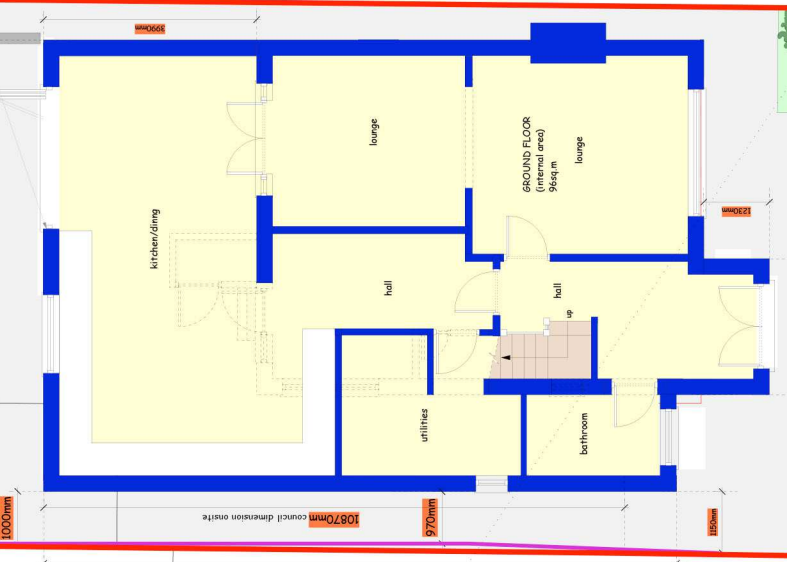
17 MAYLANDS DRIVE, UXBRIDGE PROPOSED INFORMATION

NOTE: All dimensions are to be checked from this drawing. All dimensions to be checked on site before construction.

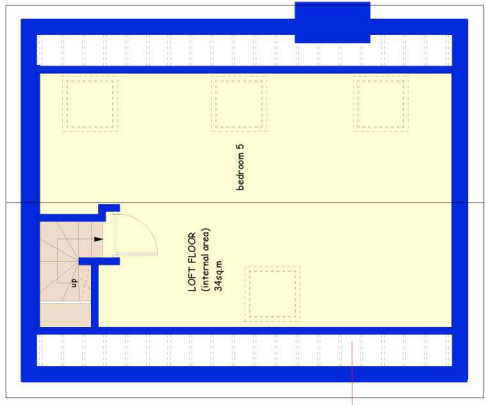
Site Area:- (approx) - 508sq.m/5.468sq.ft 0.125 ACRES
 TOTAL ACCOMMODATION TO SITE (internal area)
 ground floor:- 96sq.m
 first floor:- 54sq.m
 loft floor:- 34sq.m
 TOTAL:- 184sq.m/1,980sq.ft
 amenity space:- 270sq.m



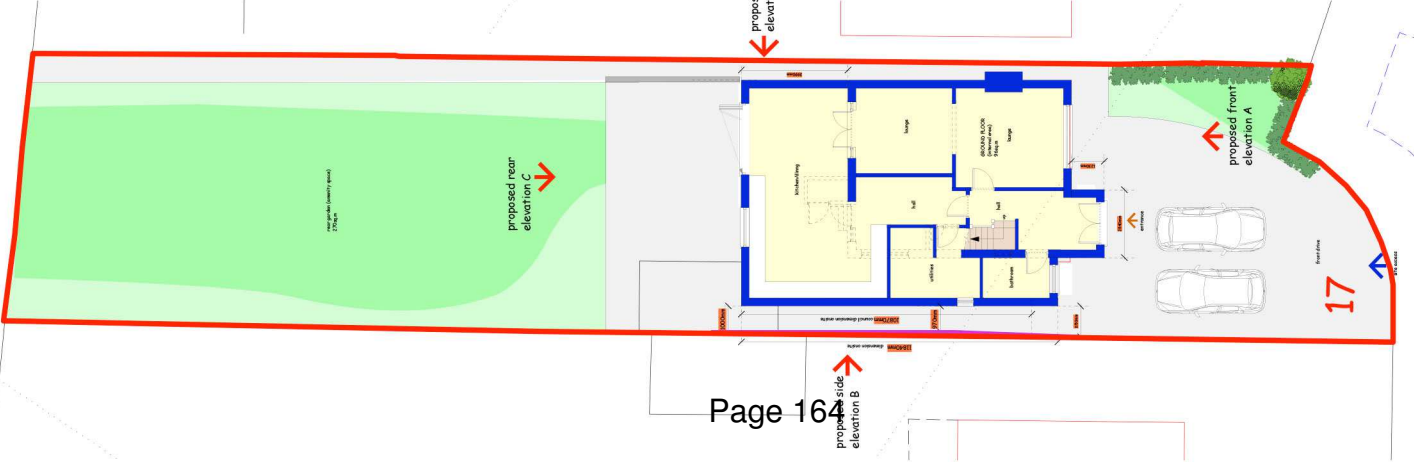
PROPOSED FIRST FLOOR PLAN
 scale:- 1:500@A1



EXISTING GROUND FLOOR PLAN
 scale:- 1:500@A1



EXISTING LOFT FLOOR PLAN
 scale:- 1:500@A1

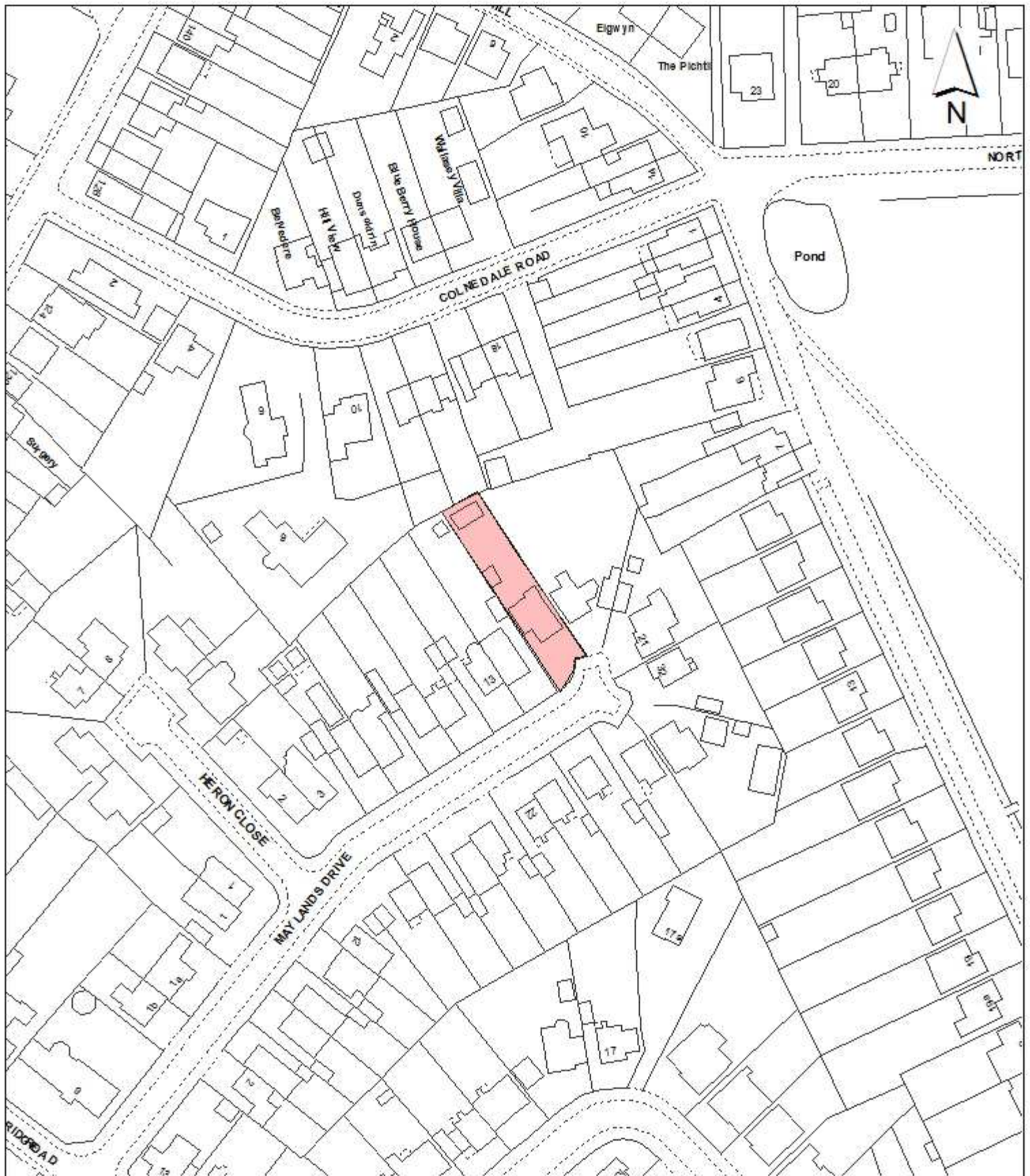


MAYLANDS DRIVE

Architectural Design Services
 5, Spire Road, Uxbridge,
 Middlesex, Ux8 3LW
 Tel: 01895 830000
 email: andrew@axonsdesign.co.uk

REV. DATE. REVISION

PROJECT: 17 MAYLANDS DRIVE, UXBRIDGE
 DRAWING: PROPOSED INFORMATION
 CLIENT: [REDACTED]
 SCALE: 1:100 @ A1
 DATE: 17 MAY/PL2016/12
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Notes:

 Site boundary

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Site Address:

**17 Maylands Drive
Uxbridge**

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

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

Planning Application Ref:

65665/APP/2016/821

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY CAMPUS KINGSTON LANE HILLINGDON
Development: Erection of a war memorial, including an inscribed black stone memorial wall, associated lighting and paving.
LBH Ref Nos: 532/APP/2016/347

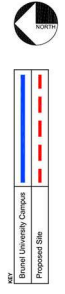
Date Plans Received: 28/01/2016

Date(s) of Amendment(s):

Date Application Valid: 01/02/2016

Note:
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References List - XRef Model Name, Version & Status:



Rev	Dim	Date	Description
A	SBR	27.01.16	ISSUED FOR PLANNING

Key Plan

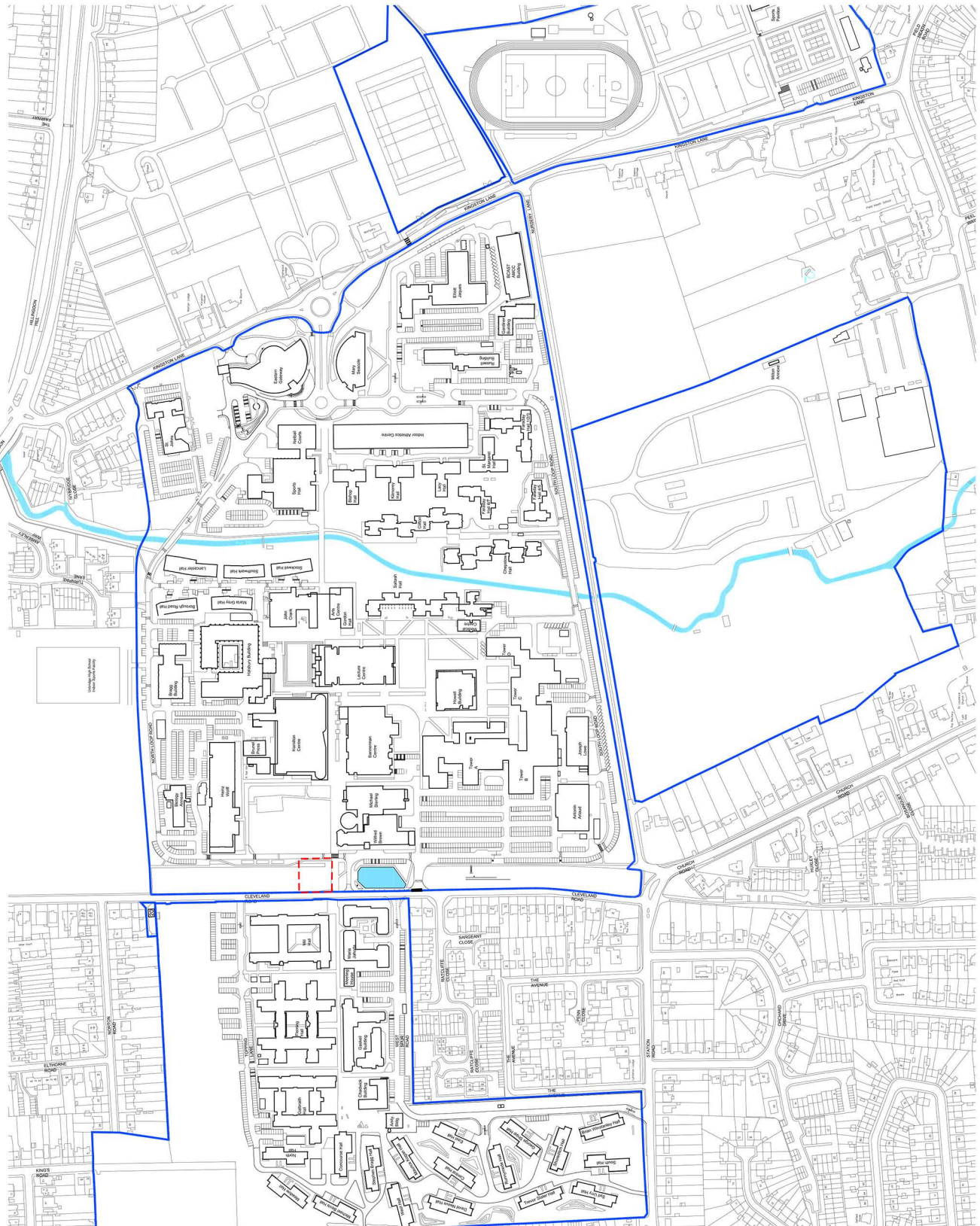
PLANNING

**PASCALL
+WATSON**

The Warehouses 10 Black Friars Lane London EC4V 6ER
T +44 (0)20 3837 2500 www.pascalls.co.uk

**War Memorial
Brunel Campus
Plan**

Project Name	Uxbridge Campus	Client Job No.	
War Memorial Relocation		Discipline	Architecture
Client	Brunel University	Drawing Originator	Pascall+Watson
Purpose of Issue	Preliminary	Status	S1
Scale	1:2500	Checked By	NC
Drawn By	NC	Approved By	NC
SBR	29/10/15	Drawn Date	
Project No.	5482	Origin	P+W
Level	L00	Disc.	A
Drawing No.	PL-000	Rev.	A



Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

Brunei University Campus	
Proposed Site	
Proposed Location	

Rev	Drn	Date	Description
A	SBR	27.01.16	ISSUED FOR PLANNING

Key Plan

PLANNING

PASCALL +WATSON

The Warehouses 10 Black Friars Lane London EC4V 6ER
T +44 (0)20 3837 2500 www.pascalls.co.uk

Title

**War Memorial
Brunel Campus
Existing Site Location
Sheet 1 of 2**

Project Name	Uxbridge Campus	Client Job No.	
War Memorial Relocation		Discipline	Architecture

Client	Brunei University	Drawing Originator	Pascall+Watson
Purpose of Issue	Preliminary	Status	SI
Scale	1:1250	Checked By	NC
Drawn By	NC	Approved By	NC
SBR		Drawn Date	29/10/15

Project No.	Origin	Disc.	Level	Drawing No.	Rev.
5482	P+W	A	L00	PL-001	A



1 Proposed location area looking North



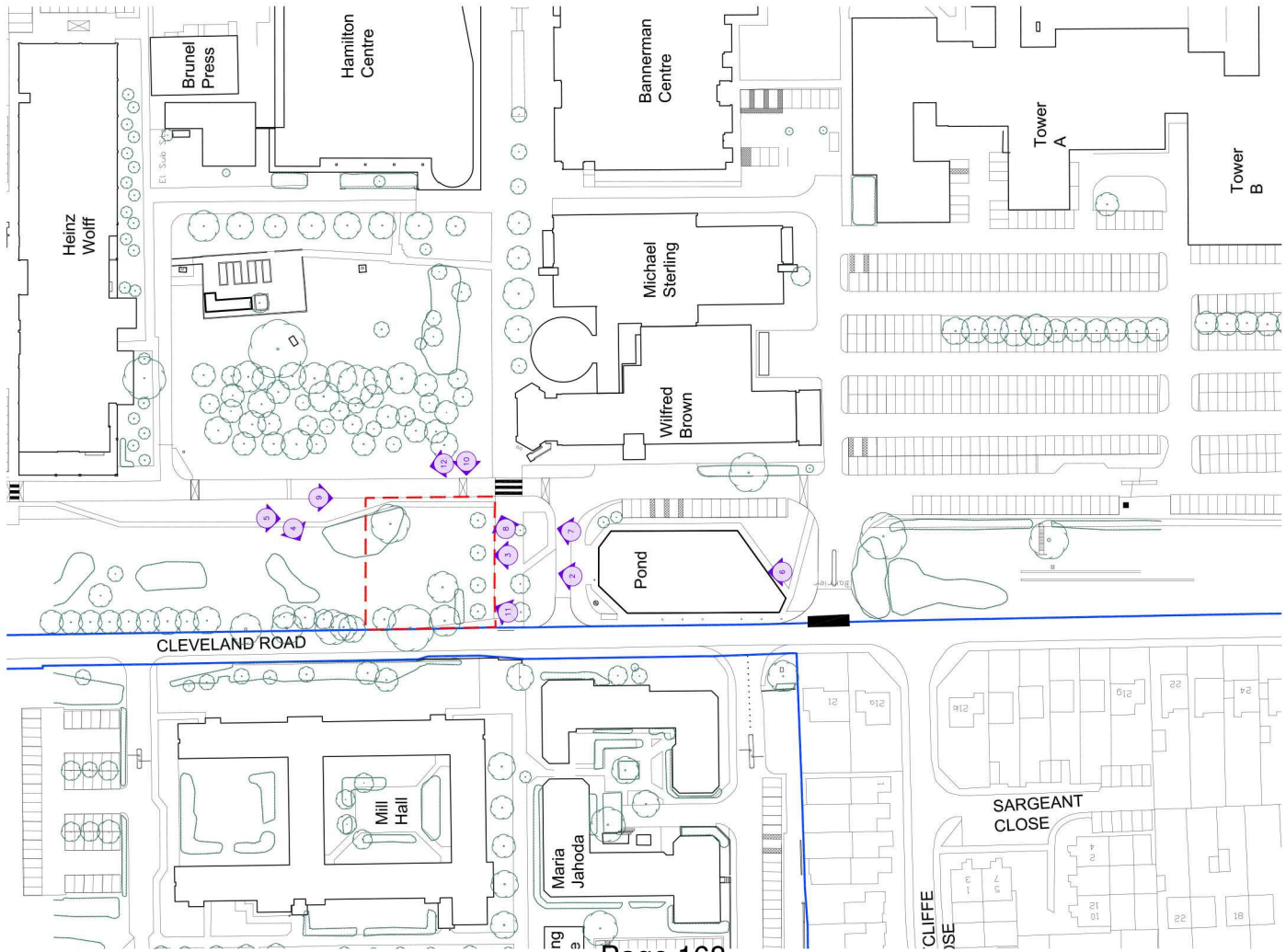
2 Proposed location looking North



3 Proposed location looking West



4 Proposed location looking South



Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

Rev	Drn	Date	Description
A	SBR	27.01.16	ISSUED FOR PLANNING

Key Plan

PLANNING
PASCALL +WATSON
The Warehouses 10 Black Friars Lane London EC4V 6ER
T +44 (0)20 3837 2500 www.pascalls.co.uk

Project Name Uxbridge Campus War Memorial Relocation		Client Job No.
Client Brunel University Pascall+Watson		Discipline Architecture
Purpose of Issue Preliminary		Drawing Originator Pascall+Watson
Drawn By NC		Status SI
Checked By NC		Scale NTS
Approved By NC		Drawn Date 29/10/15
Project No. 5482	Origin P+W	Level A
	Disc. A	Drawing No. PL-002
		Rev. A

**War Memorial
Brunel Campus
Existing Site Location
Sheet 2 of 2**



6



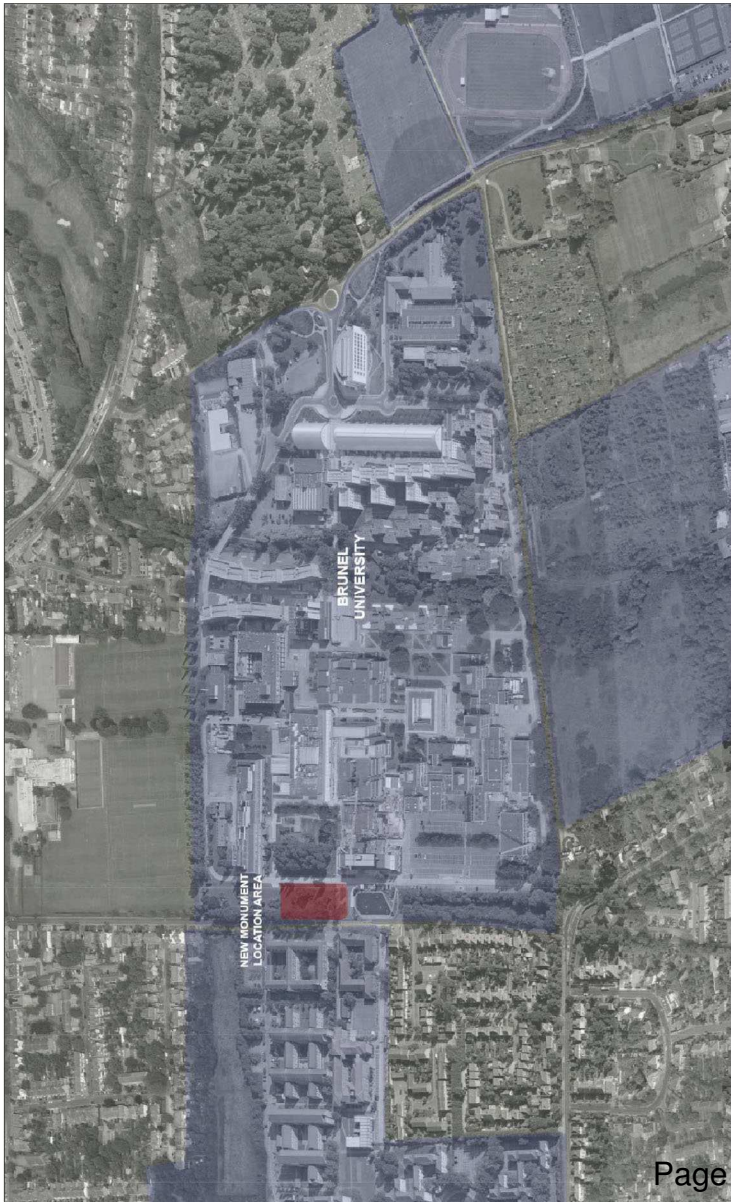
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10



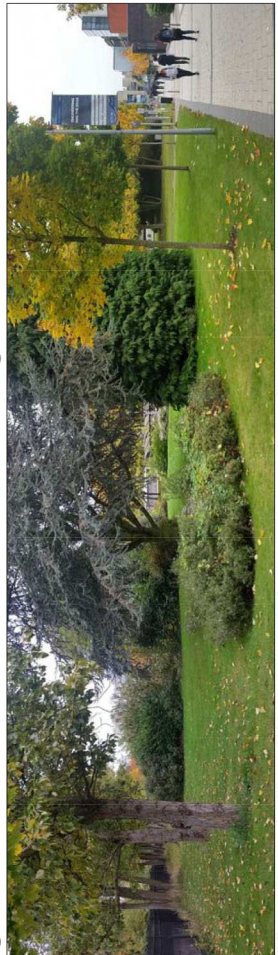
12



9



8



11

Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

Rev	Dim	Date	Description
A	SBR	27.01.16	ISSUED FOR PLANNING

Key Plan

PLANNING

**PASCALL
+WATSON**

The Warehouses 10 Black Friars Lane London EC4V 6ER
T +44 (0)20 3837 2500 www.pascalls.co.uk

Title

**War Memorial
Borough Road
Existing Memorial
Sheet 1 of 2**

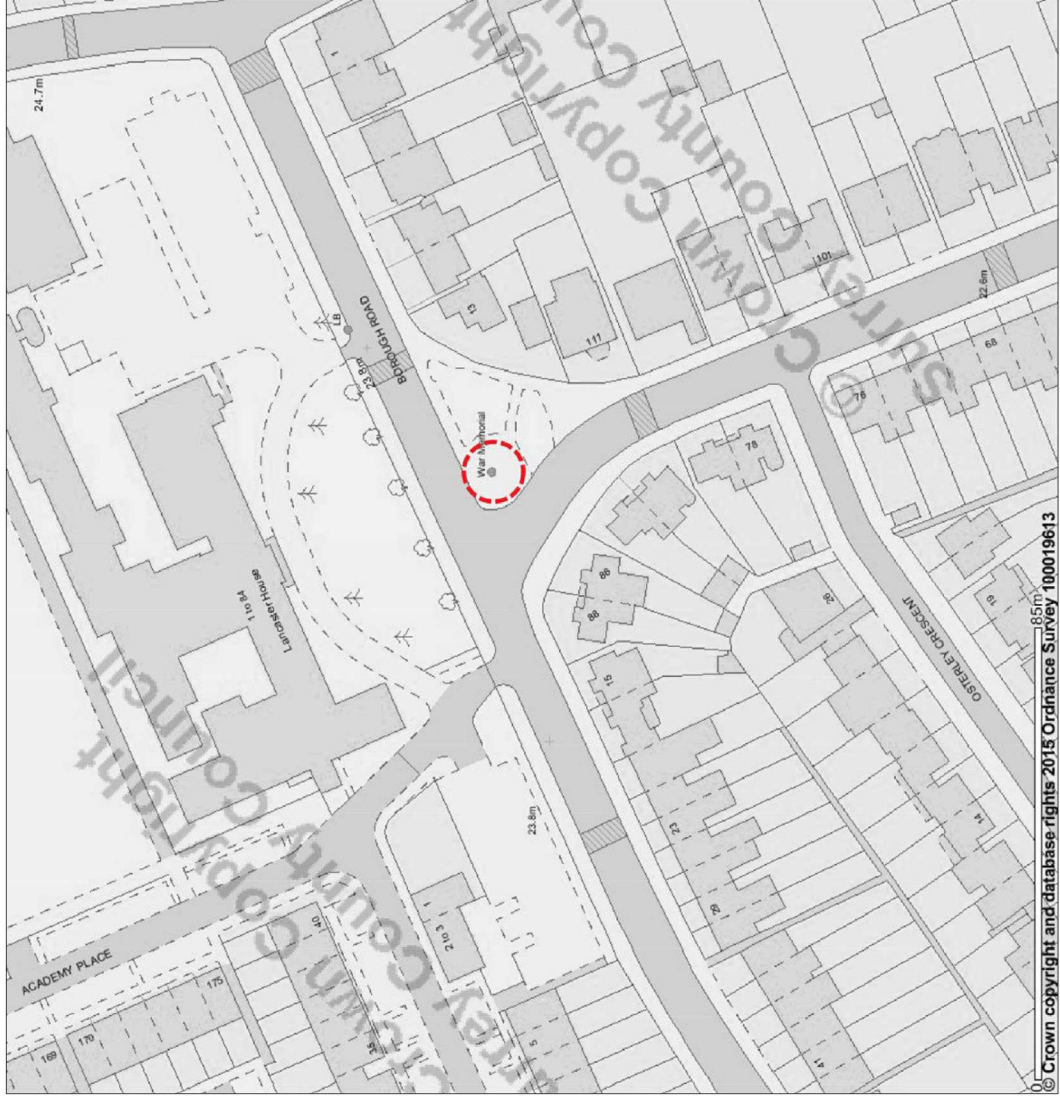
Project Name	Uxbridge Campus	Client Job No.	
War Memorial Relocation		Discipline	Architecture
Client	Brunei University	Drawing Originator	Pascall+Watson
Purpose of Issue	Preliminary	Status	SI
Scale	1:1250	Checked By	Approved By
Drawn By	NC	Drawn Date	29/10/15
SBR	NC	Level	L00
Project No.	5482	Origin	P+W
Rev.	A	Disc.	A
		Level	L00
		Drawing No.	PL-003
		Rev.	A



2 Existing Memorial looking South West



4 Existing Memorial Looking North



1 Existing Memorial Location Plan
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3 Existing Memorial Panoramic looking South East

Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

Rev	Dim	Date	Description
A	SBR	27.01.16	ISSUED FOR PLANNING

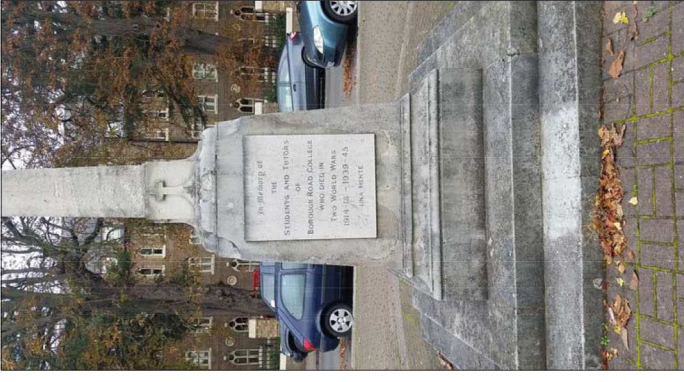
Key Plan

PLANNING

**PASCALL
+WATSON**
The Warehouses 10 Black Friars Lane London EC4V 6ER
T +44 (0)20 3837 2500 www.pascalls.co.uk

Title
**War Memorial
Borough Road
Existing Memorial
Sheet 2 of 2**

Project Name	Uxbridge Campus	Client Job No.	
War Memorial Relocation		Discipline	Architecture
Client	Brunel University	Drawing Originator	Pascall+Watson
Purpose of Issue	Preliminary	Status	NTS
Scale	1:1	Checked By	NC
Drawn By	NC	Approved By	NC
SBR	29/10/15	Drawn Date	29/10/15
Project No.	5482	Origin	P+W
Level	L00	Disc.	A
Drawing No.	PL-004	Level	A
Rev.	A	Rev.	A



6 South Elevation Plaque



10 South Elevation



5 Borough Road Aerial Showing Existing Memorial Site



7 Panoramic Showing Surrounding Landscaping



9 North Elevation Plaque



8 North West Elevation

Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

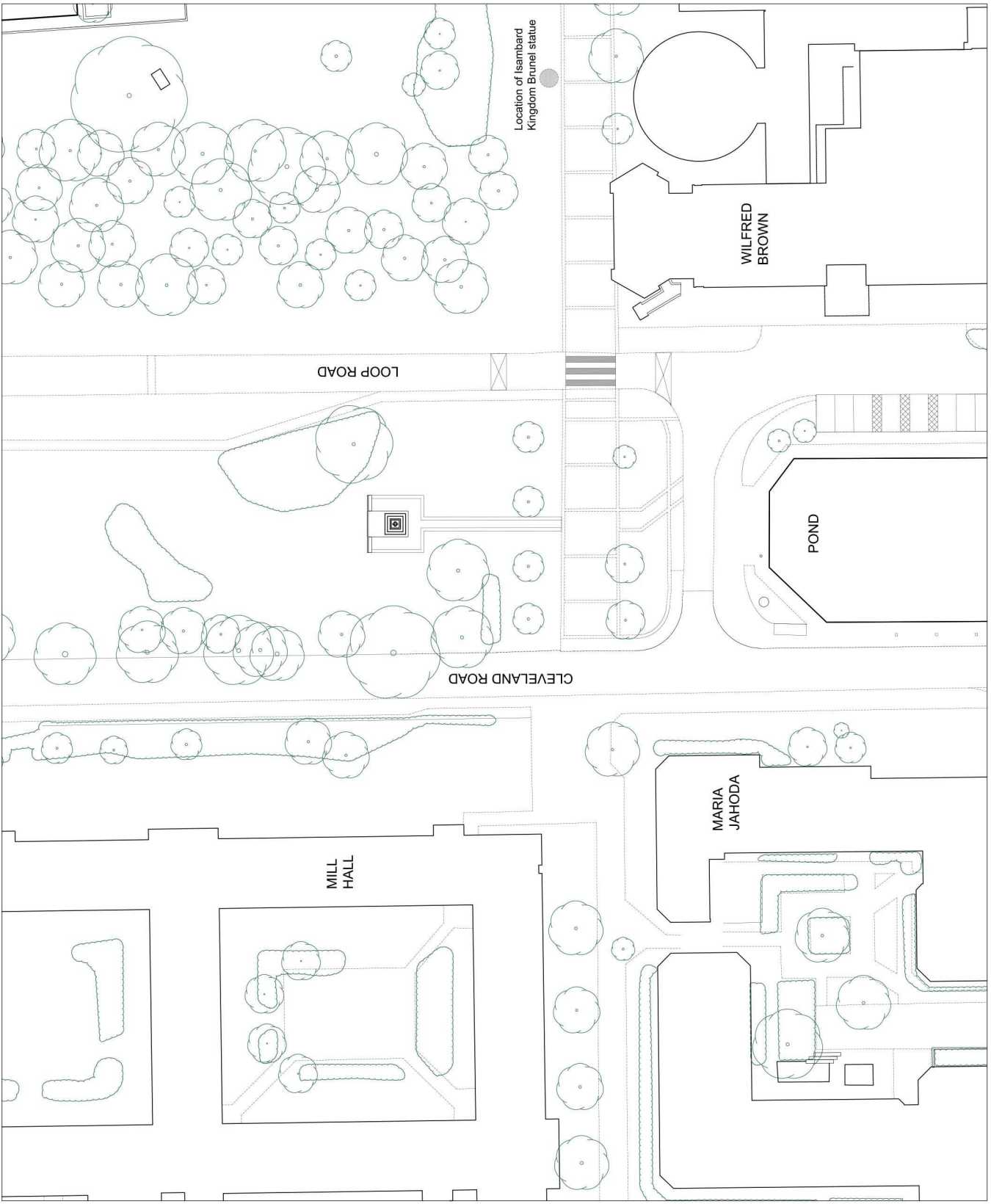
Rev	Dim	Date	Description
A	SBR	28.01.16	ISSUE FOR PLANNING

PLANNING

**PASCALL
+WATSON**
The Warehouses 10 Black Friars Lane London EC4V 6ER
T: +44 (0)20 3837 2500 www.pascalls.co.uk

Project Name Uxbridge Campus		Client Job No.	
War Memorial Relocation		Discipline Architecture	
Client Brunel University		Drawing Originator Pascall+Watson	
Purpose of Issue Planning		Status S1	
Scale 1:500 @ A3		Drawn Date 29/10/15	
Checked By SBR		Approved By NC	
Project No. 5482	Origin P+W	Disc. A	Level 00
Drawing No. GA-001		Rev. A	

**War Memorial
Brunel Campus
Proposed Site Plan**

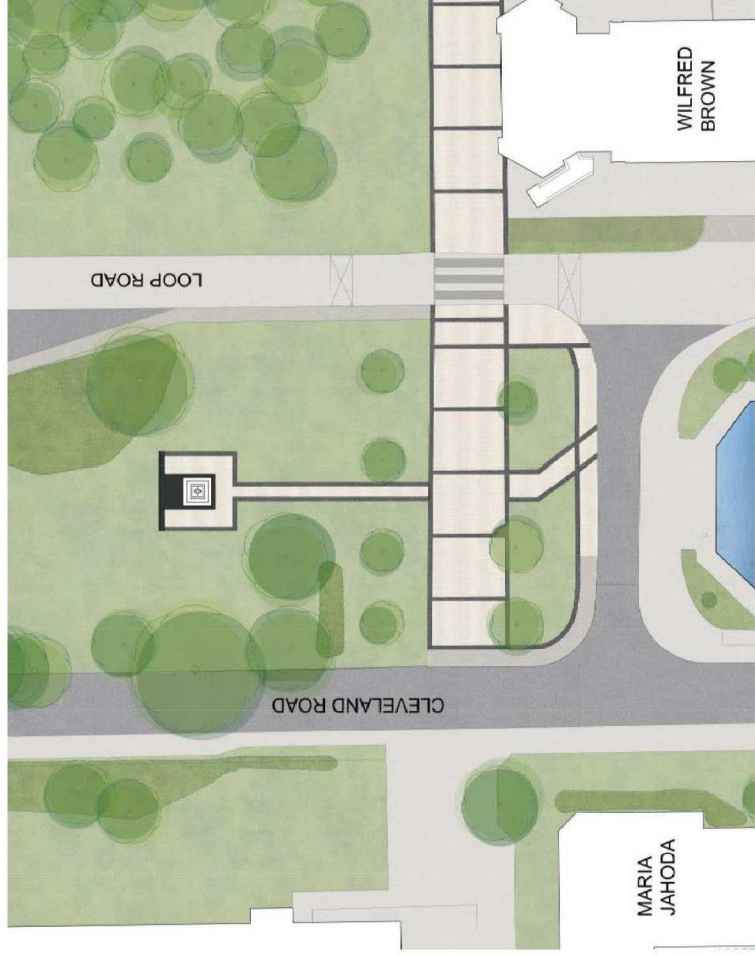


1 Proposed Site Plan

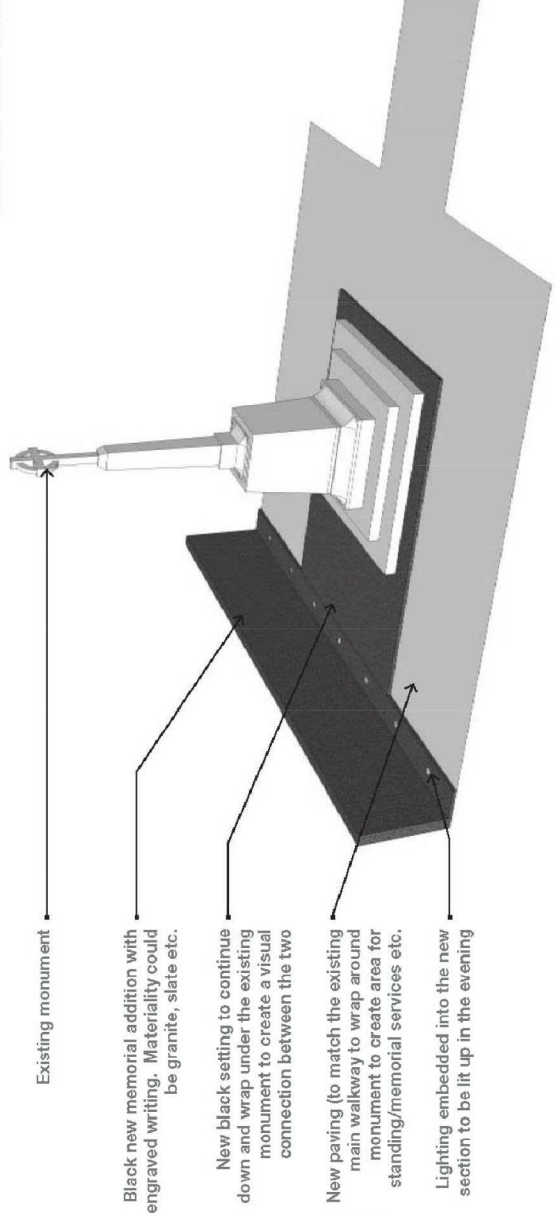
Note:
Contractors are responsible for the verification of all dimensions on site and the architect is to be informed of any discrepancy. Do not scale from this drawing. Use figured dimensions only. This drawing may contain Ordnance Survey Mastermap and Raster data. © Crown Copyright and database right 2013. Ordnance Survey Licence number 100006119.

References List - XRef Model Name, Version & Status:

Rev	Dim	Date	Description
			Key Plan



Site Plan 1:500 @ A3



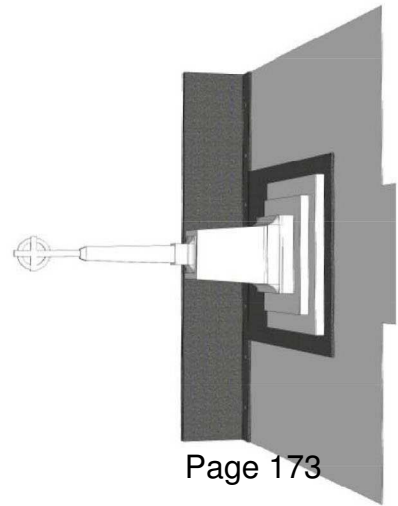
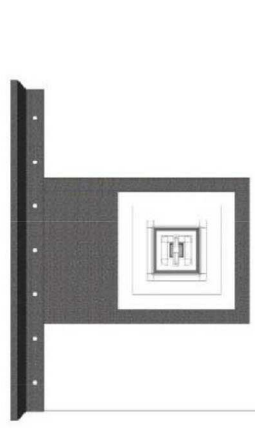
Existing monument

Black new memorial addition with engraved writing. Materiality could be granite, slate etc.

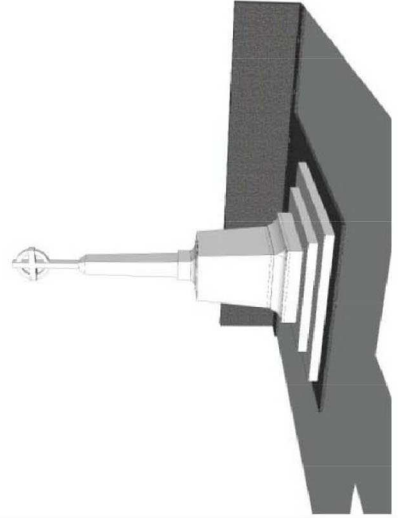
New black setting to continue down and wrap under the existing monument to create a visual connection between the two

New paving (to match the existing main walkway) to wrap around monument to create area for standing/memorial services etc.

Lighting embedded into the new section to be lit up in the evening

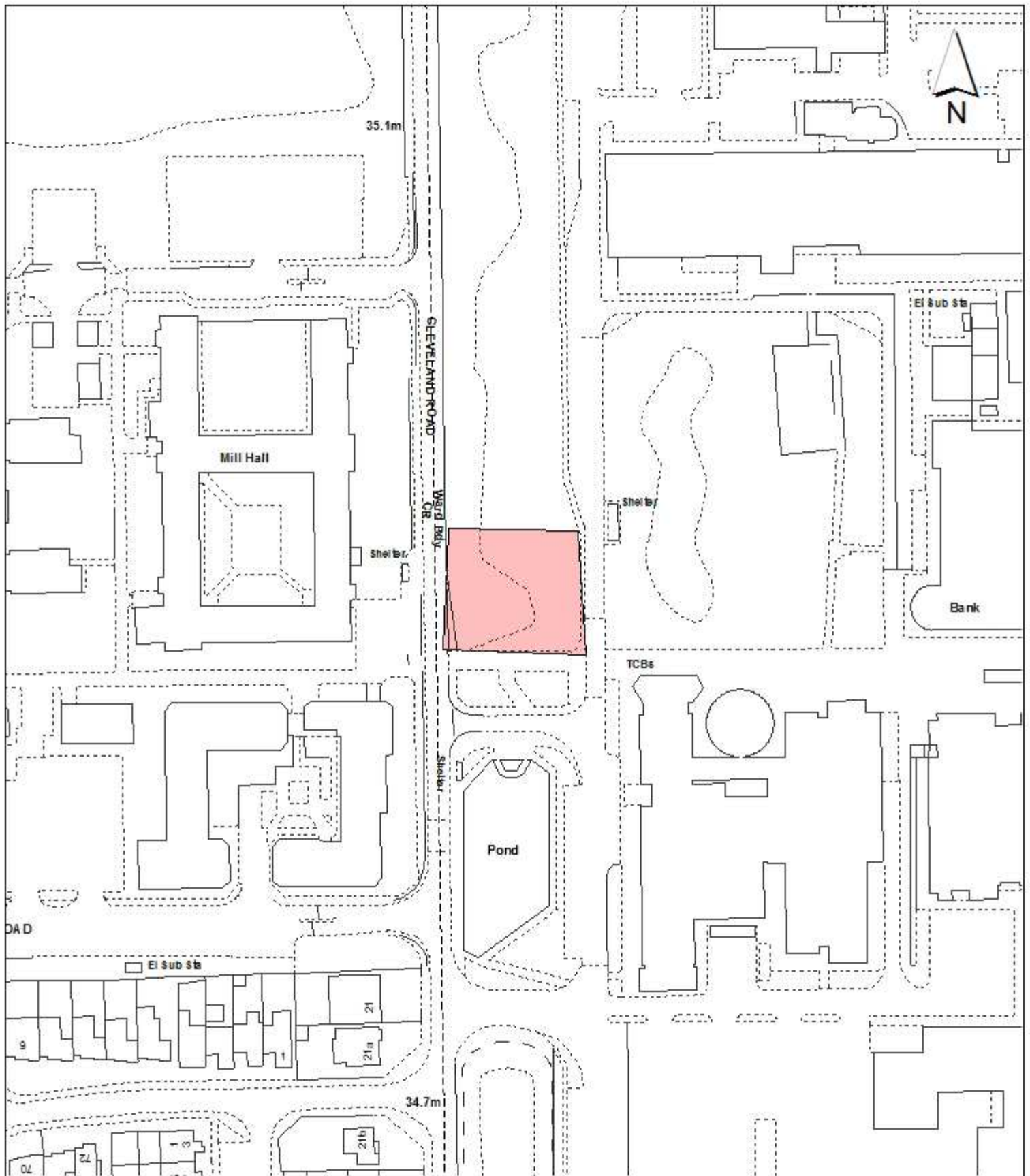


Page 173



Perspective Views

PLANNING	
PASCALL +WATSON	
The Warehouses 10 Black Friars Lane London EC4V 6ER T +44 (0)20 3837 2500 www.pascalls.co.uk	
War Memorial Brunel Campus Memorial Design	
Project Name Uxbridge Campus War Memorial Relocation	Client Job No. Discipline Architecture
Client Brunel University Pascall+Watson	Drawing Originator Pascall+Watson
Purpose of Issue Planning	Status S1
Scale 1:500 @A3	Drawn Date 29/10/15
Drawn By SBR	Checked By NC
Approved By NC	Drawn Date 29/10/15
Project No. 5482	Origin P+W
Disc. A	Level L00
Drawing No. PL-005	Rev. PL-005



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Brunel University Campus
Kingston Lane**

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

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

Planning Application Ref:

532/APP/2016/347

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON

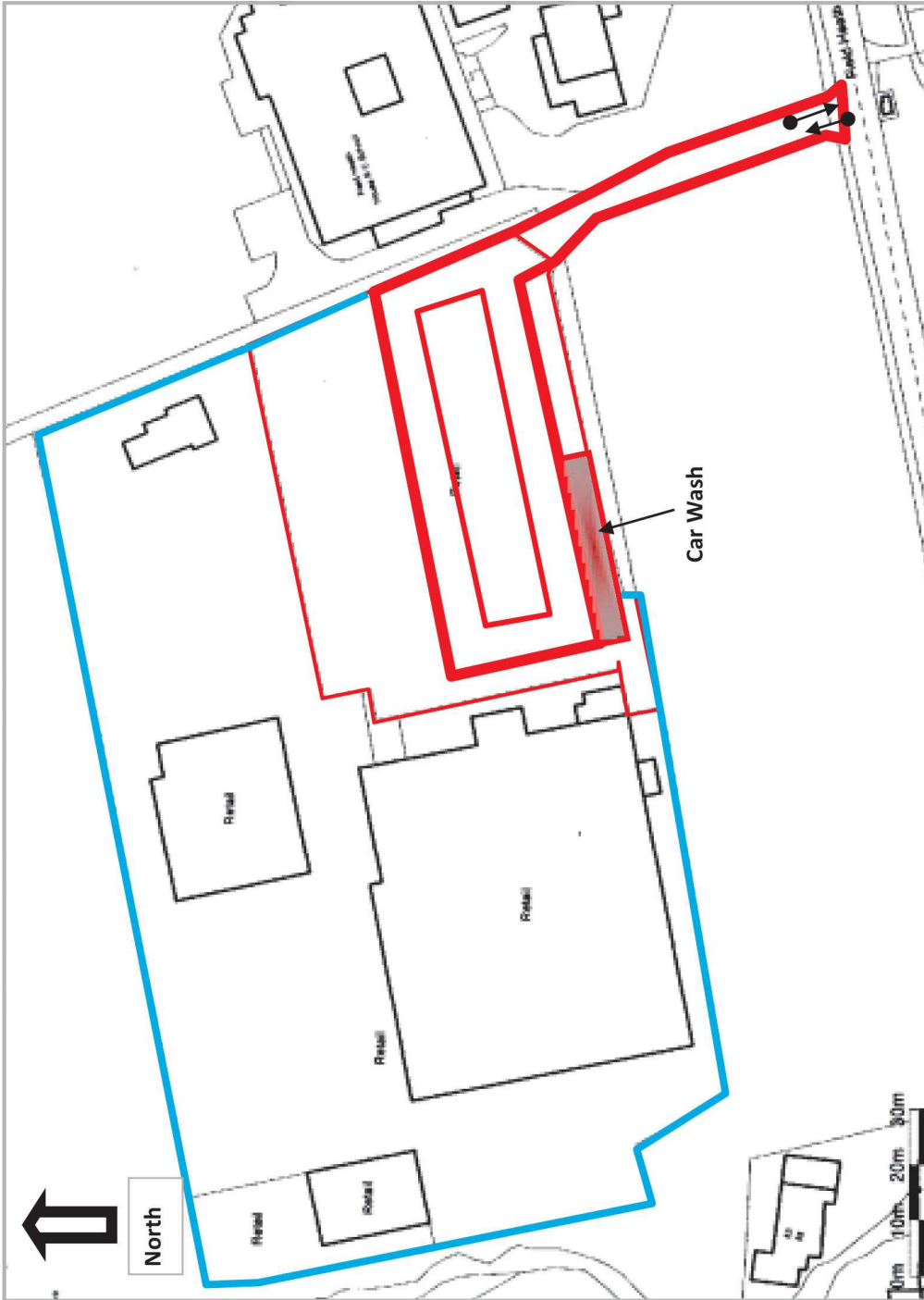
Report of the Head of Planning, Sport and Green Spaces

Address PIELD HEATH GARDEN CENTRE PIELD HEATH ROAD HILLINGDON
Development: Installation of car wash to include a double canopy, wash screen, associated cabins, storage structure, water tank and fence (Retrospective)
LBH Ref Nos: 13831/APP/2016/370

Date Plans Received: 01/02/2016

Date(s) of Amendment(s):

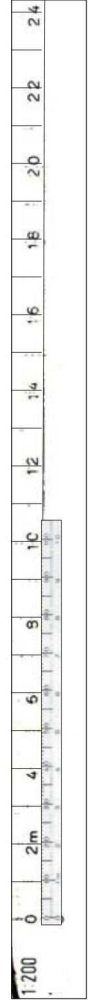
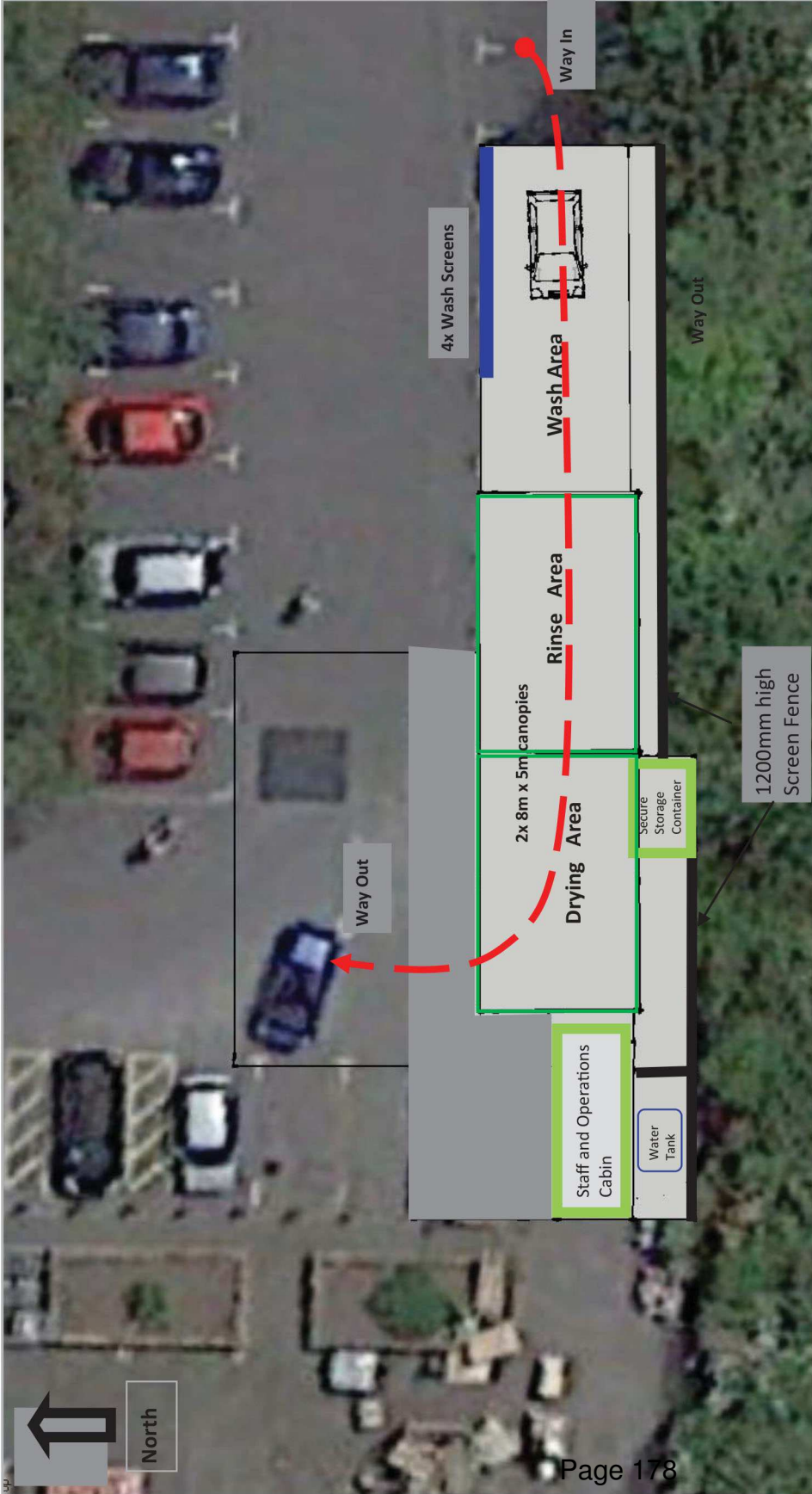
Date Application Valid: 10/02/2016



TITLE: Location Plan	SCALE: 1:1250	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillington Garden Centre		DRAWING NO: 332/16/01a

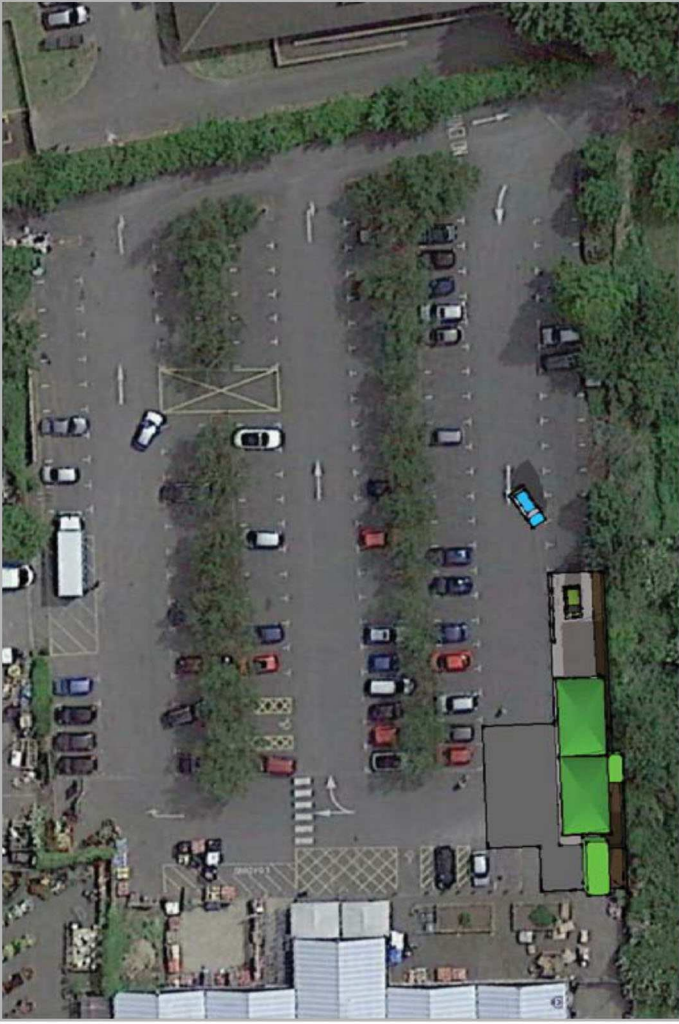


TITLE: Location Plan	SCALE: 1:1250	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO: 332/16/01b

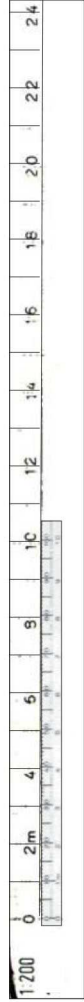
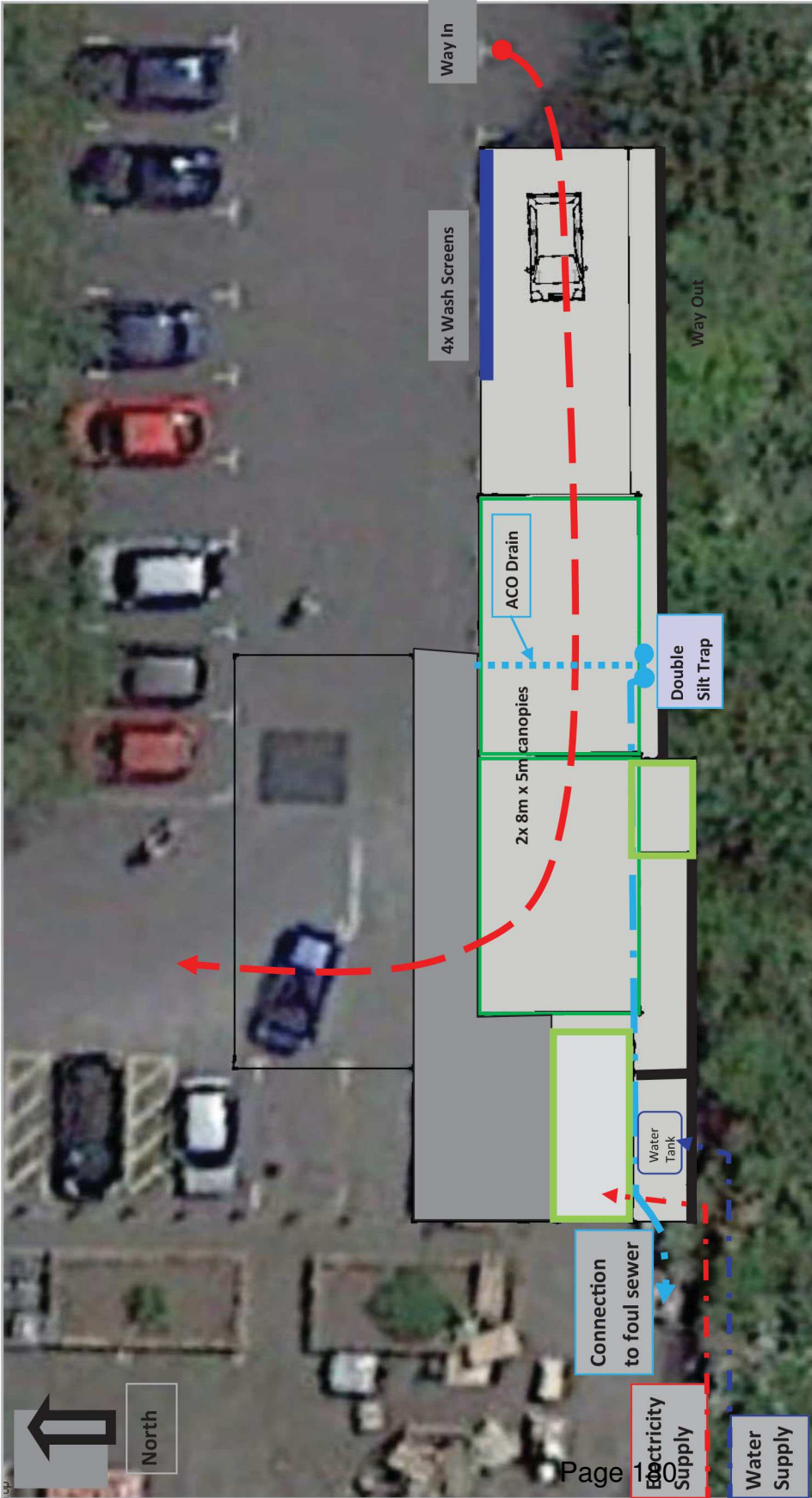


TITLE:	Site Plan: Layout & Circulation	SCALE: 1:200 & n.t.s.	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre	DRAWING NO: 332/15/03b		

SEA



TITLE: Site Plan: Previous & Proposed	SCALE: n.t.s.	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre	DRAWING NO: 332/15/09	



TITLE: Site Plan: Services & Drainage	SCALE: 1:200 & n.t.s.	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO: 332/15/03c





North

Car Wash

SEA

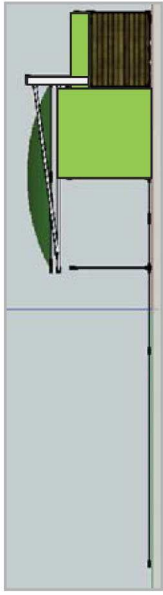
TITLE: Site Plan: Siting in the car park

SCALE: n.t.s.

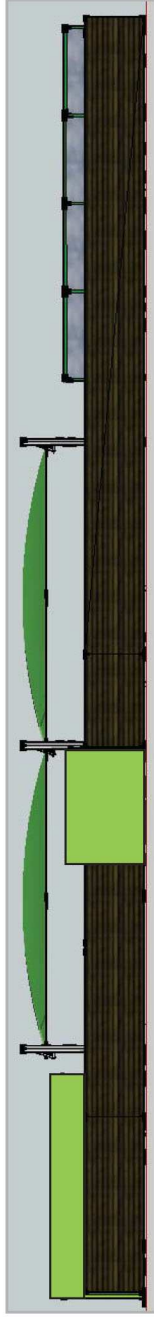
DATE: 27 Jan 2016

DRAWING NO: 332/15/03a

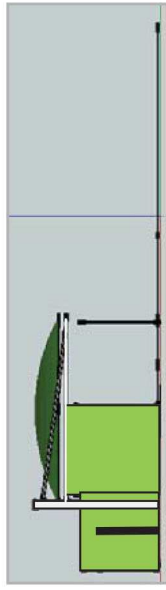
PROJECT: Wyevale - Hillingdon Garden Centre



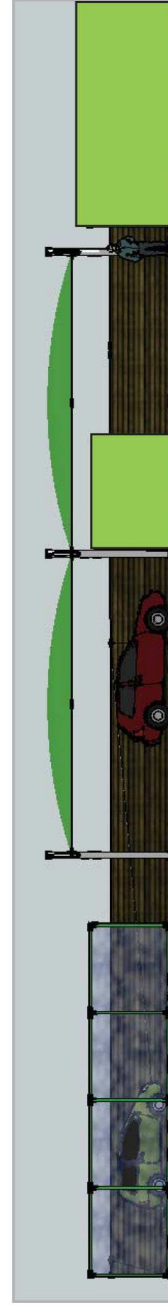
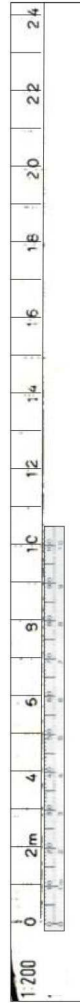
View from West:



View from South:



View from East

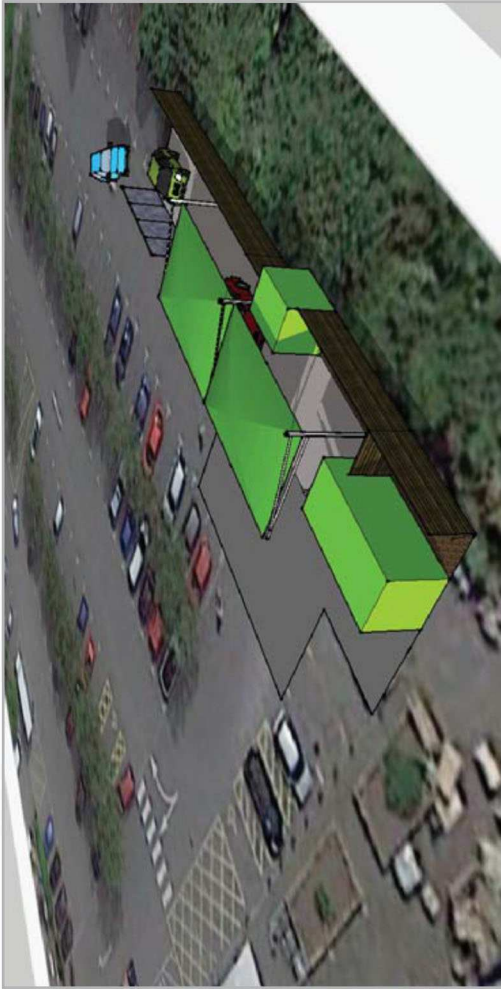


View from North

Way Out

TITLE: 2D Elevations	SCALE: 1:200	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre	DRAWING NO: 332/15/07a	

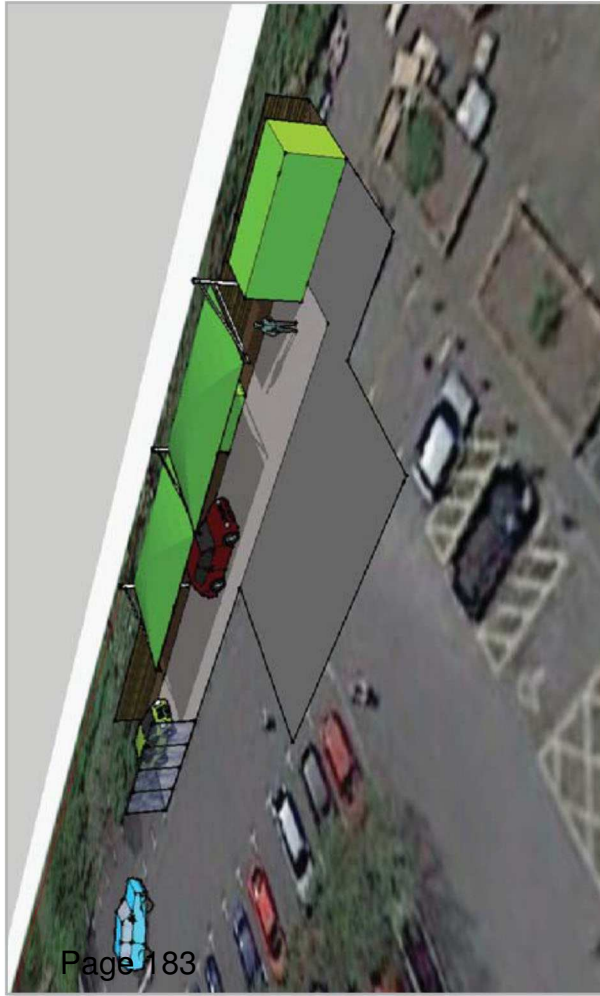




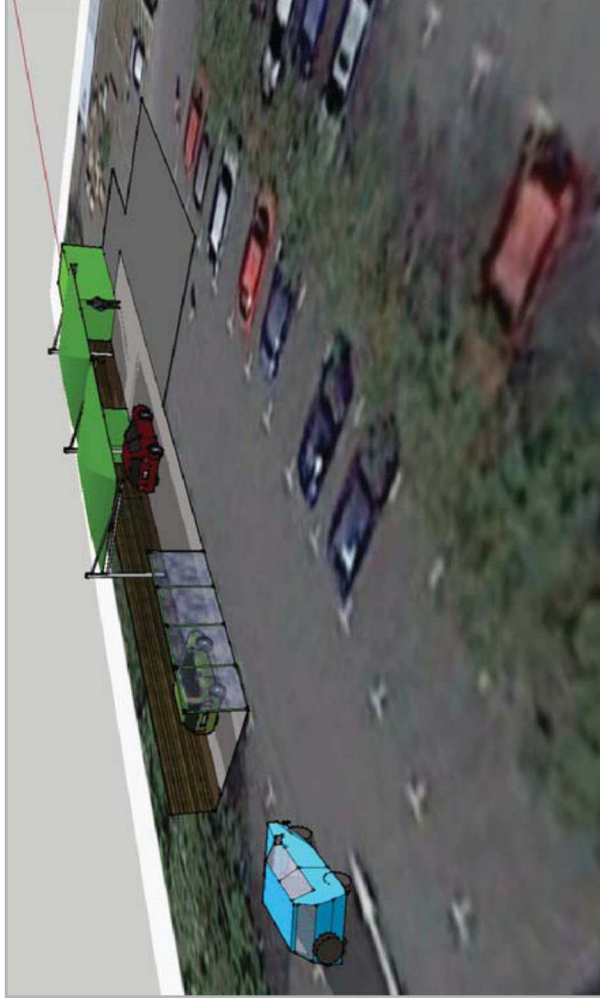
View from southwest



View from southeast

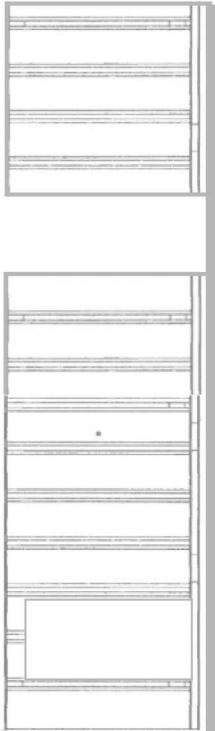


View from northwest



View from northeast

TITLE:	3D Aerial Views	SCALE:	n.t.s.	DATE:	27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO: 332/15/08			

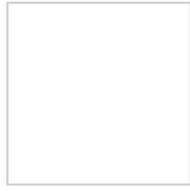


North Elevation

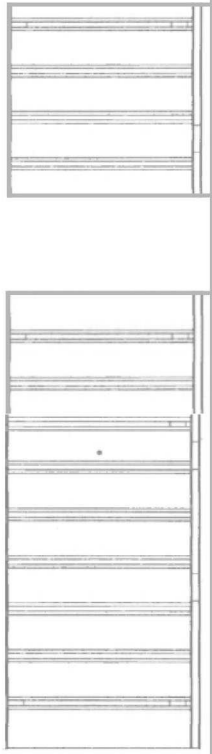
West Elevation



Rest Room



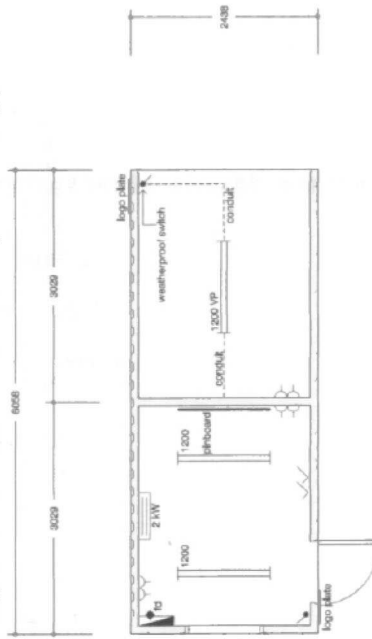
Section



South Elevation

East Elevation

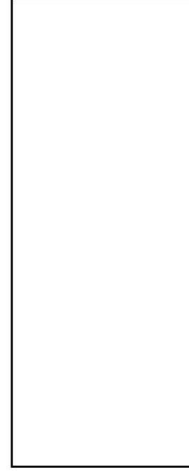
Building Size 6.058m x 2.438m (Externally)



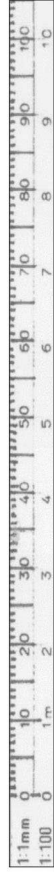
Floor Plan



Office

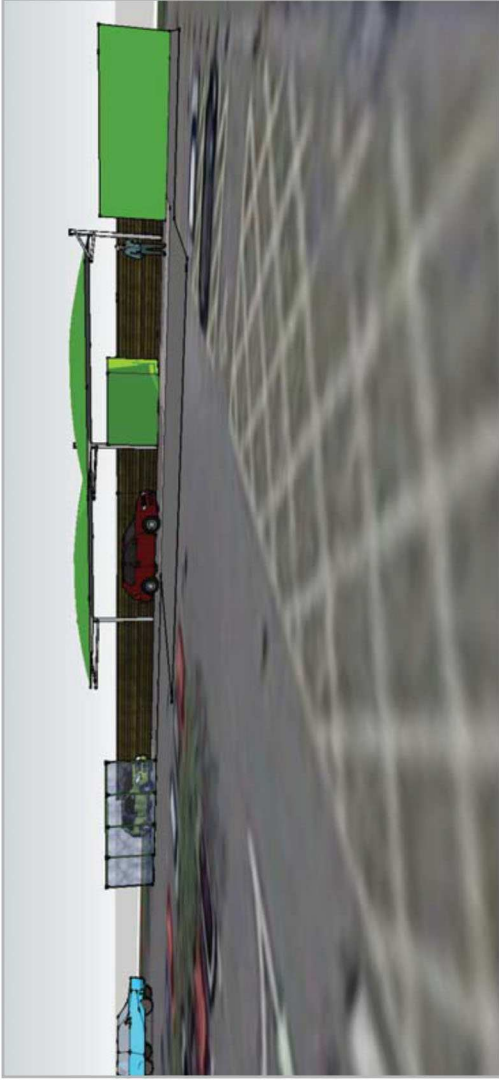


Roof Plan

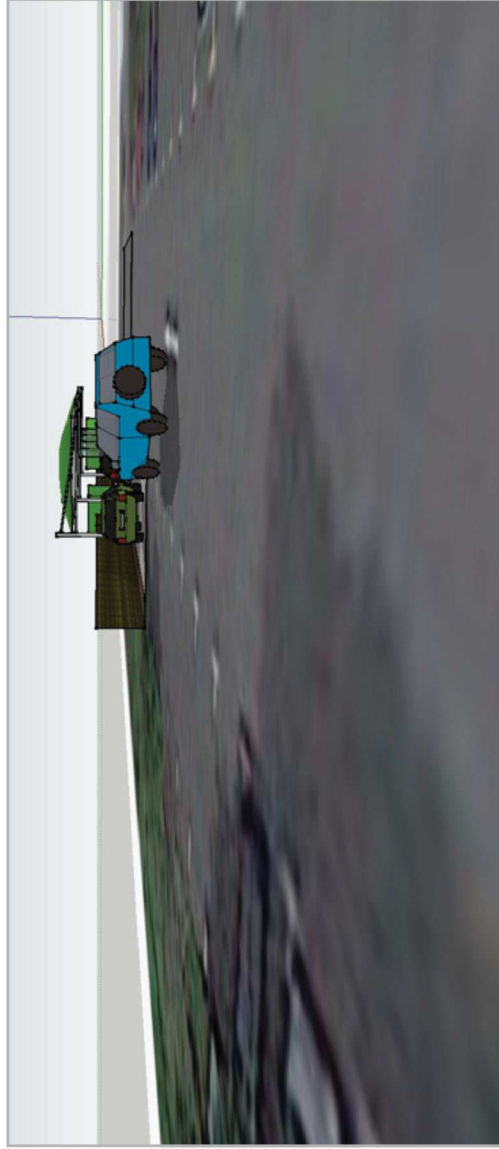


TITLE:	Rest/Office Area Cabin	SCALE:	1:100	DATE:	27 Jan 2016
PROJECT:	Wyevale - Hillingdon Garden Centre	DRAWING NO:	332/15/04		

SEA



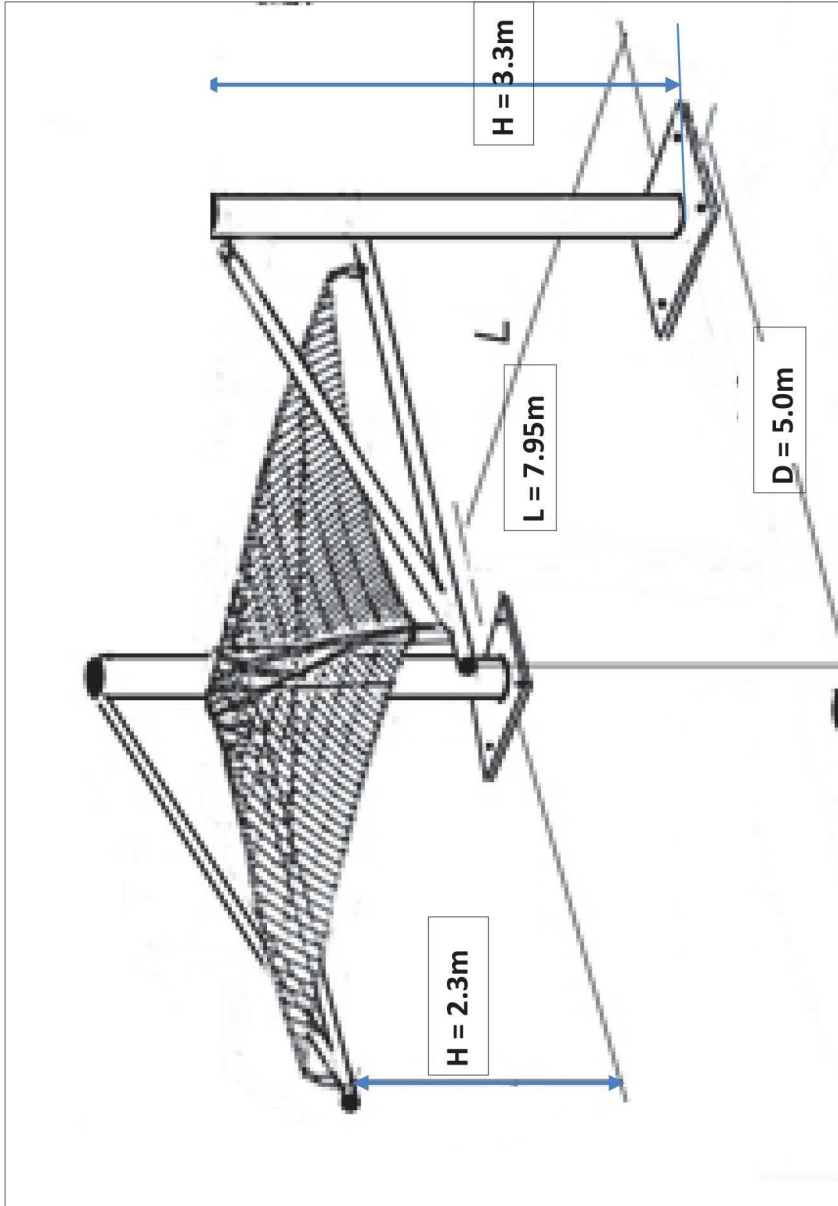
View from Garden Centre



View from approach road

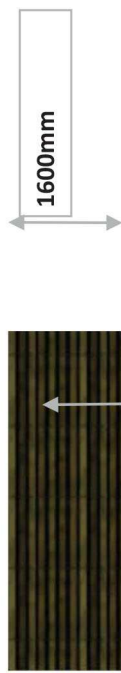
TITLE:	3D Graphics	SCALE:	n.t.s.	DATE:	27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO:		332/15/09b	





SEA

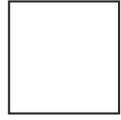
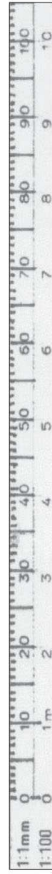
TITLE: Canopy Details	SCALE: n.t.s.	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO: 332/15/06



1600mm

Screen Fence

300x40mm horizontal boards on 100x100mm posts stained black



Left & Right



Front & Rear



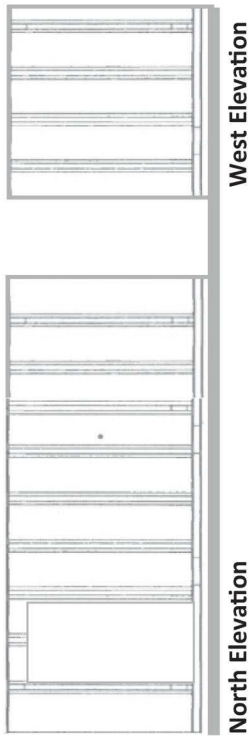
Plan

Water Tank Elevations and Plan

2m x 1.5m x 1.5m

TITLE: Fencing & Water Tank	SCALE: 1:100	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre		DRAWING NO: 332/15/11

2600



North Elevation

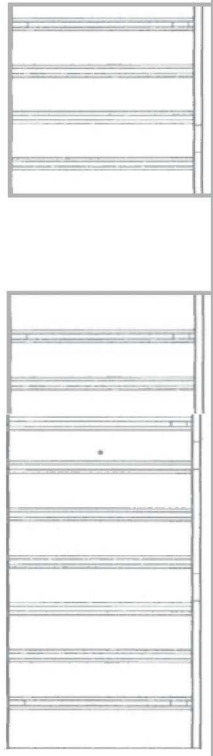
West Elevation



Rest Room



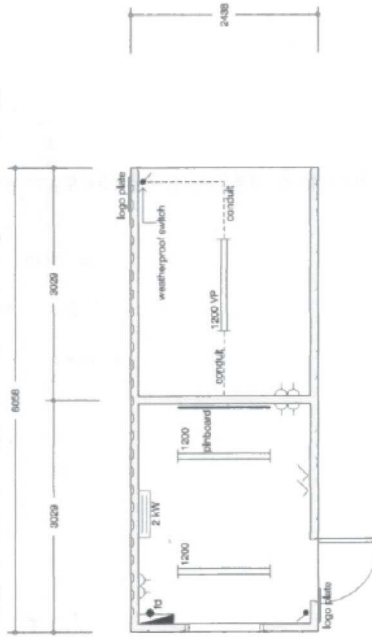
Section



South Elevation

East Elevation

Building Size 6.058m x 2.438m (Externally)



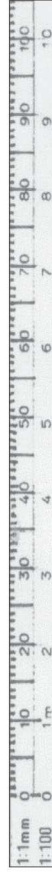
Floor Plan



Office



Roof Plan



TITLE: Rest/Office Area Cabin

SCALE: 1:100

DATE: 27 Jan 2016

PROJECT: Wyevale - Hillingdon Garden Centre

DRAWING NO: 332/15/04



DIMENSIONS

Length: 2m or 3m or 4m
 Width: 2.1m

Height: 2.1m

All flat packed units are 300mm high
 All assembled units are 2140mm high

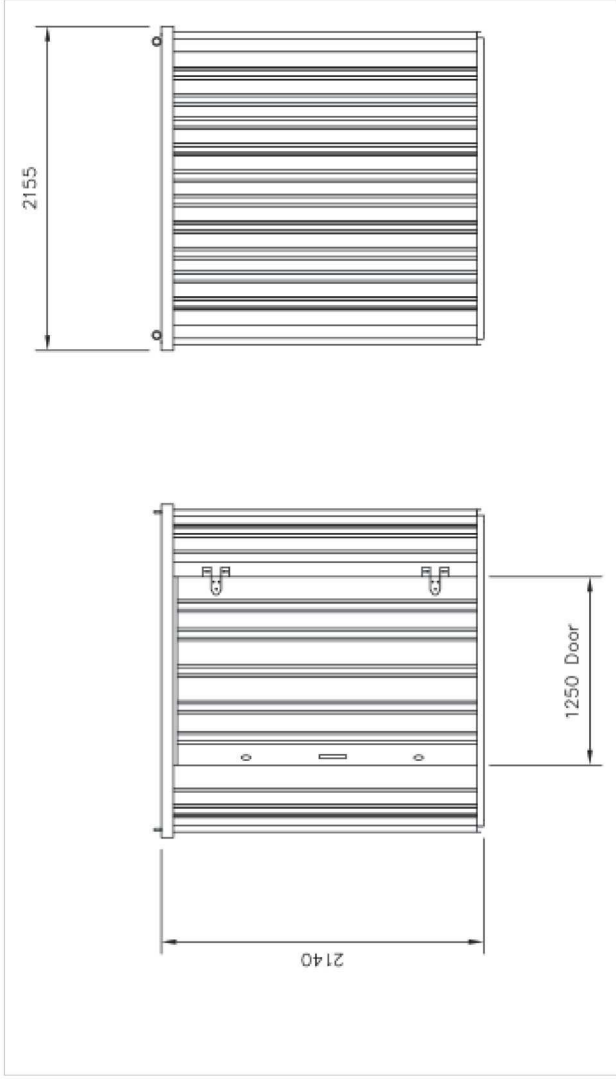
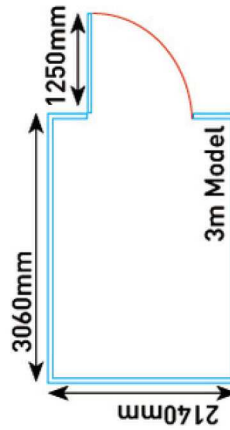
TYPE	LENGTH	WIDTH	WEIGHT
2m Model	2075mm	2140mm	325kg
3m Model	3060mm	2140mm	400kg
4m Model	4050mm	2140mm	500kg

It is also possible to order bespoke sizes.

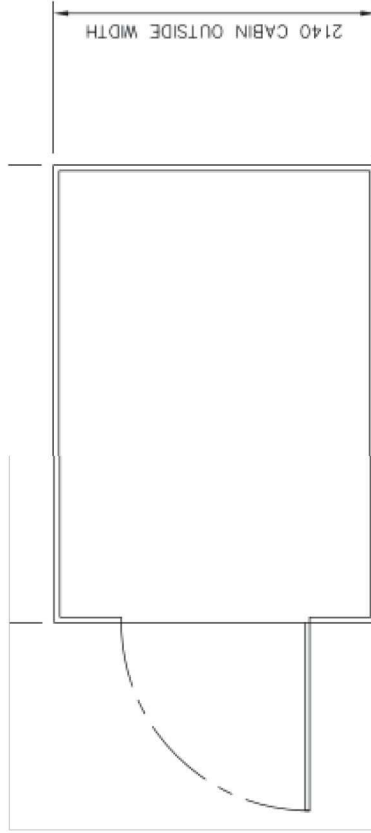


Front

Sides



Sides



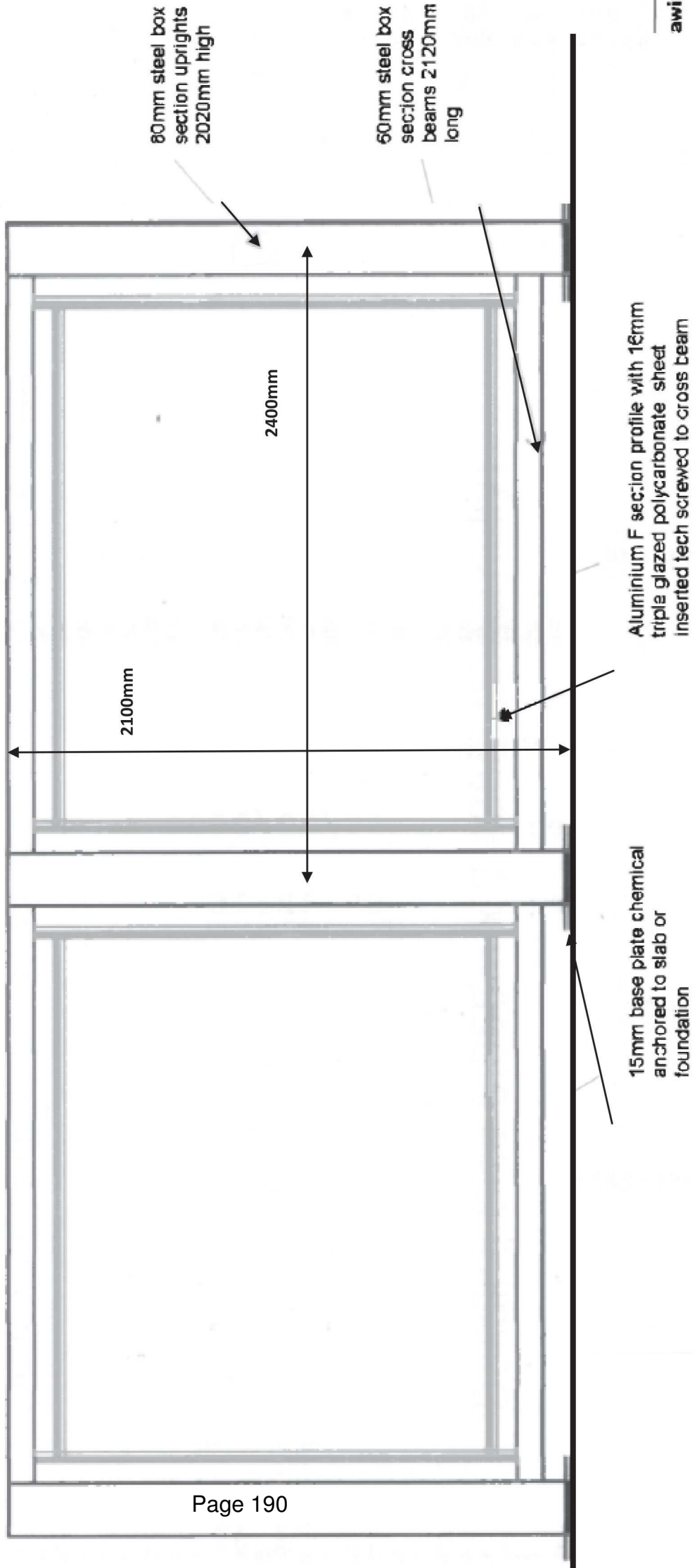
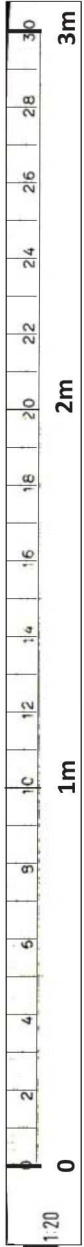
Floor & Roof Plan

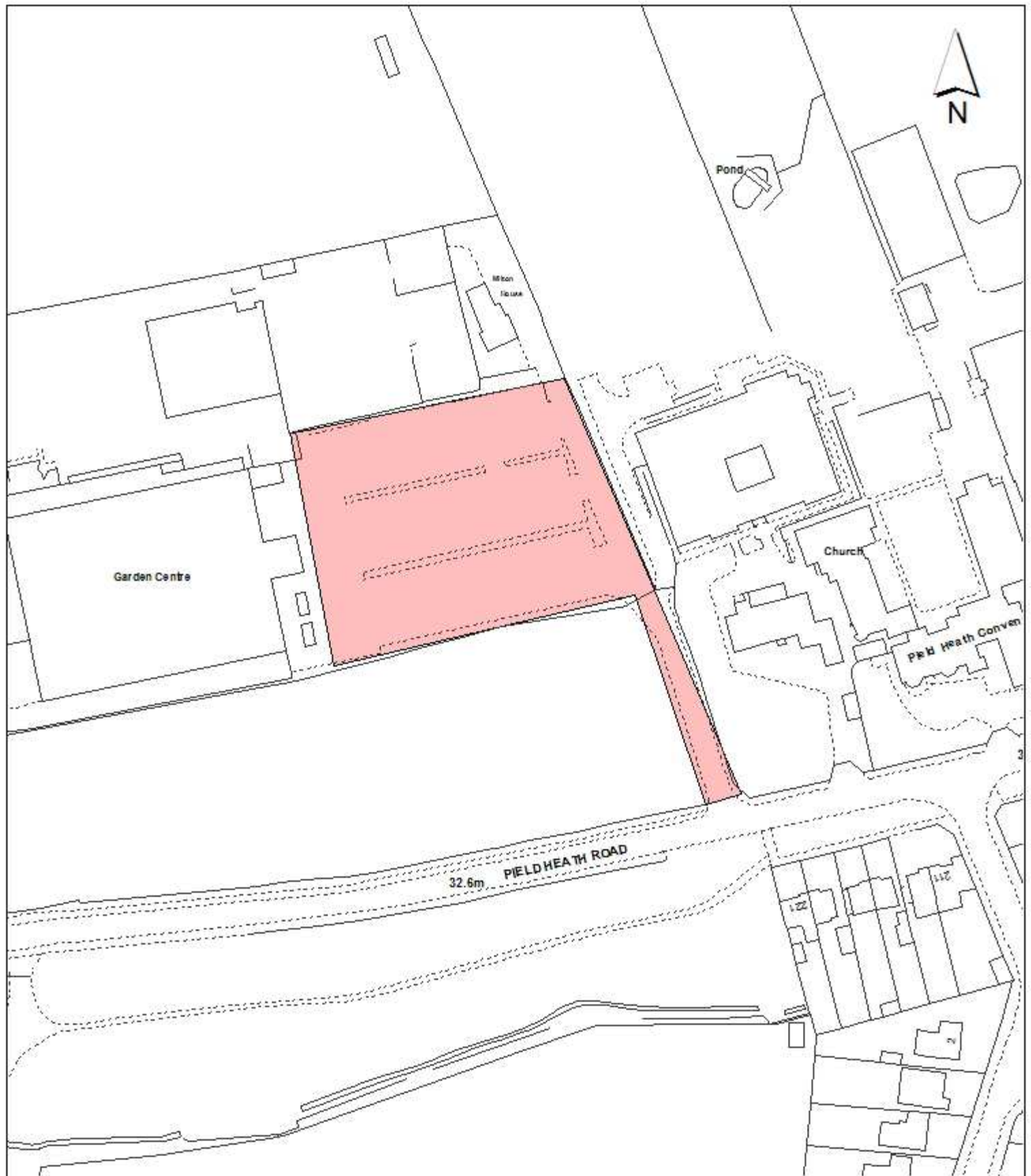


TITLE: Storage Container	SCALE: n.t.s. 1:50	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre	DRAWING NO: 332/15/10	



TITLE: Wash Screen	SCALE: 1:20	DATE: 27 Jan 2016
PROJECT: Wyevale - Hillingdon Garden Centre 332/15/05		





Notes:

 Site boundary

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Site Address:

**Field Heath
Garden Centre
Field Heath Road**

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

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

Planning Application Ref:

13831/APP/2016/370

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 26 WINDSOR AVENUE HILLINGDON

Development: Two storey side extension and single storey rear extension to allow conversion of single dwelling 1 x 3-bed and 1 x 2-bed houses with associated amenity space

LBH Ref Nos: 63542/APP/2015/4473

Date Plans Received: 07/12/2015

Date(s) of Amendment(s):

Date Application Valid: 17/12/2015

APPLICATION FOR PLANING PERMISSION

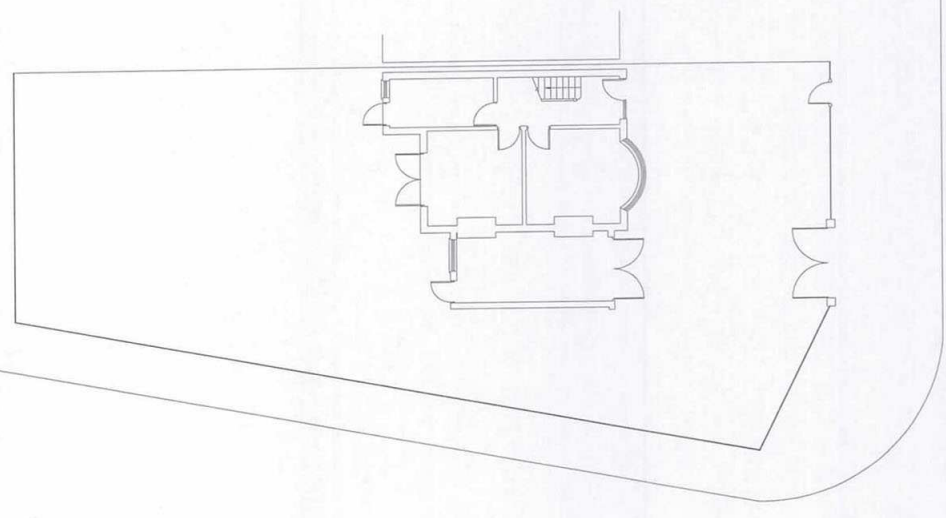
SITE LOCATION PLAN
 AREA 2 HA
 SCALE 1:1250 on A4
 CENTRE COORDINATES: 508164, 184429



London Borough of Hillingdon
 RECEIVED
 Planning
 Residents Services
 - 7 DEC 2015

Supplied by Streetwise Maps Ltd
 www.streetwise.net
 Licence No: 100047474
 17/11/2015 09:33

LOCATION PLAN
 Scale - 1 : 1250



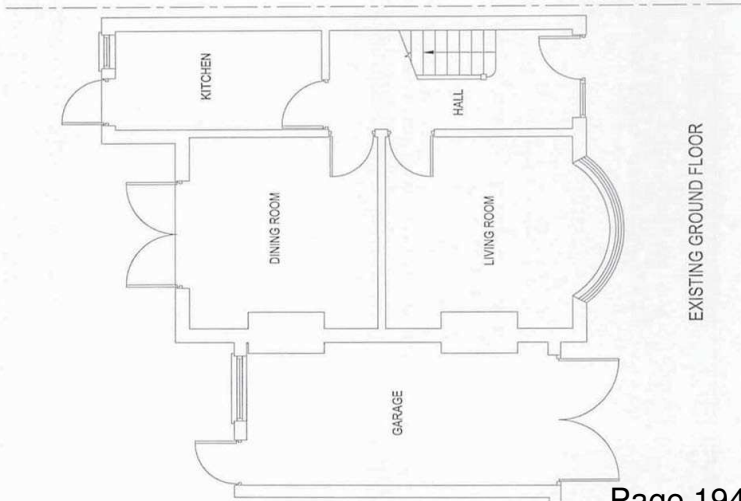
SITE PLAN
 Scale - 1 : 200

NOTES:

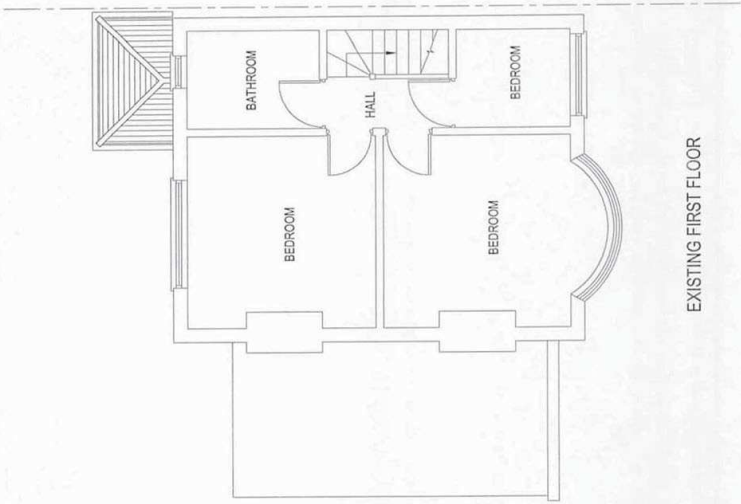
TL TECON Ltd.
 Consulting Civil & Structural Engineers
 116A High Street
 Edgware, Middlesex, HA8 7EL.
 TEL: 020 8951 5100 FAX: 020 8905 6838

NOT FOR CONSTRUCTION

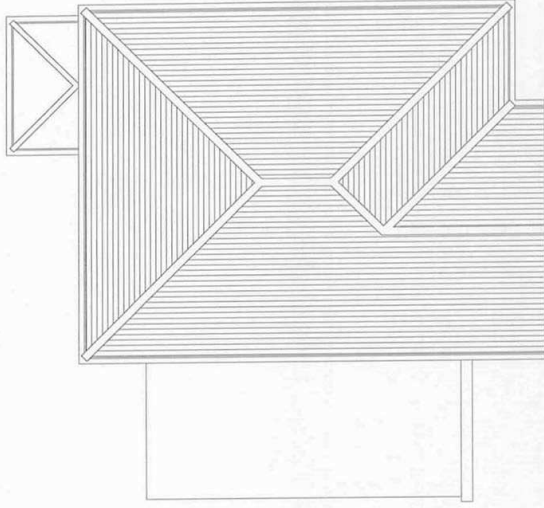
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Scale	Drawing Title	
1 : 200.	A3	
1 : 1250.	LOCATION & SITE PLAN	
Drawn by	Drawing No.	
GSK	8128	P 01
Date		
Oct. 2015		
Client		
Job Title		
26 WINDSOR AVENUE, HILLINGDON.		
MIDDLESEX. UB10 9TA.		



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR



EXISTING ROOF PLAN



TL TECON Ltd.
 Consulting Civil & Structural Engineers
 116A High Street
 Edgware, Middlesex, HA8 7EL.
 TEL: 020 8951 5100 FAX: 020 8905 6838

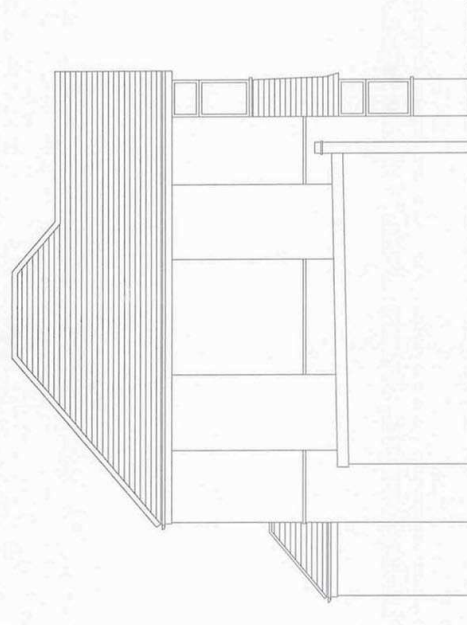
NOTES:
 NOT FOR CONSTRUCTION

Client
 Job Title
 26 WINDSOR AVENUE, HILLINGDON.
 MIDDLESEX. UB10 9TA.

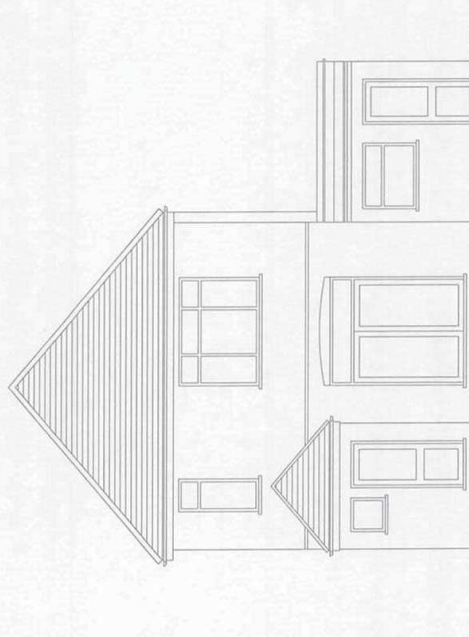
No.	DESCRIPTION	DATE
Scale	1 : 100.	Size
Drawn by	GSK	Drawing Title
Date	Oct. 2015	EXISTING FLOOR PLANS
Drawing No.	8128	P
		02



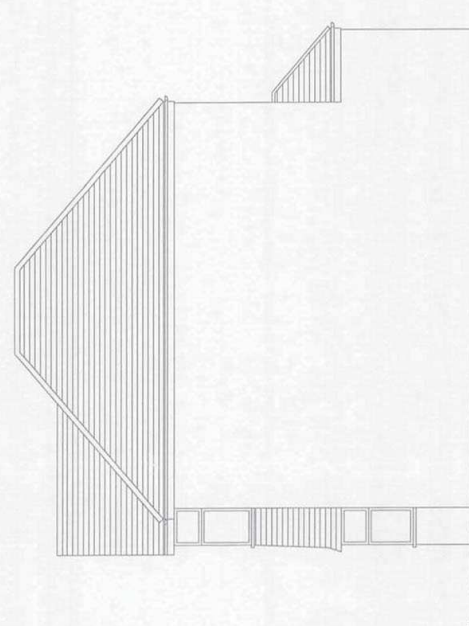
EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION



NOTES:

TL TECON Ltd.
 Consulting Civil & Structural Engineers
 116A High Street
 Edgware, Middlesex, HA8 7EL.
 TEL: 020 8951 5100 FAX: 020 8905 6838

NOT FOR CONSTRUCTION

Client

Job Title
 26 WINDSOR AVENUE, HILLINGDON.
 MIDDLESEX. UB10 9TA.

Scale

1 : 100.

Size

A3

Drawing Title

EXISTING ELEVATIONS

No.

DESCRIPTION

DATE

Drawing No.

8128

Drawn by

GSK

Date

Oct. 2015

Drawing No.

8128

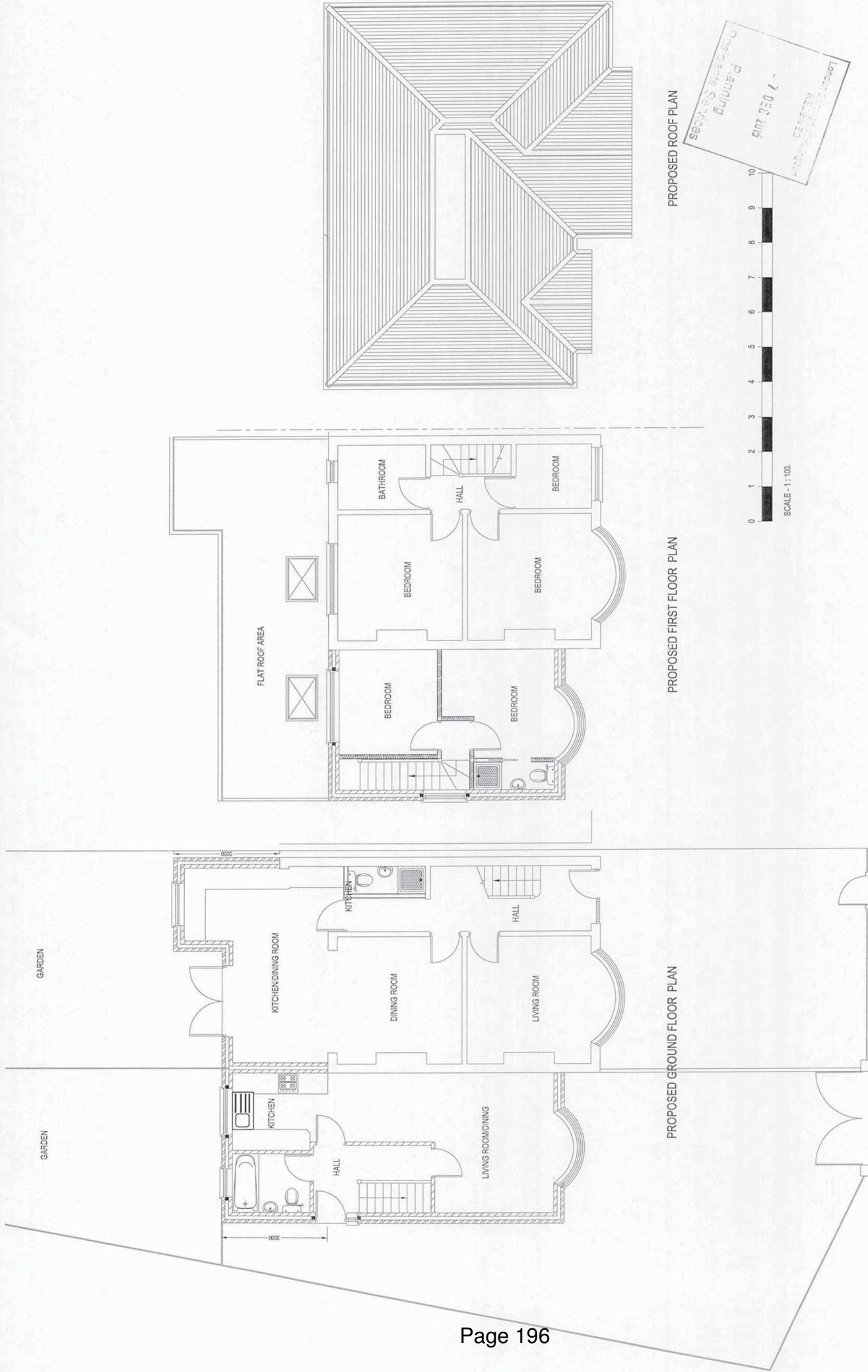
Drawn by

GSK

Date

Oct. 2015

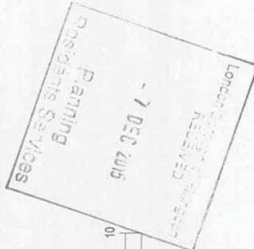
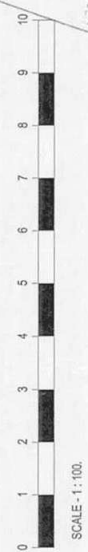
NOT FOR CONSTRUCTION



PROPOSED ROOF PLAN

PROPOSED FIRST FLOOR PLAN

PROPOSED GROUND FLOOR PLAN



No.	DESCRIPTION	DATE
	PROPOSED PLANS	

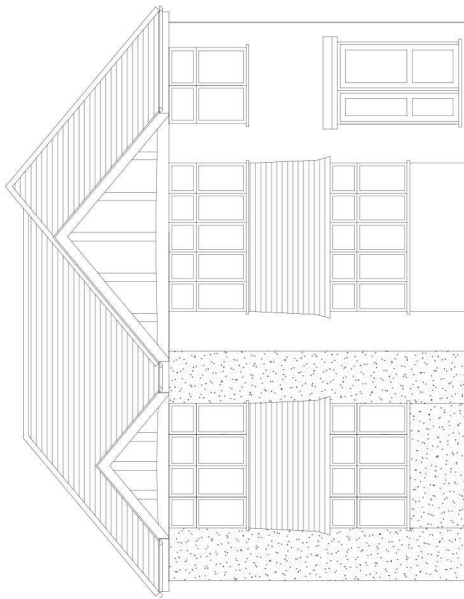
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Drawn by	GSK	Drawing No.	8128
Date	Oct. 2015		P 04

Client	
Job Title	26 WINDSOR AVENUE, HILLINGDON. MIDDLESEX. UB10 9TA.

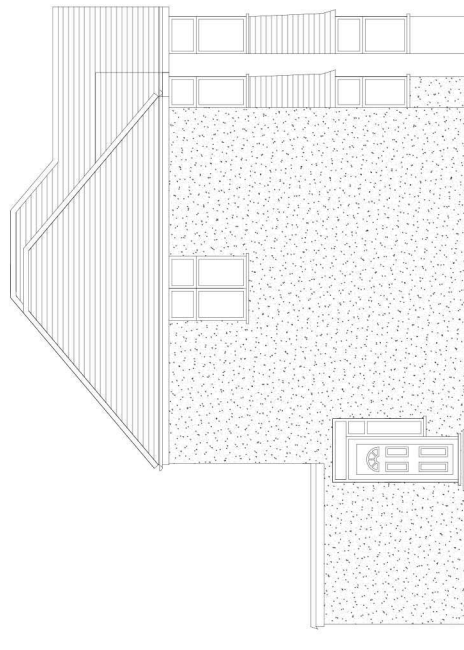
NOTES:

NOT FOR CONSTRUCTION

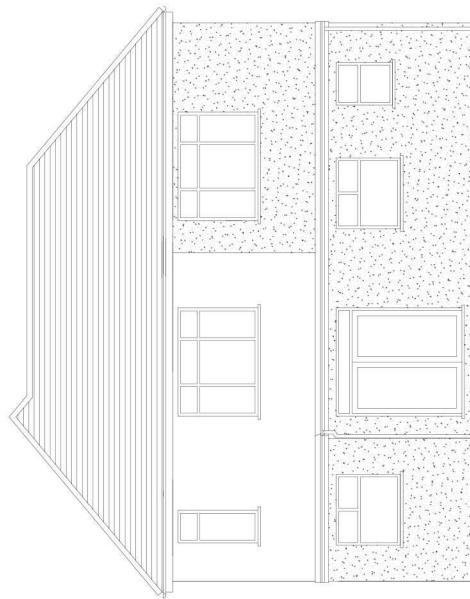
TL TECON Ltd.
 Consulting Civil & Structural Engineers
 116A High Street
 Edgware, Middlesex, HA8 7EL.
 TEL: 020 8951 5100 FAX: 020 8905 6838



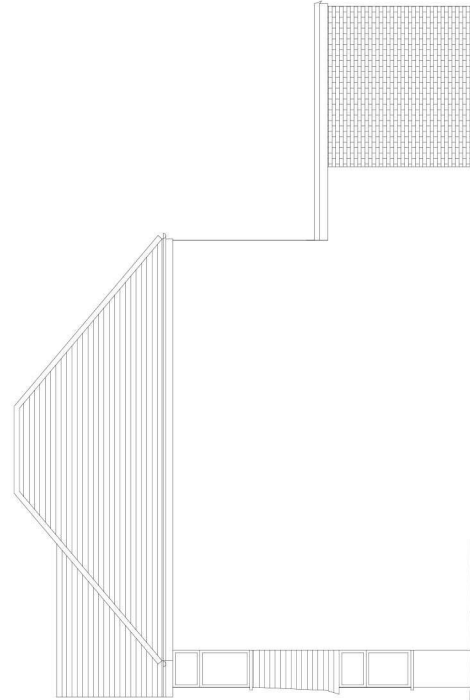
PROPOSED FRONT ELEVATION



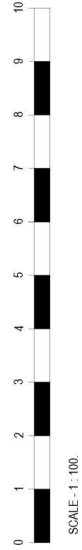
PROPOSED LEFT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



NOTES:



TECON Ltd.
Consulting Civil & Structural Engineers

116A High Street
Edgware, Middlesex, HA8 7EL.
TEL: 020 8951 5100 FAX: 020 8905 6838

NOT FOR CONSTRUCTION

Client

Job Title
26 WINDSOR AVENUE, HILLINGDON.
MIDDLESEX. UB10 9TA.

Scale

1 : 100.

Size

A3

Drawn by

GSK

Date

Oct. 2015

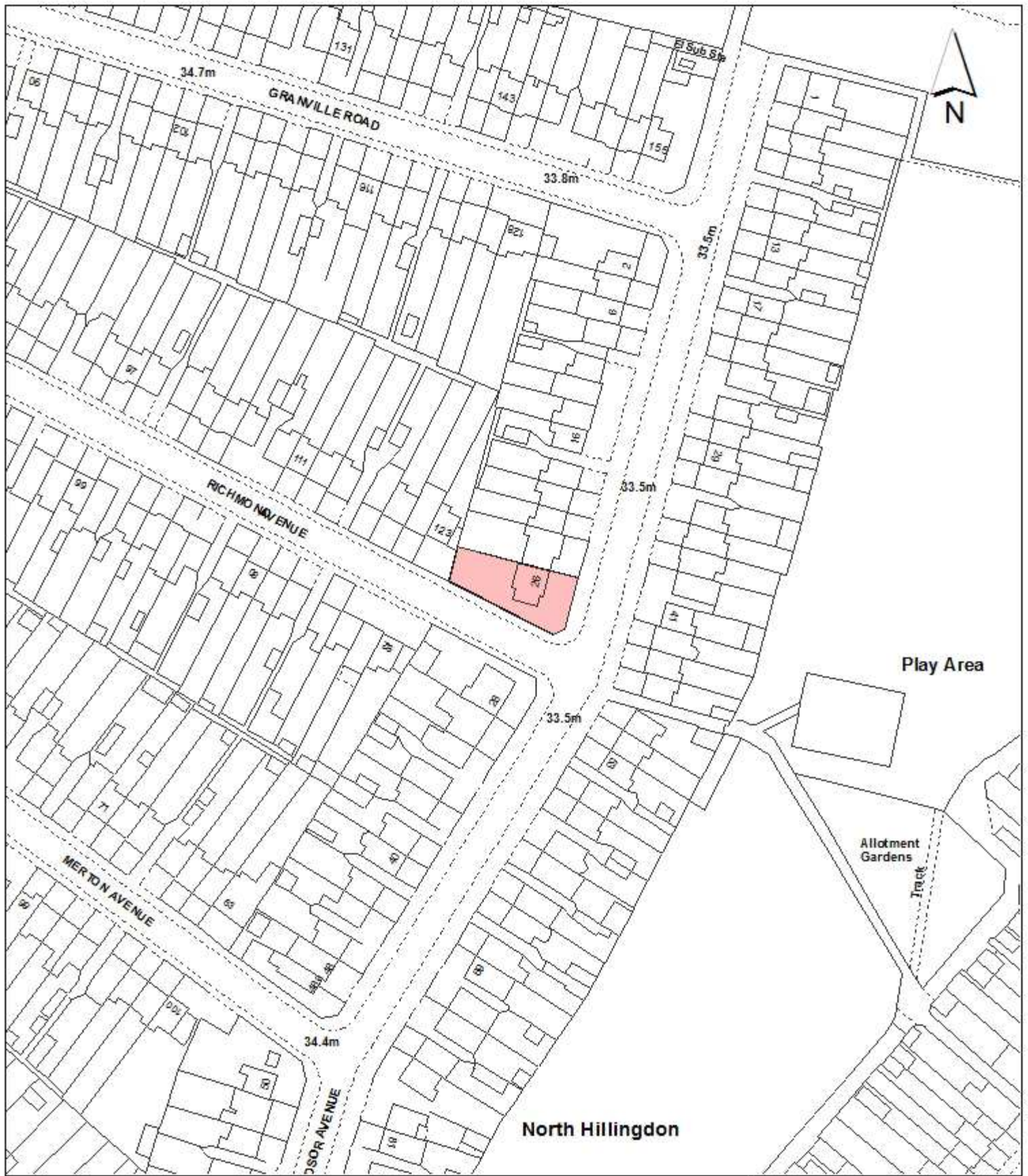
Drawing No.

8128

Drawing Title

PROPOSED ELEVATIONS

A	L A COMMENTS	15.12.15
No.	DESCRIPTION	DATE



Notes:

 Site boundary

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Site Address:

26 Windsor Avenue

Planning Application Ref:

63542/APP/2015/4473

Planning Committee:

Central & South

Scale:

1:1,250

Date:

April 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

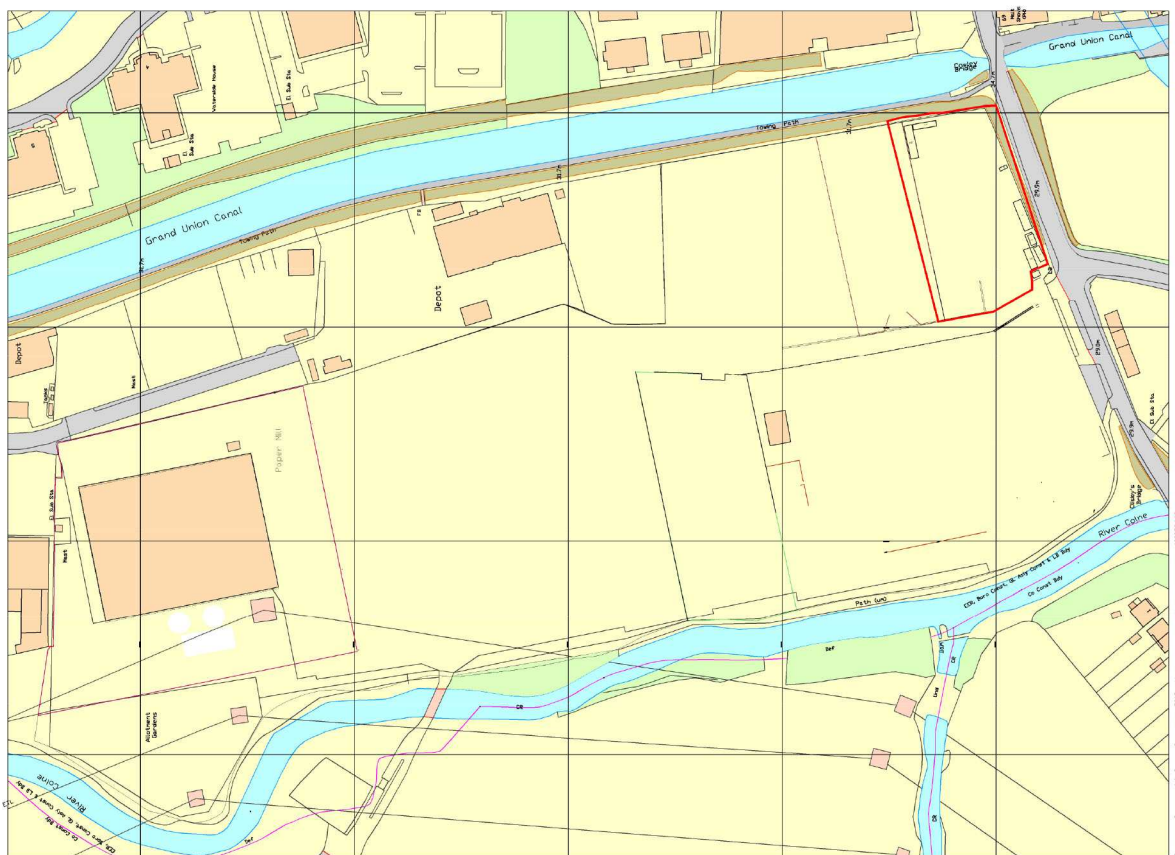
Report of the Head of Planning, Sport and Green Spaces

Address WEST LONDON INDUSTRIAL PARK IVER LANE COWLEY
Development: Retention of existing detached building and use of site and building for storage of cars
LBH Ref Nos: 751/APP/2015/3814

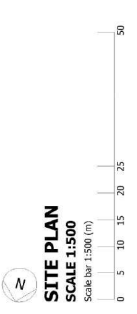
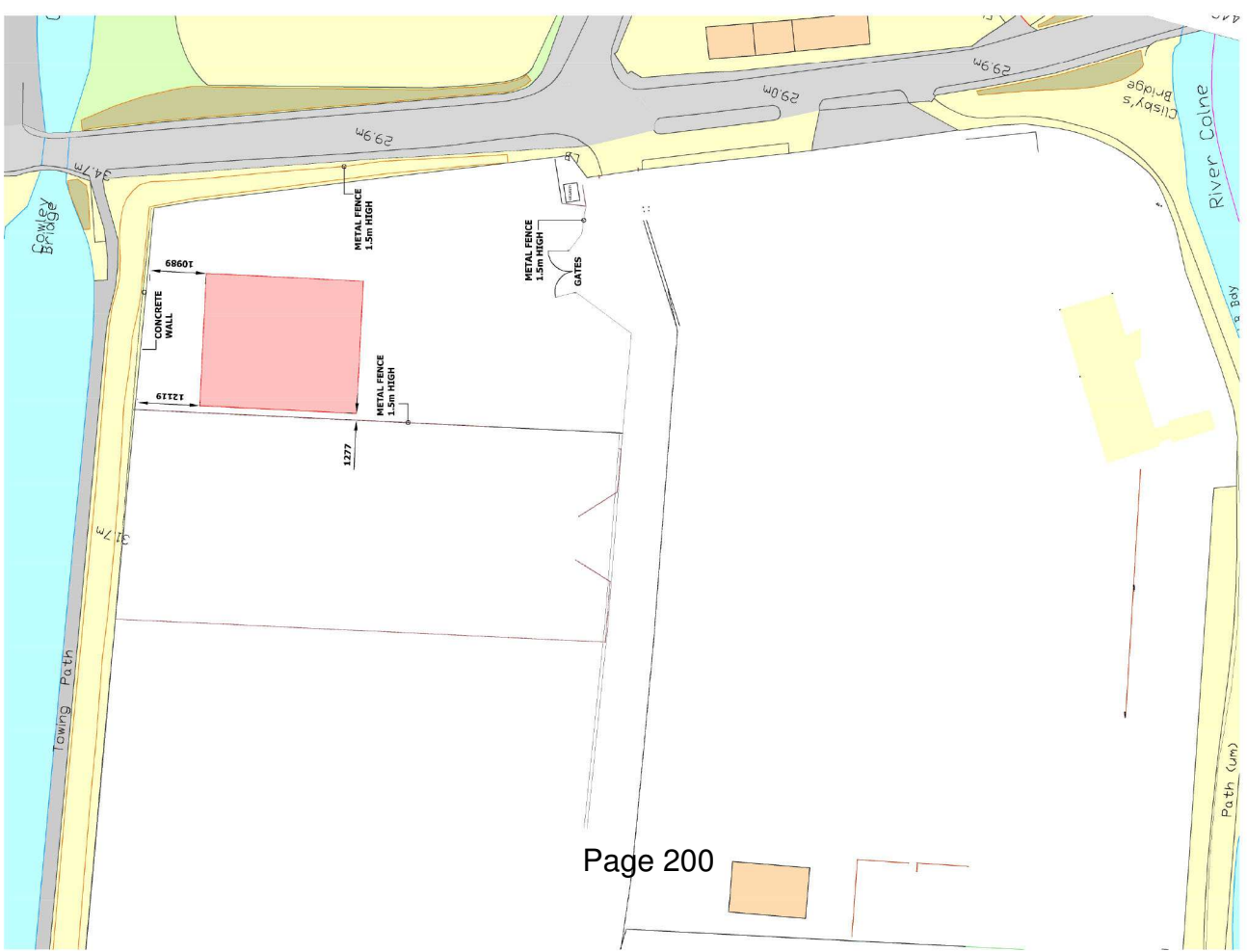
Date Plans Received: 13/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 15/12/2015

NOTE: All dimensions in millimetres unless otherwise stated. The contractor must verify all dimensions on site before commencing on site. Any proposed dimensions to be confirmed by the client.

NOTES



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REVISIONS

HAWKINS EADES ASSOCIATES
ARCHITECTURAL
PLANNING & DESIGN CONSULTANTS

100 High Street
Cobalt Mill
Bucks HP16 0BE
Tel: 01494 681550/681686
Fax: 01494 681222
e-mail: mail@hawkeades.co.uk

CLIENT: Trade Skills Ltd

PROJECT: Restorative Application for Commercial Building West London, Industrial Park

TITLE: Site & Location Plan

DRAWN No. A1: 1947 PL: 0.01 X

DATE: 07-10-15 SCALE: 1:500, 1:1250

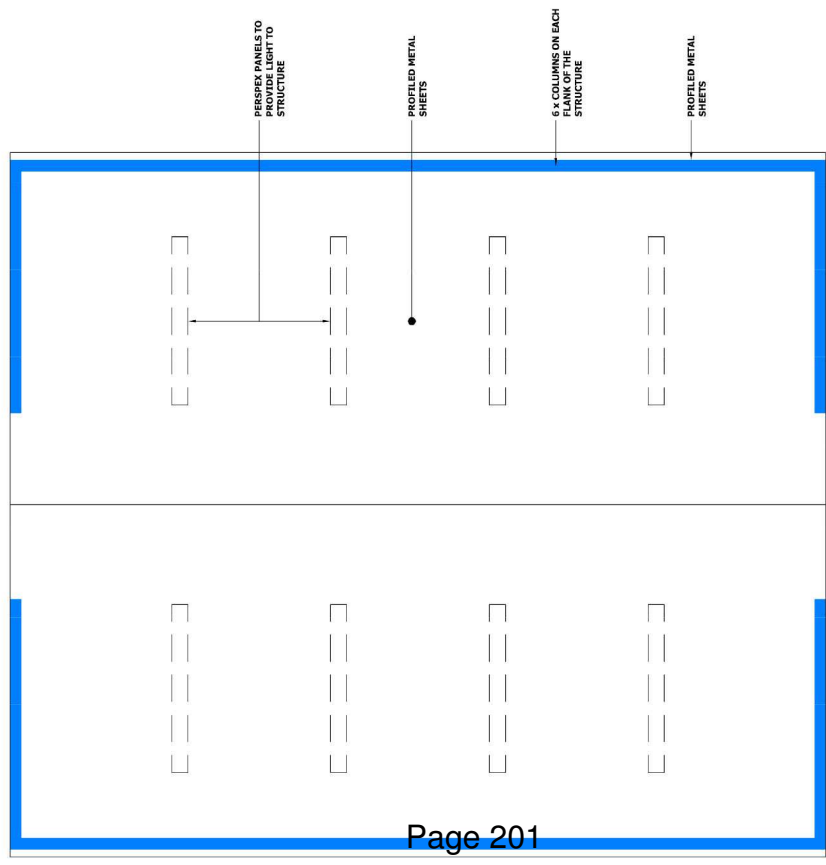
DRAWN BY: DK [CHECKED] CSB

Do not scale from this drawing, use dimensions only. All discrepancies must be reported to the architect.

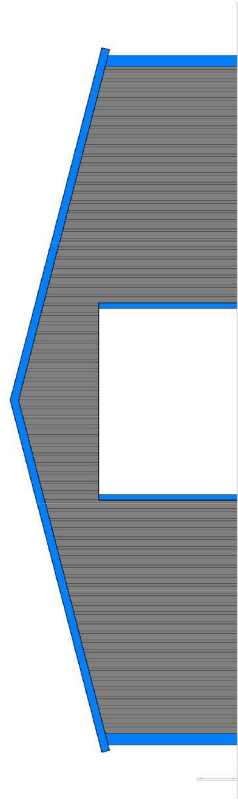
© HAWKINS EADES ASSOCIATES

All dimensions in millimetres unless otherwise stated
 All dimensions are to the face of the work unless otherwise stated
 Architect must be notified of any suggested
 Any scaled dimensions to be confirmed by the
 Architect

NOTES

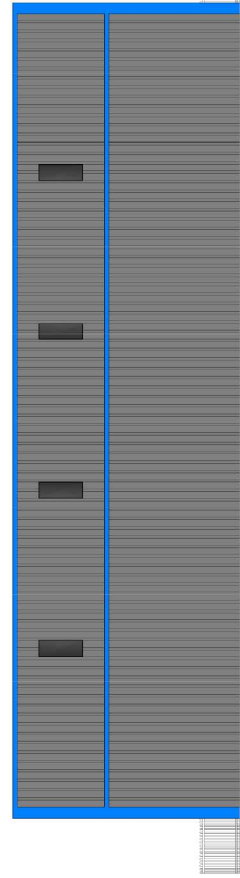
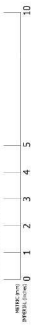


FLOOR PLAN
SCALE 1:100



FRONT AND REAR ELEVATIONS
SCALE 1:100

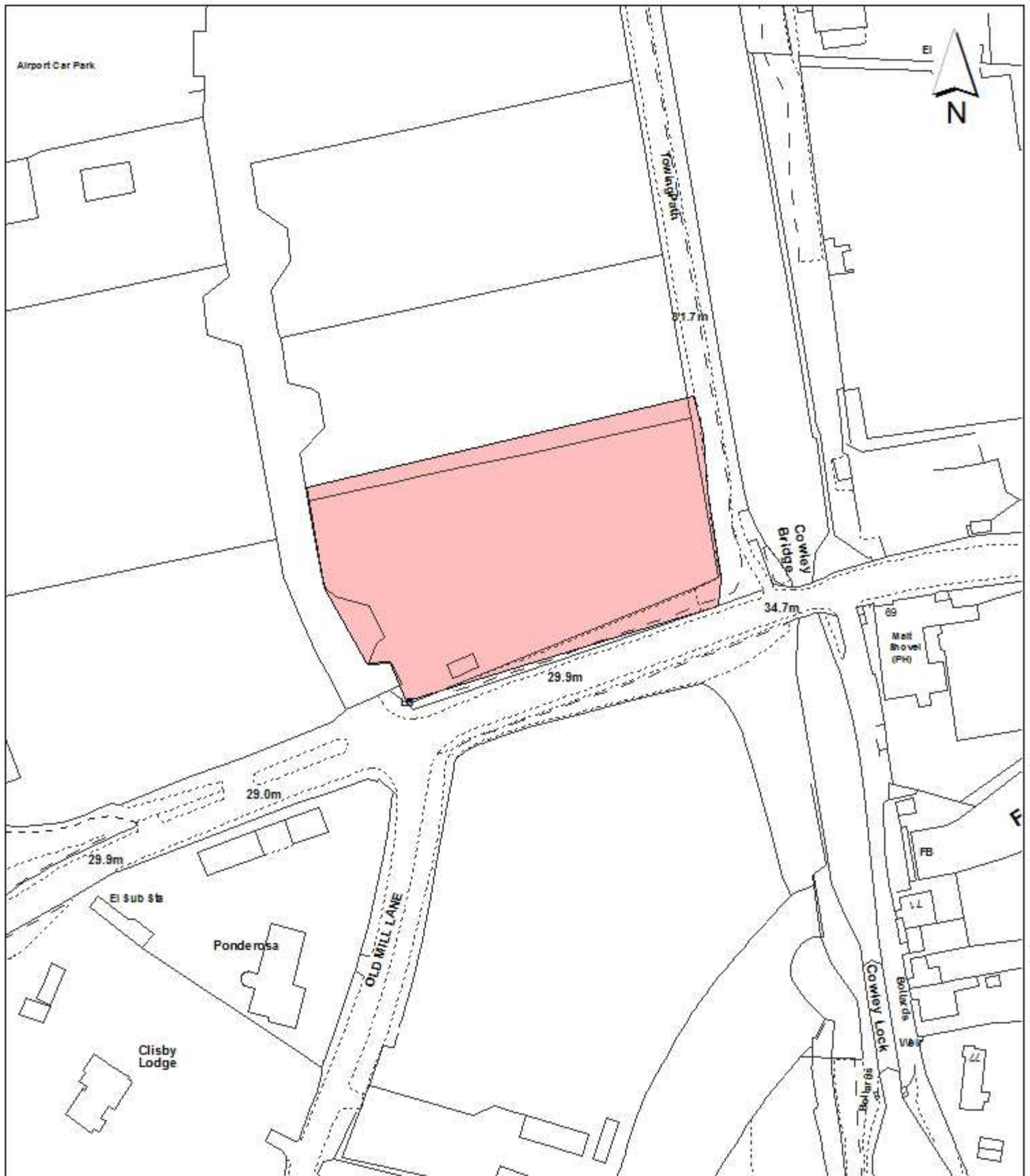
Scale bar 1:100 (m)



SIDE ELEVATIONS
SCALE 1:100



REVISIONS	
HAWKINS EADES ASSOCIATES ARCHITECTURAL PLANNING & DESIGN CONSULTANTS	
100 High Street Great Merton Bucks HP16 0BE Tel: 01494 891555/891686 Fax: 01494 891222 e-mail: mail@hawkeades.co.uk	
CLIENT	Protek Ltd
PROJECT	Retrospective Application for Commercial Building Conversion, Industrial Park
TITLE	Floor Plan & Elevations
DRAWING No.	A1 0947
PL	1.02
SCALE	1:100
DATE	07-10-15
CHECKED	CSB
DRAWN BY	DK
Do not scale from this drawing, use dimensions only. All dimensions must be reported to the Architect.	
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 Site boundary

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Site Address:

**West London Industrial Park
Iver Lane
Cowley**

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

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

Planning Application Ref:

751/APP/2015/3814

Scale:

1:1,250

Planning Committee:

Central & South

Date:

April 2016



HILLINGDON
LONDON