



HILLINGDON  
LONDON



## North Planning Committee

**Date:** WEDNESDAY, 28  
OCTOBER 2015

**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

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

**Published:** Tuesday, 20 October 2015

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This Agenda is available online at:  
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2015>

*Putting our residents first*

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
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## Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

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

### About the Committee's decision

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings held on 26 August 2015 and 6 October 2015 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

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

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	146 Field End Road, Eastcote  3016/APP/2015/2420	Eastcote & East Ruislip	Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cycle store involving external alterations.  <b>Recommendation: Approval</b>	13 - 34  126 - 136
7	Land to north of Moorhall Road, Harefield, Denham  71180/APP/2015/3252	Harefield	Installation of groundwater monitoring boreholes.  <b>Recommendation: Approval</b>	35 - 46  137 - 142



8	30 Sussex Road, Ickenham  71045/APP/2015/3125	Ickenham	Part two storey, part single storey rear extension and single storey side extension  <b>Recommendation: Approval</b>	47 - 56  143 - 151
9	Northwood Golf Club, Rickmansworth Road, Northwood  7932/APP/2015/2938	Northwood	Single storey structure to be used as a toilet on golf course.  <b>Recommendation: Approval</b>	57 - 64  152 - 157
10	Waitrose, 9 Kingsend, Ruislip  36969/APP/2015/2159	West Ruislip	Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).  <b>Recommendation: Approval</b>	65 - 76  158 - 160
11	Waitrose, 9 Kingsend, Ruislip  36969/APP/2015/2167	West Ruislip	Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition).  <b>Recommendation: Approval</b>	77 - 84  161 - 163

## Other

### 12 S106 Quarterly Monitoring Report

85 - 118

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2015 where the Council has received and holds funds.

**Recommendation: To note the 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 12A to the Local Government (Access to Information) Act 1985 as amended.

13 Enforcement Report

119 -  
124

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

**Pages 125 - 164**

## Minutes

### NORTH PLANNING COMMITTEE

26 August 2015

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



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	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Duncan Flynn Raymond Graham Manjit Khatra John Morse John Oswell Brian Stead David Yarrow</p> <p><b>LBH Officers Present:</b></p> <p>James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Highways Engineer), Nicole Cameron (Legal Advisor), Charles Francis (Democratic Services Officer).</p>	
55.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillors Peter Curling, Jem Duducu and Carol Melvin with Councillors Manjit Khatra, David Yarrow and Brian Stead acting as substitutes.</p>	
56.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>	
57.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 16 JULY AND 5 AUGUST 2015</b> (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
58.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 7 had been withdrawn from the agenda by the Head of Planning.</p>	
59.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p>	

	<p>All items were considered in public with the exception of items 11 and 12 which were considered in private.</p>	
<p>60.</p>	<p><b>128 QUEENS WALK, RUISLIP 70076/APP/2015/1490</b> (<i>Agenda Item 6</i>)</p> <p><b>Conversion of two storey, 4-bed dwelling house into 2 x 1-bed self contained flats involving alterations to rear.</b></p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>In accordance with the Council's constitution, a representative of the petitioners objecting the proposal addressed the meeting.</p> <p>The petitioner objecting to the proposals made the following points:</p> <ul style="list-style-type: none"> <li>• The proposal would set an unwanted precedent in the area.</li> <li>• The proposal would compromise the street scene.</li> <li>• The proposal would put an unnecessary stain on drainage and sewerage services.</li> <li>• There were insufficient parking spaces which would cause parking problems locally if it were approved.</li> <li>• No site visit had been conducted by Officers.</li> <li>• The internal layout was different to that suggested in the application.</li> <li>• The report contained no mention of the proposed alterations to the rear of the building.</li> <li>• The report made no mention of amenity space.</li> <li>• The property had been advertised on the internet as 2 double rooms available for rent.</li> </ul> <p>A representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The application met all the planning standards.</li> <li>• The petitioners concerns that such a development would set a precedent was misguided. Conversions were a legitimate form of development.</li> <li>• That there had been few applications for a conversions, showed that the application met a local need.</li> <li>• The applicant accepted the Officer recommendation that the car parking needed to be re-orientated.</li> <li>• Bin storage had been moved to rear and side of the property so there was minimal impact to the street scene.</li> <li>• Drainage and sewage would not worsen as a result of the application.</li> <li>• There was no evidence of parking stress in the area.</li> <li>• Interior works to the property were not party to enforcement action.</li> </ul>	

A Ward Councillor raised the following points:

- The plans and report were insufficient information on which to take a decision.
- The building plans and proposed layouts were different to each other.
- The application was an excuse to try and legitimise the current state of the development.
- There was no Highways Officer report.
- There was no Access Officers' report.
- There had previously been a refusal for a 6m extension, but a 6m extension now existed.
- The application should be deferred so that further investigations could take place.
- Officers should conduct a site visit.

The Chairman began discussions by seeking a number of clarifications from Officers on a number of points. In relation to the 6m extension, Officers highlighted that this had been agreed under the prior approval route. Officers confirmed that a site visit had taken place and that the proposed change from a kitchen window to patio doors was a permissible alteration.

Referring to the internal layout, Officers confirmed that if a room was not previously designated as a bedroom, but the design had evolved, it was permissible for the room to become and be used as a bedroom.

Despite having a number of reservations about the scheme, the Committee was mindful that it could only consider the planning application before it. In relation to parking considerations, the Committee noted the Officer report had allocated 2 spaces to the scheme. The Highways Officer explained that parking standards did not equate to the size of the application and in Hillingdon, the standard was to allocate 1.5 spaces per property. Therefore, applying this standard to the application meant that only one parking space was required for it to be compliant with the current standard.

With regards to the loft conversion already in place, the Committee expressed concern about privacy. In response, Officers confirmed that overlooking had been considered at the relevant time and this aspect of the application did not breach the privacy of neighbouring properties. Summarising the application, the Chairman confirmed that the application complied with all Hillingdon's planning guidance and it was questionable what a site visit might achieve given the internal layout of the property was not something the Committee could determine.

After deliberations, it was moved, seconded and on being put to the vote agreed that the application be approved, with one abstention.

**Resolved - That the application be approved**

61.	<p><b>WINDMILL COURT (FORMER WINDMILL PH) WINDMILL HILL, RUISLIP 11924/APP/2015/2299</b> (<i>Agenda Item 7</i>)</p> <p><b>Variation of condition 3 (Opening Hours) of planning permission Ref: 11924/APP/2013/1871 dated 27/11/2013 to allow use of property as a 24 hour, 7 days gym (Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or health Centre.</b></p> <p><b>This item was withdrawn from the agenda by the Head of Planning and Enforcement.</b></p>	
62.	<p><b>LAND ADJACENT TO 68 KNOLL CRESCENT, NORTHWOOD 70975/APP/2015/2012</b> (<i>Agenda Item 8</i>)</p> <p><b>Two storey detached dwelling with associated parking and amenity space.</b></p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>In accordance with the Council's constitution, a representative of the petitioners objecting the proposal addressed the meeting.</p> <p>The petitioner objecting to the proposals made the following points:</p> <ul style="list-style-type: none"> <li>• The proposed development represented piecemeal back land development.</li> <li>• There had never been homes on the land.</li> <li>• It would adversely affect the openness and green and verdant character of the area.</li> <li>• The site formed a welcome break between the density of surrounding developments.</li> <li>• The development would cause congestion and parking issues locally.</li> <li>• The proposal would effect the survival / growth potential of surrounding trees.</li> <li>• The proposal would result in further pressure on the local drainage.</li> <li>• The proposal would place a further demand on the local water supply and some local residents already suffered from very low water pressure.</li> </ul> <p>A representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The application before Committee was markedly different from previous applications.</li> <li>• The 'design and setting' aspects of the proposal addressed the Planning Inspectorates' previous concerns.</li> <li>• The design now incorporated a dwelling which was set into the hillside. This incorporated more timber and glass than previous designs which contributed to maintaining the openness of the site.</li> </ul>	



	<ul style="list-style-type: none"> <li>• A full arboreal report had been provided which had demonstrated that the trees would be retained.</li> <li>• The site had never been 'garden land'. It was land which had been acquired by the applicant under a specific title.</li> <li>• The history of the site showed that a number of developments had been approved in the past.</li> </ul> <p>Discussing the application, the Committee agreed that the application did represent a form of backland development, which, on balance would be harmful to the character and appearance of the area. Furthermore, as the design meant that a useful turning area for vehicles would be lost, this would further affect the openness and amenity of the area.</p> <p>The Committee also raised a number of concerns about the long-term protection of several trees on and off-site and requested that these be included as an informative to instruct any future application at the site.</p> <p>On being put to the vote, it was moved, seconded and agreed unanimously that the application be refused as set out in the Officer report.</p> <p><b>Resolved -</b></p> <p><b>That the application be Refused.</b></p>	
63.	<p><b>OLD CLACK FARM, TILE KILN LANE, HAREFIELD</b>  <b>42413/APP/2015/987</b> (<i>Agenda Item 9</i>)</p> <p><b>Erection of a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.</b></p> <p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote, unanimously agreed that the application be approved as set out in the Officers report.</p> <p><b>Resolved -</b></p> <p><b>That the application be Approved as set out in the Officer's report.</b></p>	
64.	<p><b>OLD CLACK FARM, TILE KILN LANE, HAREFIELD</b>  <b>42413/APP/2015/988</b> (<i>Agenda Item 10</i>)</p> <p><b>Listed Building Consent for a two storey and single storey rear extension, and a single storey side extension, erection of a glazed link to connect the house and barn and internal alterations to provide a bedroom suite and bathroom.</b></p>	

	<p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote, unanimously agreed that the application be approved as set out in the Officers report.</p> <p><b>Resolved -</b></p> <p><b>That the application be Approved as set out in the Officer's report.</b></p>	
65.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 11</i>)</p> <p><b>It was Resolved -</b></p> <p><b>1. That the enforcement action as recommended in the officer's report be agreed.</b></p> <p><b>2. That the Committee agree to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p>	
66.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p><b>It was Resolved -</b></p> <p><b>1. That the enforcement action as recommended in the officer's report be agreed.</b></p> <p><b>2. That the Committee agree to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p>	
	<p>The meeting, which commenced at 7.30 pm, closed at 8.52 pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

## Minutes

### NORTH PLANNING COMMITTEE

6 October 2015

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



HILLINGDON  
LONDON

	<p><b>Committee Members Present:</b> Councillors John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Raymond Graham, Carol Melvin, John Morse and John Oswell and Brian Stead.</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning and Enforcement), Adrien Waite (Major Applications Manager), Manmohan Ranger (Transport Consultant), Tim Brown (Legal advisor) and Jon Pitt (Democratic Services Officer).</p>
76.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr. Eddie Lavery, with Cllr. Ian Edwards substituting and from Cllr. Duncan Flynn, with Cllr. Brian Stead substituting.</p>
77.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
78.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 15 SEPTEMBER 2015</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 15 September 2015 were agreed as a correct record.</p>
79.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that in the absence of the Committee Chairman, Cllr Eddie Lavery, the Committee Vice-Chairman, Cllr John Morgan, would be the Chairman for the meeting.</p>
80.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the meeting would be held in public, with the exception of agenda items 7 and 8, which related to planning enforcement. Items 7 and 8 would be heard in private.</p>

81. **WINDMILL COURT (FORMER WINDMILL PH), WINDMILL HILL - 11924/APP/2015/2299** (*Agenda Item 6*)

**Variation of condition 3 (Opening Hours) of planning permission to allow use of the property as a 24 hour 7 days gym (Change of use from A1 (shops) to flexible use permitting A1(Shops), A2 (Financial and professional services) or use as a Gymnasium, Dental Clinic or Health Centre).**

Officers introduced the report and referred Members to the addendum sheet that had been circulated. The application sought to extend previously approved opening hours in order to enable the proposed gym to trade 24 hours a day, 7 days per week.

It was noted that an additional objection had been raised, since agenda dispatch, in relation to the use of the gym as a 24 hours facility. This objection also objected to the lack of parking facilities in the area and that there were already other gyms trading in the area. Officers confirmed that noise related issues had been addressed in the report and could be conditioned accordingly. It was noted that the applicant had provided more information in relation to noise mitigation than in their previous application. It was also confirmed that the existence of other gyms in the area was not relevant to the determination of the application before the Committee.

It was proposed that four additional conditions in relation to noise mitigation be imposed. These had not been included in the grant of the previous application as this had not included 24 hour opening. Officers, having consulted with the Council's Environmental Protection service, considered that the proposals would not cause an unacceptable noise impact and therefore, recommended that the application be approved.

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

The petitioner objecting to the proposals made the following points:

- A survey had been undertaken of 100 gym users to find out whether they would be prepared to pay for parking. All 100 had said 'no'.
- The proposed increase in operational hours of the gym would lead to an increase in vehicles looking for parking in the area. This would result in parking overspill into neighbouring roads and would exacerbate existing parking difficulties caused by the station and local schools.
- The Transport Statement used in association with the original application was out of date and a parking survey that targeted gym users should be undertaken.
- The proposed gym was 7,000 sq ft in size. This was significant and the company behind the gym would have the marketing resources to attract a significant number of customers

Representatives of the applicant raised the following points:

- The proposed gym was, in fact, 4,500 sq ft in size, rather than the 7,000 sq ft. stated by the petitioner.
- The gym operator was a global fitness brand with gyms in 22 countries and within 50 local communities in UK. The business was expanding.
- The application submitted was seeking to vary a previous submitted application, with the requested change being to permit 24 hour opening. All the firm's existing gyms were open 24 hours a day. This was essential to the brand and

refusal of the request would result in the firm not proceeding with the opening of the gym.

- There had not been significant objections to the proposals.
- It was estimated that there would be between 0 to 5 users of the gym per hour between the hours of midnight and 4am.
- The proposed planning conditions would ensure that noise emittance from the gym was kept to a minimum.
- The gym's core target market was middle income working people aged 35 to 50. Parking in the area was free at night. Therefore, resulting parking issues would be minimal, especially as it was anticipated that many of the customers would walk to the gym or use public transport.
- The gym would implement control measures to encourage users to behave responsibly. These would include remote monitoring and covering user responsibility during user inductions.
- The company was passionate about the gyms it operated and was keen to rejuvenate a premises that had been vacant for six years

The Committee asked how many gyms the company operated in similar locations. It was confirmed that gyms were operated in 50 such premises. These were within 51 Council areas, with each gym having neighbouring residential properties. There had not been any significant concerns raised in any of these locations and it was noted that the company had 3,000 gyms globally. No exercise classes would take place at night and it was anticipated that night time footfall would be low.

In response to Member concerns about noise associated with the use of weights and parking availability for local church goers on Sunday mornings, the representatives of the applicant made reference to the submitted Acoustic Assessment Report. This set out how noise would be mitigated and it was noted that this would include insulation to reduce sound emitted by the premises. The applicants advised that times of peak use for the gym were expected to be 6am to 9am Monday to Friday and after normal office hours. Use of the premises at the weekend was expected to be more evenly spread throughout the day. Some Committee Members remained concerned that the sound proofing to be installed may not be sufficient and were unhappy about the gym operating all night

Officers advised that the Committee should only consider the impact of the proposed additional night time opening in determination of the application. In response to a question from the Chairman, officers further advised that granting of the application would normally allow other use classes covered by the application e.g. class A1 (shops) to also trade 24 hours a day. However, such use could be restricted through the addition of a planning condition.

It was questioned how long enforcement activity was likely to take in the event that planning permission was granted and there was a subsequent breach of conditions. Officers advised that enforcement was covered by condition 6 within the officer's report. This specified that sound monitoring equipment would be installed during the first year of operation and that details of sound levels and any action taken to reduce them should be recorded and made available to the local planning authority on request. In the event that unacceptable noise nuisance was experienced, then this would be dealt with accordingly, including through the use of an out-of-hours enforcement team.

Committee Members felt that the bringing back into use of the premises by the gym would be welcome and that a gym, as opposed to other possible uses, would be a good fit for the area.

	<p>The recommendation for approval was moved, seconded and on being put to the vote was approved by five votes for to three votes against.</p> <p><b>RESOLVED - That the application be approved as per the officers' Recommendation and the addendum sheet circulated, subject to the following:</b></p> <ul style="list-style-type: none"> <li>- <b>Delegated authority be granted to the Head of Planning and Enforcement to add an additional condition to ensure that use of the premises for other use classes would not be permitted 24 hours a day.</b></li> </ul>
82.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 7</i>)</p> <p><b>RESOLVED: That:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
83.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 8</i>)</p> <p><b>RESOLVED: That:</b></p> <ol style="list-style-type: none"> <li><b>1. That the enforcement action as recommended in the officer's report was agreed.</b></li> <li><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></li> </ol> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.25 pm, closed at 8.05 pm.</p>



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resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

<b>Address</b>	146 FIELD END ROAD EASTCOTE		
<b>Development:</b>	Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cyc store involving external alterations		
<b>LBH Ref Nos:</b>	3016/APP/2015/2420		
<b>Drawing Nos:</b>	13/144/05 Rev F 13/144/1 Rev G 13/144/02 EAST1402 EAST1401 EAST1402 - NTS Location Plan Contamination Investigator Site Photographs Envirocheck		
<b>Date Plans Received:</b>	27/06/2015	<b>Date(s) of Amendment(s):</b>	30/06/2015
<b>Date Application Valid:</b>	16/07/2015		13/07/2015 27/06/2015

### 1. SUMMARY

This application seeks permission for the change of use of the subject building from Use Class B1 (Offices) to part Use Class A1 (Retail) on the ground floor and part Use Class C3 (Flats) and the creation of a third floor to create 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new Juliet and external balconies to front and rear, parking (13 spaces to the rear), communal amenity space to the rear and cycle store involving external alterations.

The resultant bulk, storey height and design of the proposed created third floor of the building are such that the development would be in keeping with the appearance of the existing and neighbouring buildings, and not detract from the prevalent form of development in the streetscene and the visual amenities of the wider area. The development would be compliant with the relevant policies of The London Plan 2015, 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) and the adopted HDAS SPD: Residential Layouts (July 2006).

The proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, as well as adequate off-street parking availability, compliant with Policies AM14, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Accordingly, the application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

**1 COM3 Time Limit**

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

**REASON**

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13/144/05 Rev F, 13/144/1 Rev G (revised, received on 10/10/2015), Phase I and Phase II Contamination Investigation (Project No. RML 5839) and Envirocheck Report: Datasheet (Client reference RML 5839) and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 6 parking spaces are with electrical charging provision (3 provided with active provision and 3 with passive)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

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

4.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.

## 5. Schedule for Implementation

### 6. Other

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

6.b Proposed finishing levels or contours

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

### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of The London Plan (2015).

## **4 NONSC Non Standard Condition**

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

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

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

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

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

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

**5 NONSC Non Standard Condition**

The applicant shall carry out an investigation of gas and vapour levels, and risk assessment thereof to the satisfaction of the LPA. If gas and/or vapour levels are likely to be a risk to future site occupiers then the applicant shall install remediation measures to prevent gas and/or vapour ingress to the flats and shop on the development site to the satisfaction of the LPA.

REASON

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

**6 RES15 Sustainable Water Management (changed from SUDS)**

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through minimisation of water use, collection, reuse and recycling and will:

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12 and minimises the usage of water in accordance with London Plan



(2015) Policy 5.15.

## **7 NONSC Non Standard Condition**

Unless otherwise first agreed in writing by the Local Planning Authority, prior to the commencement of development a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority.

The assessment shall clearly set out the baseline energy performance of the development (to 2013 building regulations), and the detailed measures to reduce CO2 emissions by 40% from this baseline, or demonstrate this is not feasible and provide the maximum feasible reduction. The assessment shall provide detailed specifications of the measures and technology that will be used to reach the aforementioned target. The assessment shall include the impacts of each energy efficiency measure and/or form(s) of technology on the baseline emissions. The assessment shall include plans including elevations where necessary showing the inclusion of the relevant technology to reduce the CO2 emissions.

Finally, the assessment must include appropriate measuring and monitoring proposals and how the information will be submitted to the Local Planning Authority to demonstrate CO2 reductions are being met.

The development must proceed in accordance with the approved scheme.

### **REASON**

To ensure appropriate carbon savings are delivered in accordance with London Plan (2015) Policy 5.2.

## **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.
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.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
NPPF	National Planning Policy Framework
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
LPP 7.6	(2015) Architecture

### **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 application site is located on the western side of Field End Road and comprises a detached flat roof three-storey building. The building has previously been used for offices within Use Class A2, Use Class D1 (educational purposes) and until recently, Use Class B1.

The forecourt of the site forms a parking / servicing area with three parking spaces. There is a part covered driveway to the southern side of the building, which leads to a parking area in the mainly hardsurfaced rear part of the site. Tall trees / hedges and close-boarded fencing form the treatments along the northern, western (rear) and southern boundaries. A metal staircase to the southern side forms external access into the building.

The site is within the Eastcote Town Centre although it lies outside the designated primary and secondary shopping areas. The site lies farther outside the Eastcote (Morford Way)

Conservation Area. To the north of the site is the detached two-storey locally listed Ascots (Manor) Public House at No.144 Field End Road. To the south, the site borders No.148 Field End Road, a three-storey office building, and No.150 Field End Road, a converted part three/part four-storey residential apartment block known as 1-45 Portman House. To the rear (west) of the site lies the residential rear garden of 26 Crescent Gardens.

The immediate section of the Field End Road streetscene is predominantly commercial in character and appearance and mainly comprises three-storey terraced properties with ground floor commercial uses and upper floor office / residential uses. Most of the neighbouring properties, particularly those on the opposite side of the highway are of the 1930's 'Metroland' design style.

Other than its Eastcote Town Centre location, the application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

### **3.2 Proposed Scheme**

This application seek permission for the change of use of the subject building from Use Class B1 (Offices) to part Use Class A1 (Retail) on the ground floor and part Use Class C3 (Flats) and the creation of a third floor to create 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new Juliet and external balconies to front and rear, parking (13 spaces to the rear), communal amenity space to the rear and cycle store involving external alterations.

A retail unit with ancillary store, staff room and toilet would be created in the front part of the ground floor and it would have the forecourt area for dedicated servicing / parking use. A 1 x 2-bed flat would be created in the remaining rear part of the ground floor. The flat as well as the other flats on the upper floors, would be accessed from a new entrance door to be inserted in the southern flank wall. The first and second floors would consist of 4 x 2-bed and 2 x 1-bed flats. The proposed third floor would have a flat roof and consist of 1 x 2-bed and 1 x 3-bed flats.

An internal lift would be provided in the central core of the building. An internal refuse bin store for the flats would be located on the ground floor with entrance door in the southern flank wall, and a timber-framed cycle store would be sited adjacent to the southern flank wall of the building. The cycle store would consist of 16 spaces. 13 parking spaces would be provided in the rear parking area, and it would be adjacent to a landscaped communal amenity area of approximately 85 sq.m.

External alterations are proposed to incorporate Juliet balconies on the upper floors to the front and external balconies rear with metal railings and rear obscure-glazed panels on the first and second floors. Submitted revised plans detail the provision of upper floor side bay windows oriented at 45 degree angles, solid panels and Juliet balconies. The alterations would also incorporate new display windows on the ground floor for the retail unit and new French windows on the upper floors with rendered painted finish for the external walls to make good.

### **3.3 Relevant Planning History**

3016/ADV/2012/87                      Heath Business College, The Hallmarks 146 Field End Road Eastcote  
Installation of 1 x internally illuminated fascia sign

**Decision:** 02-01-2013 Approved

3016/APP/2012/1920 146 Field End Road Eastcote Pinner

Application for non-material amendment of planning permission Ref: 3016/APP/2012/662 dated 23/05/2012 to permit rental to the general public (Change of use from Use Class A2 (offices) to Sui Generis for use as a vehicle hire and installation of wash-bay canopy to rear)

**Decision:** 20-08-2012 Withdrawn

3016/APP/2012/2576 Heath Business College, The Hallmarks 146 Field End Road Eastcote  
Details in compliance with conditions 4, 5, 6, 7, 8, 9, 10, 11 and 12

**Decision:** 23-11-2012

3016/APP/2012/2698 Heath Business College, The Hallmarks 146 Field End Road Eastcote

Change of use of first floor from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use as a charity organisation, to include disabled access ramp and bicycle rack

**Decision:** 20-12-2012 Withdrawn

3016/APP/2012/2894 Heath Business College, The Hallmarks 146 Field End Road Eastcote

Variation of conditions 4, 5 & 8 of planning permission ref 3016/APP/2012/662 dated 23/05/2012 to make alterations to parking spaces (Change of use from Use Class A2 (offices) to Sui Generis for use as a vehicle hire and installation of wash-bay canopy to rear)

**Decision:** 16-01-2013 Approved

3016/APP/2013/42 Heath Business College, The Hallmarks 146 Field End Road Eastcote

Change of use of first floor from Class A2 (Financial and Professional Services) to Class D1 (Non-Residential Institutions) for use for a charity organisation.

**Decision:** 26-04-2013 Withdrawn

3016/APP/2015/301 146 Field End Road Eastcote Pinner

Change of use from office use (Use Class B1) to 4 x 1 bed and 3 x 2 bed self contained flats (Use Class C3) (Prior Approval)

**Decision:** 21-04-2015 Refused

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

3016/APP/2015/301 - Change of use from office use (Use Class B1) to 4 x 1 bed and 3 x 2 bed self contained flats (Use Class C3) (Prior Approval) - Decision: Refused. Decision Date: 21/04/2015.

Officer comment:

This prior approval application was refused on the grounds that insufficient information was provided to clarify whether or not there is contaminated soil or groundwater below the site or a risk assessment carried out to clarify the risks to future residents, and what soil and water remediation is necessary.

3016/APP/2012/2894 - Variation of conditions 4, 5 and 8 of planning permission reference 3016/APP/2012/662 dated 23/05/2012 to make alterations to parking spaces (Change of use from Use Class A2 (offices) to Sui Generis for use as a vehicle hire and installation of wash-bay canopy to rear) - Decision: Approved. Decision Date: 16/01/2013.

3016/APP/2012/662 - Change of use from Use Class A2 (offices) to Sui Generis for use as a vehicle hire and installation of wash-bay canopy to rear - Decision: Approved. Decision Date: 23/05/2012.

#### 4. Planning Policies and Standards

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

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

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.
BE26	Town centres - design, layout and landscaping of new buildings
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE11	Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
NPPF	National Planning Policy Framework
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
- LPP 7.6 (2015) Architecture

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

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

#### EXTERNAL CONSULTEES

Letters were sent to the owners/occupiers of 13 neighbouring properties including the Eastcote Residents Association and the Eastcote Conservation Area Advisory Panel on 20/07/2015. A site notice was also displayed on 29/07/2015.

One response expressing support for the proposal was received from a neighbouring resident: 'Redevelopment of this site would be welcome as it is currently, and has been for some time, a complete eyesore'.

An objection was received from the Eastcote Conservation Area Advisory Panel:

'This building is situated next to the Ascott PH, which is a locally listed building. The majority of the surrounding buildings are 'Metroland style', all erected pre 1935. Nearby is the Morford Way Conservation Area. 150 Field End Road has recently been changed from offices to a flatted development. Throughout the planning process for 150 Field End Road, there were many attempts to raise the height of the building, all unsuccessful.

The Conservation Panel objects to the proposal to raise the height of the building. It will be detrimental to the street scene and be over dominant to the Ascott PH. The previous application 3016/APP/2015/301 Prior Approval, was refused for lack of a soil report and material changes to the building. This application did not include the extra storey and was for 7 dwellings, 4x 1 bedroom flats and 3x 2 bedroom flats. There is a lack of shared amenity space for the occupants. The proposal is for mainly 2 and 3 bedroom dwellings, which could house a number of children, there is no dedicated play space. No attempt has been made to landscape the front of the building. The dwellings do not appear to have space to accommodate wheelchair users, especially considering the small size of the bathrooms'.

An objection was received from the Eastcote Residents Association:

'We ask that this application be refused.

The addition of an extra storey would be over-dominant generally, in relation to what is largely a 'metroland' street scene and, particularly, in relation to the Ascott Pub, which is a locally listed building.

We would also contend that the proposed total number of flats constitutes an over-development of the



site, both in terms of providing acceptable living conditions to future occupants and the impact on the local community services, due to the overall numbers of people living that could live in the property.

In relation to acceptable living conditions, in order to achieve the inclusion of 9 flats, the kitchens in 5 of the flats have no natural light and most of the bathroom/shower room/ areas are also without windows. Although provision has been made for balconies and windows, many of the habitable rooms appear to have only minimal access to daylight, due to their length and the fact that windows are only available in one of the shorter walls.

The amenity space shown on the drawings does not seem to allow for any children living in the flats.

The windows and balconies that have a view towards the flats in 150 Field End Road appear to have overlooking issues between the two properties.

No Design and Access Statement has been provided on the Planning Website. There are no details of the internal floorspace for each flat to understand whether standards have been met or exceeded and there is no information regarding the meeting of Lifetime Standards, covering disability and access issues'.

This application has been called to committee by a local Councillor.

### **Internal Consultees**

#### **INTERNAL CONSULTTEES**

Highways Officer:

There are no Highways objection to the proposal.

a. The site has moderate public transport accessibility (PTAL=3). Field End Road is a designated Borough Secondary Distributor Road.

b. The car parking provision and allocation is acceptable. However provision for 20% active and 20% passive electric vehicle charging points should be included.

Case Officer comments:

Following on from the Highways Officer's comments, the applicant has shown the provision of two electric vehicle charging points in the allocated parking area, however this does not meet the necessary standard. Accordingly, an appropriate condition is required.

Environmental Protection Unit (EPU) Officer:

The applicant has submitted a site investigation including a desk study in addition to a Landmark Envirocheck (data and maps of the past uses).

The desk study information is sufficient, and as previously concluded the main issue is the garage upon which the current offices are built. unfortunately the desk study does not confirm whether this was a repair garage. a filling station or both. We did a little research in our planning records and a reference in 1971 mentioned an existing garage and service station. Both can be contaminated, but the service station is the greater concern as there are underground fuel tanks that can leak.

The site investigation provides some very useful information on the land. However it is not comprehensive, and does not clarify whether or not there is likely to be a problem with gas or from contamination at depth. I can briefly explain below.

The site investigation comprises four boreholes to about 3 metres depth, one being stopped by an obstruction. Four samples at 0.15 metre depth were tested and some modest levels of petroleum hydrocarbons in the heavier diesel range were found in the analysis. The soils appear to be made ground (brick, tarmac and such) to about 0.4 metres with a silty clay below this. No visible hydrocarbons (diesel / fuels) are noted in the silty clays. The samples are near the surface, and the deeper soils have not been sampled. Whether or not there is any deeper contamination or old underground tank or pipework on the site has not been clarified due to the extent of the investigation. The consultant advises removing the made ground to 0.4 metres in the soft landscaped areas and replacing with a clean soil with 150 to 200 mm of topsoil on top. I would agree remediation of the communal gardens and landscaped areas is essential.

The gas testing has involved one borehole being monitored on three occasions in June 2015. A high level of Carbon Dioxide was found. This would indicate a need for some gas protection measures. The consultant states protection should be on 'new build'. Gas and vapour protection would be needed on the building as there is a ground floor flat that may be very vulnerable to any gas or vapour migration. The borehole monitored is the one furthest from the building so it may not reflect the gas regime under the building. The monitoring would not meet the guidance in CIRIA 665.

The investigation does not necessarily show that the site cannot be used for residential given that remediation can be carried out. However the investigations do not appear sufficiently comprehensive to confirm that there is no risk from underground contamination to future occupiers.

Should you decide to grant prior approval then this site must have contaminated land conditions to ensure that it is made suitable for a new residential use. I would advise applying our standard condition which includes soil imports in addition to a gas / vapour condition.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework (NPPF) emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Policy 3.4 of The London Plan (2015) promotes the optimisation of housing output within different types of location. Policy 3.8 of The London Plan also encourages the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

Policy H4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) also seeks to encourage additional housing in Town Centres. The supporting text states: "The Council recognises the importance of residential accommodation in town centres as a part of the overall mix of uses which is necessary to ensure their vitality and attractiveness. Such housing offers particular advantages in terms of accessibility to town centre facilities, employment opportunities and public transport. In order to maximise the residential potential of town centre sites, residential development within them should comprise predominantly of one or two-bedroom units".

Policy H8 of the Local Plan (Part Two) specifies that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the Local Plan.

The site is located within a 'Developed Area' as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the existing Use Class B1 Office use in the site, at the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of businesses. According to the GLA's London Annual Office Review 2006, Hillingdon Council has been identified as requiring a further 250,838 sqm. of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in the Eastcote Town Centre, and it is not considered that the re-use of the office floor space would harm the overall office strategic objective due to new sites currently coming forward. The proposal incorporates the creation of a new Use Class A1 retail unit on the ground floor, which would have an internal trading floor area of 75 sq.m and its own dedicated servicing and parking area in the forecourt of the site. There is therefore no unreasonable impact to the retail frontage of the town centre in general pursuant to Policy BE26 of the Hillingdon Local Plan (Part Two), which variously seeks to promote, protect and reinforce the retail uses of the town centres.

Having regard to The London Plan and the Council's policies and guidelines, it is considered that in general, there is no objection to the principle of the proposed mixed use on the site incorporating retail and residential uses. It is considered that the proposal would provide an increase in smaller housing stock within the Borough and is acceptable in principle, as it would provide additional housing within an area of moderate public transport accessibility. The proposal is therefore considered to be in compliance with the outlined policies above.

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

The application site is located within an area with a Public Transport Accessibility Level (PTAL) of 3 (PTAL has a range between 1 and 6, with 1 being low levels of public transport accessibility and 6 being high).

The London Plan notes for such urban areas with moderate PTAL scores, that between 45 and 120 units per hectare would be appropriate. The application site is approximately 0.1ha in area, and with 9 units proposed, this represents approximately 64 Units per hectare.

As such, the density is considered appropriate given the location.

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

The site lies farther outside the Eastcote (Morford Way) Conservation Area and is not within any Area of Special Local Character. The application building is neither statutorily listed nor locally listed. The design of the proposed third floor addition has been revised and is not considered to have any detrimental impact on the setting of the adjacent locally listed public house as discussed below in this report.

#### **7.04 Airport safeguarding**

This application raises no airport safeguarding concerns.

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

Not applicable to this application.

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

Policies BE13 and BE19 seek to ensure that new development complements, improves and / or harmonises with the character and visual amenity of a streetscene 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.

Chapter 7 of The London Plan (March 2015) sets out a series of overarching design principles for development in London and seeks to promote world-class, high quality design and design-led change in key locations.

There is no material objection to the creation of the proposed third floor given the four-storey height of the neighbouring building at No.150 (Portman House). The proposed third floor to be created would be set in from the front, rear, southern and northern side edges of the flat roof of the application building by 1.85m, 3.2m, 1.35m and 0.7m respectively. The third floor would have a flat roof height to 2.6m and it would be 11.15m wide to the front and 8.1m to the rear. The third floor would have stepped northern and southern flanks wall with total depth of 29m.

The application building is visually prominent on the streetscene given its three-storey form and detached context. The prominence of the building is particularly striking given that it is adjacent to the locally listed two-storey Ascott Public House building to the north, and the fact that it is higher than the adjacent building at No.148. It is however noted that the building at No.150 has a third floor with a Mansard style pitch roof comprising small front / side dormers. The sloping pitch and design of the Mansard roof are such that the third floor addition at No.150 is visually prominent on the streetscene. On the opposite side of the highway, the development context is characterised by rows of three-storey terraced buildings that form shopping parades.

The proposed set-in of the proposed third floor from the front, rear and side edges of the flat roof of the building are such that the third floor would appear as a subordinate addition on top of the host building. The flat roof height of 2.6m is considered modest, and given that it would be recessed farther behind the Mansard third floor roof at No.150, it would not be as visually prominent on the streetscene. It is therefore considered that the flat roof profile / height as well as its vertical built up form would be in keeping with the square shape and form of the building, and its set-in from all sides is such that it would offset the visual impact from its extensive depth along the side elevations. The proposed third floor would be set-in 0.7m from the northern side edge of the flat roof of the building, thereby ensuring an approximate separation distance of 11.2m from the adjacent public house building to the north. The separation distance is such that it would offset the extensive depth along that boundary, and ensure that the third floor would not appear overly dominating and visually obtrusive. It is therefore considered that the third floor would not have a detrimental impact on the setting of the locally listed public building. The modest height, profile, overall bulk and break up of the massing of the third floor are such that it would not appear contrived, obtrusive, overbearing and over-dominating in relation to the neighbouring properties and the streetscene. As proposed, the third floor would have a more subordinate scale and appearance in relation to the existing host building.

The design, scale and proportion of the proposed front and side-facing Juliet balconies, external rear balconies, front / rear French windows and side-facing bay windows are considered acceptable, as they would enhance the articulation of the building and give it interest. It is considered that the proposed white render finish would not be out of keeping with the facade of the adjacent buildings and would not result in an obtrusive appearance. It is therefore considered that the fenestration and external finish of the building, particularly to the front elevation would be acceptable on design grounds.

Other than the provision of a landscaped communal amenity area to the rear of the site and the retention of the trees on the side and rear boundaries, the proposal does not make provision for soft landscaping in the mainly hardsurfaced forecourt of the site. The HDAS SPD: Residential Layouts requires a minimum 25% soft landscape provision in forecourts as part of any residential conversion scheme. It is therefore considered appropriate to require the submission and approval of a landscape scheme by condition, to ensure compliance with the HDAS SPD and Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given the above considerations, the overall bulk, scale, height, siting and design of the proposed third floor, are such that it would not subsume and dominate the scale of the existing building, and it would constitute a sympathetic addition to the existing building. Given that the third floor would be in keeping with the character and appearance of the existing / neighbouring buildings, the streetscene and the wider area, the proposal would accord with the design objectives and requirements of The London Plan (March 2015), 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) and the adopted HDAS SPD: Residential Layouts (July 2006).

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

Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that new buildings / extensions should not result in the loss of sunlight or loss of host and neighbouring residential amenity, and that they should protect the privacy of host and neighbouring buildings.

Paragraph 4.9 of the Hillingdon Design & Accessibility Statement (HDAS) SPD: Residential Layouts (July 2006) gives advice that where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination. 15m will be the minimum acceptable distance. Paragraph 4.11 of the HDAS SPD requires new development to ensure adequate privacy for its occupants and those of an adjacent residential property. It gives advice that in respect of overlooking, new buildings should not breach a 45 degree line drawn within 21m from the mid-point of existing windows that face a new building. To that effect, a distance of at least 21 metres should be maintained between facing habitable room windows in adjacent residential properties.

The adjacent expansive site to the north contains the Ascots Public House, which is a non-residential development. There are therefore no residential concerns to address in respect of that property. There are also no concerns to address in respect of the upper floor residential properties that lie above the commercial units on the opposite side of the highway.

The proposed third floor would not project beyond the rear building line of the existing application building. There is an approximate separation distance of 25.5m between the rear of the building and the rear boundary with the adjacent dwellinghouse to the west at No.26 Crescent Gardens. The orientation of the dwelling at No.26 in relation to the application site is such that the enlarged building would not breach the 45 degree line from the windows at that property.

As stated above in the 'Site and Locality' section, the application site borders both the properties at Nos. 148 and 150 (Portman House) to the south. No.148 has a relatively small rear yard and is not in use for any residential purposes. The property at No.150 has a



northern flank wall that extends beyond the rear wall of No.148 and is visible from the application building. The flank wall at No.150 contains upper floor habitable windows and is set away approximately 13.5m from the southern flank wall of the application building. The southern flank wall of the application building would also contain new upper floor habitable windows including for the proposed third floor. However, the submitted revised plans detail the provision of new upper floor bay windows in the southern flank wall, which would be oriented at 45 degrees angles, to ensure they are not directly facing the flank wall at No.150. The orientation of the side-facing windows at 45 degrees angles is such that it would not result in direct overlooking of the habitable windows and loss of privacy at No.150.

It is considered that the residential use of the car park with 13 spaces to the rear would not result in significant generation of vehicular movements over that currently experienced in respect of the existing Use Class B1 Office use. The town centre location of the site and commercial nature of the adjacent properties are such that they experience significant frequencies of vehicle movements, and as such, it is considered that the proposed residential use of the site would impact upon the stress to on street car parking in surrounding streets. Accordingly this aspect of the proposal complies with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012). The proposed internal location of the refuse bin stores for both the retail and residential uses on the site would not give rise to the dispersal of odious smells to the adjacent properties.

Given the above considerations, the proposal would not have any detrimental impact on the residential amenities of the occupiers of adjacent properties from increased loss of sunlight, outlook, visual intrusion and overlooking. As such, the proposal would comply with Policies BE20, BE21, BE22, BE24, OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance contained in the adopted HDAS SPD: Residential Layouts (July 2006).

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

The London Plan and the HDAS SPD: Residential Layouts set 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.

For a two-person one-bedroom flat, three-person two-bedroom flat and four-person three-bedroom flat, the HDAS SPD requires the provision of a minimum 50 sq.m, 61 sq.m and 77 sq.m area of internal amenity floor space respectively. Furthermore, paragraph 4.17 of the HDAS SPD requires communal amenity space to be provided for flats at a minimum area of 20 sq.m per one bedroom flats, 25 sq.m per two bedroom flats and 30 sq.m per three bedroom flats. Paragraph 4.17 further advises that where balconies are provided for upper floor flats along with private garden areas for ground floor units, the floorspace can be deducted from the calculation of outdoor amenity space. In accordance with the above standards, a minimum of 220 sq.m of combined usable communal and private amenity space would be required for the proposed 9 flats.

All the proposed 9 flats would have internal floor areas that comply with the minimum required areas and the communal amenity area to the rear would have an area of 85 sq.m. It is noted that the upper floor Juliet balconies to the front elevation are such that they would not result in the creation of any private amenity space. However, when the communal area is added to those of the private garden for the ground floor flat and the rear external balconies for the upper floor flats, it results in a combined area of 225 sq.m, which exceeds the minimum 220 sq.m required. It is also instructive to note that the application site is within 350

metres walking distance from a very expansive parkland to the west of Myrtle Avenue. The close proximity to the site is such that it would sufficiently offset any shortfall in on-site amenity provision.

With the exception of the 3-bed flat on the third floor and a 2-bed flat on the second floor, the living areas and habitable rooms in the flats would have an acceptable vertical stacking arrangement and primary window aspects with adequate entry of natural light. The sizes of the upper floor southern side-facing windows would allow for adequate outlook from the respective habitable rooms they serve. The 1-bed ground floor flat would have three side-facing obscure-glazed windows. However, these windows form secondary openings for the flat, given the provision of primary openings to the rear elevation. The obscure-glazing of the side windows of the ground floor flat negate the need for a defensible buffer between them and the vehicle access that leads to the rear parking area. This arrangement of the windows is not considered appropriate.

Given the above considerations, the proposal would provide a satisfactory living environment for future occupiers of the flats, thereby complying with Policy 3.5 of the London Plan, Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the requirements of the HDAS SPD: Residential Layouts (July 2006).

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

It is considered that the proposed provision of 13 car parking spaces to the rear for the proposed residential use and 3 parking spaces (including 1 wheelchair accessible space) within the forecourt for the proposed retail use is acceptable, given the moderate public transport accessibility level (PTAL) of 3 in the area.

The existing vehicular access into the site off the highway is 4.3m wide and considered functional and adequate for ease of traffic passage in and out of the site. The recessed access, which is partly covered under the building's envelope, maintains adequate sightlines thereby ensuring there would be no impediment to the safe passage of pedestrians on the adjoining footpath. It is instructive to note that the buffer zone between the recessed vehicle access and the edge of the footpath adjoining the highway is adequate to safely accommodate a vehicle in a temporary manner when another car is utilising the access.

The applicant has proposed the provision of 16 cycle spaces in a secure location on the site and the internal location of the refuse store is such that it would allow for ease of collection. It is considered that any additional trip generations of vehicles in and out of the site during peak hours is unlikely to have any material impact on the adjoining highway network.

Given the above considerations, the proposal would not have any adverse impact on the flow of traffic in the area as well as on highway / pedestrian safety, thereby complying with the objectives of Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The car parking arrangements to the rear and front provide for adequate turning areas and safe manoeuvring of vehicles in the site, as well as adequate safeguarding of servicing / delivering space in the forecourt for the ground floor retail use.

The proposal would therefore comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) in that regard.

### **7.12 Disabled access**

In terms of suitable access for all persons, The London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD LDF: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards.

A ramp access would be provided for inclusive access into the ground floor retail shopfront and the new side entrance for the proposed flats would have a level threshold. One wheelchair accessible parking space in the forecourt parking area would ensure the proposal adequately integrates suitable inclusive access into the building.

The ground floor flat has an adequate sized bathroom with opening door width, which would allow for inclusive wheelchair access. The upper floor flats have internal areas that comply with the required space standards, and it is considered that there is adequate scope within the flats to create larger sized bathrooms should the need arise for inclusive access.

In terms of security, the retention of a gate on the part covered vehicular access and the siting of the entrances relative to the highway are such that adequate surveillance would be provided from the public realm. The proposal would therefore comply with 'secured by design' principles.

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

Not applicable to this application as the proposal does not constitute a major application.

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

There are no protected trees on the site and the proposal would not be sited in close proximity of any trees with high amenity value on the site. A suitable landscape condition is recommended to be imposed to ensure the provision of soft landscaping particularly to the front of the site.

### **7.15 Sustainable waste management**

The proposal incorporates adequate recycling and refuse storage provision for the retail and residential uses on the site.

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

Conditions are recommended to ensure that the development is appropriate in terms of energy and water efficiency.

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

The site is not located within a flood zone, however a condition is recommended to ensure the proposal does not result in increased surface water run off and appropriately manages surface water run off.

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

The proposal would introduce retail and residential activities on the site, which would not result in any unacceptable generation of noise and disturbance to adjoining and nearby residents. The EPU Officer has recommended the imposition of a suitable condition in respect of gas vapour investigation / remediation, and subject to the implementation of that condition, the proposal would not have any adverse implications for air quality issues.

Therefore, the proposal accords with Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The representations received from the Eastcote Conservation Area Advisory Panel and the Eastcote Residents Association express objections in respect of the proposed third floor



addition, provision of adequate amenity space / dedicated play area, provision of soft landscape to the front of the building and the provision of adequate space in the flats to accommodate wheelchair users.

The concerns have been discussed in detail in the planning assessment of the scheme above. In relation to the concerns about lack of space in the flats to accommodate wheelchair access as a result of inadequate sized bathrooms, it is instructive to note that the flats have been found to comply with the required internal space standards, and it is considered that there is scope within the flats to create larger bathrooms, should the need arise in respect of wheelchair access.

#### **7.20 Planning Obligations**

Not applicable.

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

Not applicable.

#### **7.22 Other Issues**

Community Infrastructure Levy (CIL):

The CIL liability for the application has been calculated as £7,125.00.

### **8. Observations of the Borough Solicitor**

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

## Equalities and Human Rights

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

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

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

### **9. Observations of the Director of Finance**

Not applicable.

### **10. CONCLUSION**

In conclusion, the resultant bulk, storey height and design of the proposed created third floor of the building are such that the development would be in keeping with the appearance of the existing and neighbouring buildings, and not detract from the prevalent form of development in the streetscene and the visual amenities of the wider area. The development would be compliant with the relevant policies of The London Plan 2015, 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) and the adopted HDAS SPD: Residential Layouts (July 2006).

The proposal would provide a satisfactory level of accommodation and amenity space for future occupants of the proposed flats, as well as adequate off-street parking availability, compliant with Policies AM14, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted HDAS SPD: Residential Layouts (July 2006).

Accordingly, the application is recommended for approval.

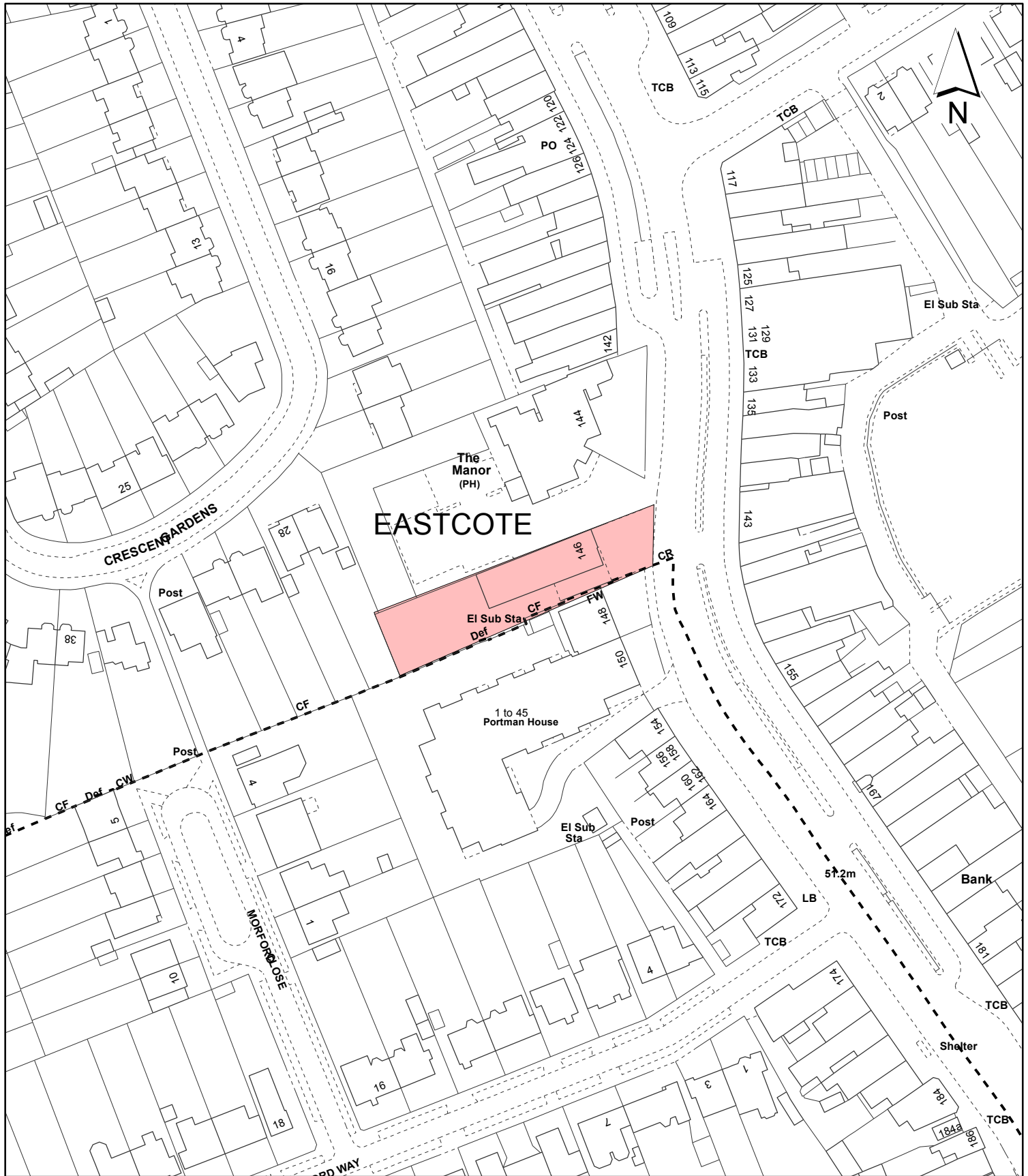
### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
The London Plan (2015).  
Mayor of London's Housing Supplementary Planning Guidance (November 2012)  
Supplementary Planning Document HDAS: Residential Layouts (July 2006)  
Supplementary Planning Document HDAS: Residential Extensions (December 2008)

Supplementary Planning Document HDAS: Accessible Hillingdon  
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:

**146 Field End Road  
 Eastcote**

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

Planning Application Ref:

**3016/APP/2015/2420**

Scale:

**1:1,250**

Planning Committee:

**North Page 34**

Date:

**October 2015**



**HILLINGDON**  
 LONDON

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

**Address** LAND TO NORTH OF MOORHALL ROAD HAREFIELD DENHAM  
**Development:** INSTALLATION OF GROUNDWATER MONITORING BOREHOLES  
**LBH Ref Nos:** 71180/APP/2015/3252  
**Drawing Nos:** Figure 2: Proposed drilling locatiør  
Figure 1: Site location  
Figure 3: Proposed drilling locatiør  
Korda Lake borehole constructiør  
Monitoring borehole: Outline Method Statement Mid Colne Valley SS6

**Date Plans Received:** 26/08/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 26/08/2015

### 1. SUMMARY

This application seeks consent for the installation of three groundwater monitoring boreholes to be installed beneath land to the north of Moorhall Road.

The groundwater monitoring boreholes have been requested by Affinity Water and the Environment Agency to monitor groundwater quality between the Deluxe Site (owned by Denham Media Park) to the west of the site and Affinity Water's nearby public water abstraction well. The boreholes are required in this location, to monitor how groundwater in the wider area may be affected when the abstraction well at Denham Media Park is turned off.

The application has been reviewed by the Councils specialists, who raise no objection to the submissions. The application has been carefully considered in relation to its impact on the surrounding environment and by reason of the largely subterranean nature of the boreholes, is not deemed to have a detrimental impact on the character, appearance, openness and biodiversity of the Nature Conservation Site of Metropolitan or Borough Grade I Importance, Site of Special Scientific Interest, Green Belt or Colne Valley Regional Park. Further, given the location of the boreholes and their distance to the surrounding residential properties, the scheme is not considered to have a detrimental impact on the amenities of any surrounding occupants.

The application is therefore considered to comply with the relevant policies of the National Planning Policy Framework, London Plan Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and approval is recommended.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

1 COM3 Time Limit

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

REASON

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

**2 COM4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Figure 2: Proposed drilling location; Korda Lake borehole construction; Figure 3: Proposed drilling location 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 COM5 General compliance with supporting documentation**

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:  
Method Statement for Boreholes [Report: Monitoring borehole: Outline Method Statement Mid Colne Valley SSSI]

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

REASON

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

**4 COM7 Borehole cover design**

Prior to the installation of the covers over the boreholes, detailed plans and/or cross sections shall be submitted to and approved in writing by the Local Planning Authority, which show the design, scale and finish of this element of the scheme. Thereafter the development shall be carried out in accordance with the approved details and be retained as such.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13, OL1, OL2 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and EM1, EM7 and BE1 of the Hillingdon Local Plan: Part One - Strategic policies.

**5 COM9 Restoration of land**

Any buildings or structures associated with drilling and installation of the boreholes approved shall be removed once the work is complete and the land restored to its former condition in accordance with a scheme and timeframe of work to be submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure the long term protection of the character, appearance and openness of the Nature Conservation Site of Metropolitan or Borough Grade I Importance, Site of Special Scientific Interest, Green Belt and Colne Valley Regional Park, and to comply with policies EM1, EM7 and BE1 of the Hillingdon Local Plan: Part One - Strategic policies and EC1, OL1, OL2 and OL9 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.
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.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.15	(2015) Water use and supplies
LPP 7.16	(2015) Green Belt
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.20	(2015) Geological Conservation
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements

### 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.

#### 4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site is located to the north of Moorhall Road and is designated as a Nature Conservation Site of Metropolitan or Borough Grade I Importance, Site of Special Scientific Interest, Green Belt and forms part of the Colne Valley Regional Park.

The area where the proposed borehole drilling is proposed is an parcel of land adjacent to Korda Lake. To the west of the site is Broadwater Park, a Business Park located within the South Bucks District. To the south is Savay Lake, to the north is Korda lake and to the east the Grand Union Canal and offices.

#### 3.2 Proposed Scheme

This application seeks consent for the installation of three groundwater monitoring boreholes at a location to the west of Korda Lake. The boreholes are required to monitor groundwater quality between the Deluxe site (owned by Denham Media Park Ltd) and Affinity Water's nearby public water abstraction well.

#### BACKGROUND

There are several deep abstraction wells sunk into the chalk at Denham Media Park, which until recently, provided water for the film processing operations at Deluxe Laboratories, which was located at this site until January 2014. Since the closure of Deluxe Laboratories, the company has been working with the Environment Agency and Affinity Water with regards to turning off the abstraction well at Denham Media Park. The Environment Agency and



Affinity Water are interested to establish how this may affect the groundwater in the wider area and ensure that the other Affinity Water abstraction wells in the area are sufficiently protected.

Affinity Water and the Environment Agency has requested that Deluxe Laboratories Ltd arranges for groundwater monitoring boreholes to be installed. The boreholes are required to monitor groundwater quality between the Deluxe site (owned by Denham Media Park Ltd) and Affinity Water's nearby public water abstraction well. As the borehole has to be suitable for sampling at different depths within the borehole, three separate boreholes are proposed at different depths within the identified area. The drilling of the boreholes will be carried out using either Cable Percussive Drilling or Sonic Drilling. The preferred method for the site is the Sonic Drilling method as this is understood to be faster and quieter, and therefore more appropriate for use within the SSSI.

The plans submitted show two sites labelled A and B of the drawings. Site A, to the west of Korda Lake, is the preferred drilling area and is a triangular clearing approximately 20m by 30m in area. Given the environmentally sensitive nature of the site, works can only occur between September and October to cause least disturbance to either breeding or wintering birds using the lakes and woodland. It is estimated that the drilling works will take between 2-4 weeks after which time, the land will be restored and the boreholes covered with a 1m diameter locked metal cover.

### 3.3 Relevant Planning History

#### Comment on Relevant Planning History

There is no relevant planning history for this site.

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:

Part 2 Policies:	AM7	Consideration of traffic generated by proposed developments.
Part 1 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.
	PT1.BE1	(2012) Built Environment
	EC2	Nature conservation considerations and ecological assessments
	PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
	EC3	Potential effects of development on sites of nature conservation importance
	PT1.EM7	(2012) Biodiversity and Geological Conservation
	EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
	EM6	(2012) Food, Water, Air and Noise
	EM8	(2012) Flood Risk Management
	LPP 5.14	(2015) Water quality and wastewater infrastructure
	LPP 5.15	(2015) Water use and supplies
	LPP 7.16	(2015) Green Belt
	LPP 7.19	(2015) Biodiversity and access to nature
	LPP 7.20	(2015) Geological Conservation
	NPPF1	NPPF - Delivering sustainable development
	NPPF11	NPPF - Conserving & enhancing the natural environment
	NPPF9	NPPF - Protecting Green Belt land

- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE2 Assessment of environmental impact of proposed development
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements

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

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

A site notice was erected at the site and no response was received to this consultation.

### **Internal Consultees**

#### **TREES AND LANDSCAPING**

I have no comments/objections to this application.

#### **FLOODWATER MANAGEMENT OFFICER**

I have no objections to the installation of groundwater boreholes at this location to understand the implication on groundwater levels and chemistry in the area of the development of the Deluxe site in South Buckinghamshire, when groundwater abstraction at the site is turned off.

The Council would appreciate the sharing of this monitoring information to the Flood and Water Management Officer in order to inform our groundwater understanding in the area.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework (NPPF) states that at the heart of the Framework is a "presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking". Paragraph 109 of the NPPF talks specifically about the need to minimise the impact on biodiversity and minimise the effects of development on the local and natural environment.

Further the London Plan policy 7.19 places great emphasis on development making a positive contribution to the protection and management of biodiversity. This policy seeks to avoid proposals having a detrimental impact on the integrity of important nature conservation sites and states that where they will affect the integrity of such areas, they will be resisted.

The Policy states that where development is proposed that would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site. If that is not possible, then to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.

Policies 5.14 and 5.15 of the London Plan seek to ensure that water quality is protected and improved, and ensure that the water supplied will not give rise to adverse effects to the environment.

Policy EC1 of the Hillingdon Local Plan: Part Two-Saved Policies states that it will not permit development which would adversely affect the integrity of SSSIs, or be unacceptably detrimental to Sites of Borough Grade I Importance for Nature Conservation.

The type of habitat on site and the connection to other surrounding diverse nature conservation sites, provides an ecology network worthy of strategic protection. The proposed scheme demonstrates that the development could be completed without significant detriment to the recognised ecological value of the area. Applying the hierarchy set out within the London Plan policy 7.19, sufficient information has been received by the Council to demonstrate that the proposal would not cause undue harm to the identified species and nature conservation value of the site, and minimises the impact of the scheme on the area. The boreholes are required to ensure that the water within the area, particularly that going to residential properties, is unaffected by the closure of the well at Denham Laboratories. The need to ensure continued and safe water supply for the residences both within Hillingdon and South Bucks, is considered an exceptional circumstance to allow such a development within the site.

Overall, it is considered that the principle of such a development is considered acceptable.

**7.02 Density of the proposed development**

Not applicable to the consideration of this application.

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

The site is not located within an Area of Archaeological Importance, Conservation Area and Area of Special Character, nor is there a Listed Building located adjacent to or on the site.

**7.04 Airport safeguarding**

Given the subterranean nature of this application, there are no airport safeguarding issues associated with the application.

**7.05 Impact on the green belt**

The National Planning Policy Framework (NPPF) states that inappropriate development is by definition, harmful to the Green Belt, and should not be approved except in very special circumstances. Development should not be approved unless the potential harm to the Green Belt is clearly outweighed by other considerations.

Paragraph 90 of the NPPF identifies a number of forms of development that are also not inappropriate in the Green Belt, provided they preserve the openness of the Green Belt and do not conflict with its purposes. These include engineering operations, of which the development proposed as part of this application could be considered.

Policy 7.16 of the London Plan, states that the strongest protection should be given to the Green Belt and inappropriate development refused, except in very special circumstances. All of the above is reiterated within the Councils adopted policies in both the Hillingdon Local Plan: Part One and Part Two Strategic and Saved Policies.

The installation of the boreholes is considered an engineering operation, and the test in terms of the proposed developments acceptability within the Green Belt, is whether it preserves the openness of the Green Belt and does not conflict with its purposes. The proposed development is largely subterranean and the only visible element of the

development would be three metal covers at ground level covering the boreholes. Given the siting of the proposed development largely below the ground, and need for such monitoring to ensure the long term safety and provision of water to the surrounding residential area, the scheme is not considered to have a detrimental impact on the openness, setting and character of the Green Belt.

#### **7.06 Environmental Impact**

Further the London Plan policy 7.19 places great emphasis on development making a positive contribution to the protection and management of biodiversity. This policy seeks to avoid proposals having a detrimental impact on the integrity of important nature conservation sites and states that where they will affect the integrity of such areas, they will be resisted.

The Policy states that where development is proposed that would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site. If that is not possible, then to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.

Policy EC1 of the Hillingdon Local Plan: Part Two-Saved Policies states that it will not permit development which would adversely affect the integrity of SSSIs, or be unacceptably detrimental to Sites of Borough Grade I Importance for Nature Conservation.

The site is located within a SSSI, Site of Borough Grade I Importance for Nature Conservation and the Colne Valley Regional Park. The submitted ecological survey has carefully examined the flora and fauna, within both areas proposed for the boreholes, and has identified that the main concerns with the scheme would be the noise disturbance to breeding and wintering birds using the lake and woodlands. To overcome these impacts and ensure that the development has minimal impact on the surrounding ecology, it is proposed that the works are undertaken in September or October. This would then ensure least disturbance to the birds using the lakes and woodland.

As part of the works, the applicants are required to obtain consent also from Natural England to certify that the works proposed would not destroy, damage or disturb features of special scientific interest. Natural England have reviewed the proposed works and methodologies, and are satisfied that provided the works are carried out in accordance with the information submitted, that the scheme would not have an unacceptable impact on the surrounding environment.

Given such, the proposed development is not considered to have a detrimental environmental impact and would accord with the Councils adopted policies and guidance.

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

The site is surrounded on all sides by a dense and established tree and vegetation screen. Given that the development is largely subterranean, the location of the boreholes being in existing clearings/car park, thus not requiring any further vegetation to be removed, the scheme is considered to have an acceptable impact on the character and appearance of the surrounding area.

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

The nearest residential properties to this development are to the south east and east of the site, at Weir Cottage (approx. 275 metres away) and The Horse and Barge Public House

(395 metres away). Whilst it is acknowledged that there may be some disturbance to these residents during the drilling of the boreholes, given that this work is proposed to last for only 2-4 weeks, and the distance of the drilling from these residences, the scheme on balance is considered to have an acceptable impact on the amenities of the surrounding neighbours.

**7.09 Living conditions for future occupiers**

Not applicable to the consideration of this application.

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

The site has its own vehicular access from Moorhall Road and although the monitoring frequency has yet to be agreed with the Environment Agency, it is anticipated that it will involve several monitoring visits each year by 1-2 persons. Given the anticipated frequency of the visits, number of persons likely to attend the visits and designated access to the site, the scheme is not considered to have a detrimental impact on the general highway and pedestrian safety within the surrounding area.

**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**

It is not proposed to remove any trees/vegetation within the site in order to facilitate this development. The scheme has been reviewed by the Councils Trees and Landscape Officer who raises no objection to the proposed works.

It is likely that the ground around the boreholes may be damaged during the drilling as a result of the machinery, materials and contractors vehicles required to be on site. Given the environmental status of the land, it is considered appropriate that a condition goes onto any consent to ensure its restoration following the completion of the works.

Matters relating to ecology have been addressed elsewhere within the report.

**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**

There are no flooding or drainage issues associated with this application.

**7.18 Noise or Air Quality Issues**

The main noise disturbance associated with the application will be during the drilling of the boreholes which is expected to last between 2-4 weeks. Whilst it is acknowledged that this could cause noise and disturbance to the surrounding residential properties, it is considered that as the drilling is only for a temporary period, the distance of this from the surrounding residential properties and existing vegetation, the noise disturbance would not be of such a level that would warrant the refusal of the application on these grounds.

**7.19 Comments on Public Consultations**

No comments were received from the public consultation.

**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.

## **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**

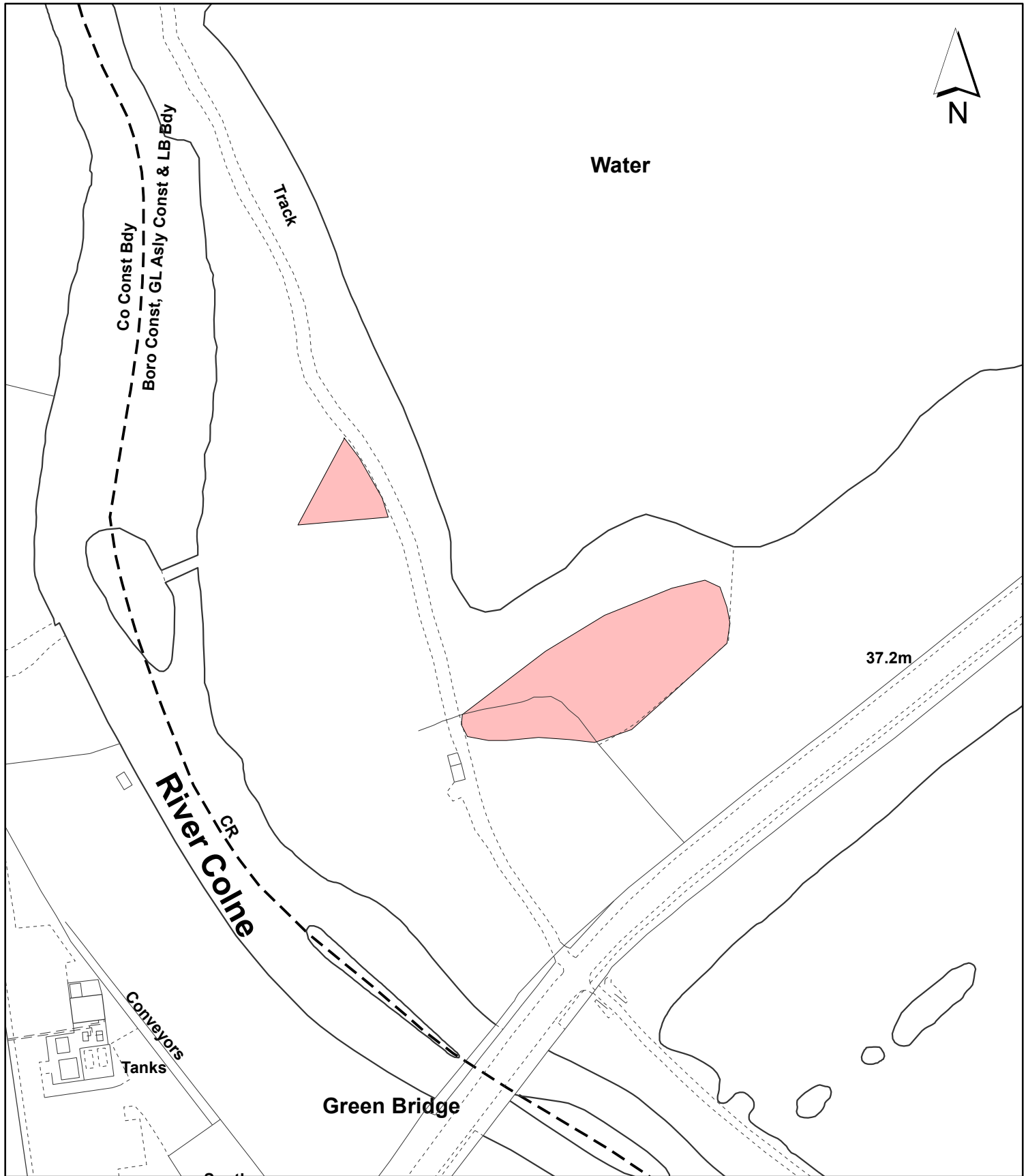
Overall, it is considered that the proposed installation of the boreholes would not have a detrimental impact on the openness, biodiversity, character and setting of the Nature Conservation Site of Metropolitan or Borough Grade I Importance, Site of Special Scientific Interest, Green Belt or Colne Valley Regional Park, or have an adverse impact on the amenities of the surrounding occupiers. The scheme is therefore considered to comply with the relevant policies of the National Planning Policy Framework, London Plan Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

**11. Reference Documents**

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
The London Plan (March 2015)  
National Planning Policy Framework 2012

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**Land to north of Moorhall Road  
 Harefield  
 Denham**

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

Planning Application Ref:

**71180/APP/2015/3252**

Scale:

**1:1,700**

Planning Committee:

**North** Page 46

Date:

**October 2015**



**HILLINGDON**  
 LONDON



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

**Address** 30 SUSSEX ROAD ICKENHAM

**Development:** Part two storey, part single storey rear extension and single storey side extension

**LBH Ref Nos:** 71045/APP/2015/3125

**Drawing Nos:** 104-100  
104-101  
104-102  
104-103  
104-104  
104-105  
104-106

**Date Plans Received:** 18/08/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/08/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a two storey mid-terraced dwelling situated on the western side of Sussex Road. The house has a hipped roof with a single storey side garage. There is amenity space to the rear of the property surrounded by a boundary fence. There is a garage and hardstanding to the front for parking for one car.

No.30, to the north of the application site has a single storey rear extension with a flat roof. To the south of the site lies No.32, which has a single storey side/rear extension.

The streetscene is residential in character and appearance comprising two storey terraced houses and the application site lies within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved Policies (November 2012).

#### 1.2 Proposed Scheme

The proposed scheme comprises a part two storey, part single storey side and rear extension.

The part two storey rear extension would be 2.98m deep, 3.10m wide, with a pitched roof set down 1m from the ridge of the main roof. The part single storey rear extension measures 2.98m deep, 2.2m wide with a flat roof measuring 2.85m high with a roof lantern above. Windows and doors would face the rear garden. The single storey side extension would be 2.85m high with a flat roof, 2.55m wide and 4.30m deep. The materials are to match the existing. The proposed extension provides a kitchen/diner and study/bedroom on ground floor and third bedroom on the first floor.

### 1.3 Relevant Planning History

71045/APP/2015/2609 30 Sussex Road Ickenham

Part two storey, part single storey rear extension and single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision Date:** 07-08-2015      **Refused**      **Appeal:**

#### Comment on Planning History

71045/APP/2015/2609 - Part two storey, part single storey rear extension and single storey side extension (Application for a Certificate of Lawful Development for a Proposed Development). Refused for the following reasons:

1. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres.

2. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as the roof pitch of the enlarged part is not the same as the roof pitch of the original dwellinghouse.

### 2. Advertisement and Site Notice

**2.1** Advertisement Expiry Date:- Not applicable

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

### 3. Comments on Public Consultations

6 letters were sent to local residents and Ickenham Residents Association on 20 August 2015 and a site notice was also displayed on 1st September 2015.

The Ward Councillor has requested for this planning application to be called in to Planning Committee.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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 3.5	(2011) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

The adopted Supplementary Planning Document (SPD) - Residential Extensions at Section 6.0 on two storey rear extensions allows a 3.6m deep extension and the new roof should appear subordinate to the original roof and so have a ridge height at least 0.50m lower than the original roof.

The two storey rear extension would be set down from the main roof of the house by 0.50m and 2.98m deep. It is considered that the overall size of the two storey rear extension would harmonise with the scale, form, architectural composition and proportions of the original building and the surrounding area. As such, the proposal would comply with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012).

The proposed extensions would be set in from the side boundaries and would not conflict with a 45 degree line of sight taken from the neighbouring properties rear facing windows. It is considered that the proposal would not cause an unacceptable loss of light, overshadowing, loss of privacy or outlook to adjoining occupiers, therefore complying with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part 2 - Unitary Development Plan Saved Policies (November 2012) and with HDAS Supplementary Planning Document Residential Extensions. It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2015).

HDAS: Residential Extensions Paragraph 3.4 allows terraced houses an extension up to 3.6m deep and a height of 3m with a flat roof. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The proposed height and depth of the extension would be in compliance with policy. It is considered that the extension, in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area, in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 and Section 3.0 of the HDAS: Residential Extensions.

The proposed single storey extension by reason of its overall size, depth, height and adjoining neighbours single storey rear extensions, is considered not to have a visually intrusive and over-dominant impact upon the residential amenities of nearby properties. The door and window would provide an adequate outlook and natural light to the room they would serve. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

DAS: Residential Extensions Section 4.0 states careful thought has to be applied to the size, depth, location, height and overall appearance of any side extension. The design of a side extension should not dominate the existing character of the original property but appear subordinate to the main house. The width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width.

The depth, height and width dimensions of the proposed extension would be consistent with those as set out in Section 4 of the HDAS: Residential Extensions. Given the set in from the side boundary and front of property, this would not impact the streetscene or adjoining properties and as such, would be subordinate to its appearance.

The extension, in terms of its scale, form and size would respect the character and appearance of the original house and not appear incongruous in the street. The proposal would therefore be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Over 73sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23.

The proposal would lose the garage parking space and retain parking for one car to the front of the garage. The site has a PTAL rating of 1b (poor). As such, two parking spaces should be retained on site. However, the existing garage would be too small to park a car and thus, there would not be a loss of a parking space. The proposal would therefore comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

## 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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers 104-101, 104-106, 104-104.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (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 Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### 4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 28 and 32 Sussex Road.

#### REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

## INFORMATIVES

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

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

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

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

### 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.BE1 (2012) Built Environment

#### Part 2 Policies:

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.
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 3.5 (2011) Quality and design of housing developments

- 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:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**30 Sussex Road  
 Ickenham**

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

Planning Application Ref:  
**71045/APP/2015/3125**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 56

Date:  
**October 2015**



**HILLINGDON**  
 LONDON

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

**Address** NORTHWOOD GOLF CLUB RICKMANSWORTH ROAD NORTHWOOD  
**Development:** Single storey structure to be used as a toilet on golf course  
**LBH Ref Nos:** 7932/APP/2015/2938  
**Drawing Nos:** Design and Access Statement  
OCT-03A  
OCT-01  
P1  
OCT-02

**Date Plans Received:** 05/08/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 20/08/2015

### 1. **SUMMARY**

The proposed development is for the erection of a single storey building to provide on course toilet facilities. The proposed building by virtue of its siting and size would have a minimal impact on the open character of the Green Belt and would facilitate an appropriate use within the Green Belt.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

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

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

#### REASON

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

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

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers OCT - 02 and OCT - 03A 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).

## INFORMATIVES

### 1 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 application relates to a site located on the south-western side of Rickmansworth Road, and comprises a large area of open land of approximately 30 hectares, in use as a Golf Course with an ancillary Golf Club building. The land falls from the north-east (Rickmansworth Road) to the south-west (the main golf course area).

The application site is located deep within the golf course 450m to the south east of the clubhouse and 120m to the south west of the nearest residential units on Hill Lane. It is an existing area of scrub and grass located next to the track between the 10th and 11th tee.

The site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The proposal is for the erection of a single storey structure to provide on course toilet facilities. The building measures 2.5m wide by 1.85m deep, with a small decked platform in front of the doors of an additional 0.9m. It has curved back wall extending up to the pitched roof with a maximum height of 2.95m. It is of all wood construction to blend in with the natural surroundings, with wooden walls, doors and a wooden shingle roof.

#### 3.3 Relevant Planning History

7932/APP/2004/2441 Northwood Golf Club Rickmansworth Road Northwood  
RETENTION OF A TEMPORARY TOILET BLOCK ADJOINING CLUBHOUSE (RETROSPECTIVE APPLICATION)

**Decision:** 20-10-2004 ALT

7932/APP/2004/3094 Northwood Golf Club Rickmansworth Road Northwood  
EXTENSION OF REAR TERRACED AREA

**Decision:** 03-02-2005 Approved

7932/APP/2008/399 Northwood Golf Club Rickmansworth Road Northwood  
INSTALLATION OF A GOLF COURSE TOILET FACILITY.

**Decision:** 08-05-2008 Approved

7932/APP/2008/409 Main Carpark, Northwood Golf Club Rickmansworth Road Northwood  
ERECTION OF A SINGLE STOREY SECURITY CABIN AT CAR PARK EXIT.

**Decision:** 08-05-2008 Approved

7932/APP/2013/667 Northwood Golf Club Rickmansworth Road Northwood  
Single storey outbuilding for use as storage of golf buggies

**Decision:** 30-05-2013 Approved

7932/APP/2014/3115 Northwood Golf Club Rickmansworth Road Northwood  
Extension to existing bin store

**Decision:** 10-11-2014 Approved

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

7932/APP/2008/399 - Installation of a golf course toilet facilities (approved)

The previous application for a similar proposal situated on the opposite side of the track was approved in 2008.

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

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

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-  
AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

Part 1 Policies:

BE13 New development must harmonise with the existing street scene.

BE20 BE1 Daylight and Environment considerations.

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

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.

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

OL2 Green Belt -landscaping improvements

OL5 Development proposals adjacent to the 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**

The Northwood Residents Association were consulted and a site notice was posted. No comments have been received.

## Internal Consultees

Environmental Protection Unit - no objection

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

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

Although the application site is situated within the Green Belt, it is considered that the principle of development is acceptable given that the proposed development would assist in the function of the permitted recreational use as discussed in further detail in Section 7.05

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

Not relevant to this application

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

Not relevant to this application

#### **7.04 Airport safeguarding**

Not relevant to this application

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

National Planning Policy Framework and Policy OL1 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the provision of facilities for outdoor sport and outdoor recreation is considered as appropriate development within the Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt and does not create a 'built-up appearance'.

The current use of the site is considered appropriate, as a Golf Course falls under 'outdoor recreation and sport'. The proposed development would be ancillary to the existing use and would assist in its function and service provided to customers.

The minimal scale of the proposed development would ensure that it would remain inconspicuous and would not harm the visual amenities of the Green Belt. As such, the proposed development would not affect the open character of the main golf course. Furthermore, the existing trees around the proposed building are to be retained and would screen the proposed structure. As such the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1, OL4, BE13, and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.06 Environmental Impact**

It is not considered that the proposal would result in any unacceptable environmental impacts.

#### **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.

The size, design, detailing and materials (notably the timber finish) would ensure that the proposed development would harmonise with surrounding area. Furthermore, the proposed development would be adequately screened by the existing and proposed planting and would not be unduly prominent or visible to the wider area. It is therefore considered that the proposed development would not detract from the visual amenities of the street scene and character and appearance of the area in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.08 Impact on neighbours**

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of adjoining occupiers are protected in new developments.

The siting of the proposed development would ensure it would be located a considerable distance away from the neighbouring residential properties and would not be visible from outside of the application site. It is considered that the proposed development would not impact on the amenities of the adjoining occupiers in terms of visual intrusion, overlooking, loss of daylight or loss of sunlight in accordance with Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

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

Not relevant to this applicaiton

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

The proposed building would not increase the capacity of the golf club or the existing use of the golf course and thus would not impact upon parking provision, traffic or pedestrian safety in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not relevant to this application.

### **7.12 Disabled access**

Not relevant to this application.

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

Not relevant to this application.

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

Existing shrubs would be removed to facilitate the development, however the existing trees would be retained. The proposed development therefore accords with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.15 Sustainable waste management**

Not relevant to this application

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

Not relevant to this application.

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

The details submitted confirm that the toilet utilities (electricity, foul sewer and water) are to be connected to existing facilities at the Golf Club maintenance facility. The required utility trench from the toilets to the maintenance facility is along the line of the existing vehicle track and will not affect any trees or vegetation.

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

Not relevant to this application.

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

None

### **7.20 Planning Obligations**

Not relevant to this application.

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

Not relevant to this application.

### **7.22 Other Issues**

Not relevant to 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**

**10. CONCLUSION**

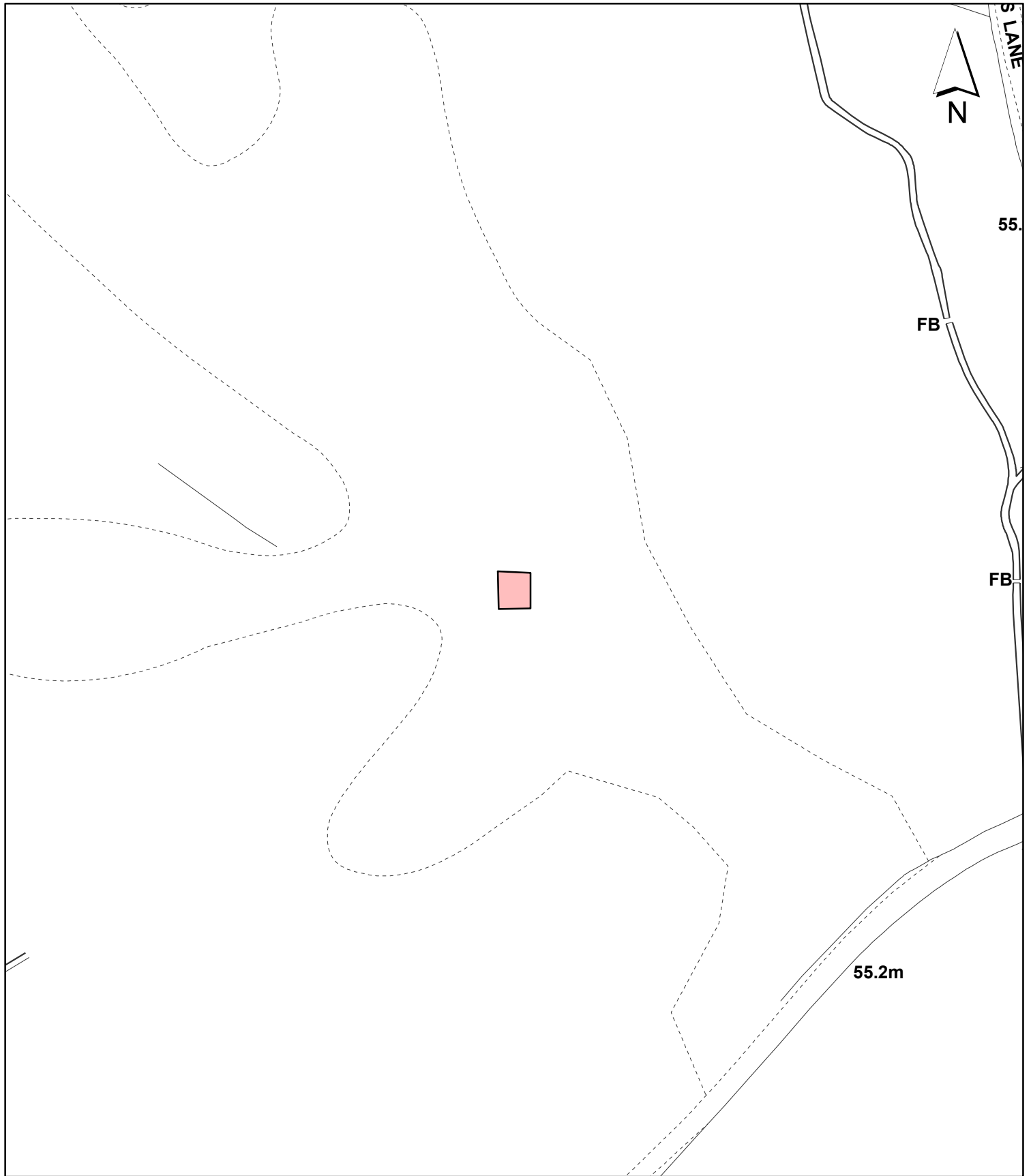
The proposed development is considered to accord with the Policies of the NPPF, London Plan and the Local Plan and is recommended for approval.

**11. Reference Documents**

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part 2.  
The London Plan (July 2011).  
Supplementary Planning Document 'Accessible Hillingdon'.  
National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Northwood Golf Club  
 Rickmansworth Road  
 Northwood**

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

Planning Application Ref:  
**7932/APP/2015/2938**

Scale:  
**1:900**

Planning Committee:  
**North** Page 64

Date:  
**October 2015**



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

**Address** WAITROSE, 9 KINGSEND RUISLIP

**Development:** Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).

**LBH Ref Nos:** 36969/APP/2015/2159

**Drawing Nos:** Delivery Management Plan  
Noise Report  
15109

**Date Plans Received:** 10/06/2015

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

**Date Application Valid:** 10/06/2015

### 1. SUMMARY

The application seeks planning permission for variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to permit deliveries between 0600 and 2300 Monday to Saturday and 0800 and 2300 on Sundays and Bank Holidays, and to allow deliveries by freezer container vehicles, articulated HGVs and other HGVs.

The applicants have demonstrated by way of submission of a noise survey that the noise resulting from the extended delivery hours outside the approved hours of operation would not significantly detract from the residential amenities of occupants of nearby properties.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

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

#### REASON

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

#### 2 NONSC Non Standard Condition

Unless otherwise first agreed in writing by the Local Planning Authority, prior to the implementation of the extended hours hereby agreed a landscaping scheme shall be submitted to and approved by the Local Planning Authority.

#### REASON

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

#### 3 NONSC Non Standard Condition

All planting, seeding and turfing in the approved landscaping scheme shall be completed within eight months of development commencing (or such period as agreed in writing by the Local Planning). The new planting and landscaping operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and BS 4428 (1989) 'Code of Practice for General Landscape Operations Excluding Hard Surfaces'.

Thereafter areas of amenity space shall be permanently retained and any trees or other planting which die within a period of 5 years from the completion of development, are removed or become seriously damaged or diseased shall be replaced in the next planting season in accordance with the details approved by the Local Planning Authority.

**REASON**

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenity of the locality in accordance with Policy BE38 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

**4 NONSC Non Standard Condition**

A 2 metre high wall (or other means of enclosure as may be agreed in writing with the Local Planning Authority) shall be erected and permanently maintained to the site boundary with nos. 13-25 Kingsend.

**REASON**

To safeguard privacy of adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

**5 NONSC Non Standard Condition**

The turning/locading facilities/sight lines shown on the approved plan No. 901/L1/A/D received 8 November 1993 shall be constructed prior to occupation of the supermarket extension (unless otherwise agreed in writing by the Local Planning Authority). The additional parking areas shown on the said plan including the marking out of spaces, shall be constructed prior to the occupation of any of the units of the shopping mall. All shall be permanently retained and used for no other purposes.

**REASON**

To ensure that adequate facilities are provided in accordance with Policies AM2, AM7 and AM14 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

**6 NONSC Non Standard Condition**

All deliveries including refrigerator container vehicles, articulated HGV's and other HGV's shall only take place between the hours of 06.00 and 23.00 Mondays - Saturdays, and 08.00 - 23.00 Sundays and Bank Holidays and at no other times.

**Reason:**

To safeguard the amenity of surrounding areas in accordance with Policies OE1 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) and Policy 4A.20 of the London Plan (2015).

**7 NONSC Non Standard Condition**

The premises shall not be open for customers except between 0700 and 2200 hours Monday to Friday, 0800 and 2200 hours Saturdays and 0830 and 1800 hours on Sundays

and Bank and Public Holidays.

Notwithstanding the above opening hours, the store may be open for customers between 0700 - 2300 on December 17 - 23 and 29- 30 inclusive, except on any Sunday falling within these dates.

#### REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

#### **8 NONSC Non Standard Condition**

Where external machinery/equipment or external openings are proposed details of the siring and sound insulation of such works (for example, refrigeration and air conditions, ventilation units, air intake louvres, ducting, chimneys, mechanical extraction and disposal of fumes, dust and grit) shall be submitted to and approved in writing by the Local Planning Authority, implemented before the use hereby approved is commenced, and thereafter permanently retained. The noise emitted from such equipment should be inaudible in the nearest residence and be in compliance with BS4142/BS8223.

#### REASON

To ensure that the use does not detract from the amenities of local residents in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

#### **9 NONSC Non Standard Condition**

The submission to and approval by the Local Planning Authority of proposals to secure the site outside working hours.

#### REASON

To ensure that the use does not detract from the amenities of local residents in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) and In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (2015) Policies 7.1 and 7.3.

### **INFORMATIVES**

#### **1 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.





COLUMNS

**Decision:** 11-09-2001    Approved

36969/APP/2002/133    Waitrose Supermarket Kingsend Ruislip

REMOVAL OF CONDITION 13 OF PLANNING PERMISSION REF.36969C/88/982 AND  
CONDITION 9 OF PLANNING PERMISSION REF. 36969G/89/2037 BOTH SUBSEQUENTLY  
VARIED BY CONSENTS REF.36969AC/94/1248, 36969/APP/2001/295 AND  
36969/APP/2001/1296 AND THEIR REPLACEMENT BY A CONDITION TO PERMIT  
DELIVERIES BETWEEN 0600 HOURS AND 2000 HOURS MONDAYS TO SATURDAYS AND  
0800 HOURS AND 1700 HOURS SUNDAYS AND BANK HOLIDAYS, AND TO ALLOW  
DELIVERIES BY FREEZER CONTAINER VEHICLES, ARTICULATED HGVS AND OTHER  
HGVS ON A PERMANENT BASIS

**Decision:** 10-07-2002    Approved

36969/APP/2003/216    Waitrose, 9 Kingsend Ruislip

EXTENSION TO EXISTING CAR PARK TO REAR OF NO.21 KINGSEND

**Decision:** 31-08-2004    Withdrawn

36969/APP/2004/803    Waitrose Supermarket, 9 Kingsend Ruislip

VARIATION TO CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN  
0900 AND 1600 HOURS INCLUSIVE) OF PLANNING PERMISSION REF.36969/AC/94/1248  
DATED 01/03/1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

**Decision:** 13-07-2004    ALT

36969/APP/2005/1565    Waitrose, 9 Kingsend Ruislip

REMOVAL OF CONDITION 2 OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED  
21/07/1994, TO ALLOW PERMANENT OPENING BETWEEN 08:30 AND 18:00 HOURS ON  
SUNDAYS AND BANK HOLIDAYS

**Decision:** 04-08-2005    Approved

36969/APP/2007/275    Waitrose, 9 Kingsend Ruislip

INSTALLATION OF 4 ADDITIONAL CHILLER SYSTEM PLANT UNITS.

**Decision:** 26-03-2007    Approved

36969/APP/2011/2450    Waitrose, 9 Kingsend Ruislip

Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend  
Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and  
provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend))

**Decision:** 02-12-2011 Approved

36969/APP/2013/918 Waitrose, 9 Kingsend Ruislip

Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 7 Kingsend)))

**Decision:** 07-08-2013 Approved

36969/APP/2015/2167 Waitrose, 9 Kingsend Ruislip

Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition)

**Decision:**

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

There is various planning history in relation to this site. An application reference 36969/APP/2013/918 to vary the hours of opening was approved by the Council with conditions.

The above application sought for variation of condition 8 of planning permission 36969/G/89/2037 dated 30/11/1993, to extend the permitted trading hours of Waitrose Supermarket by one hour on Monday to Fridays, to permit trading between 0700 hours and 2200 hours; to extend the permitted trading hours by two hours on Saturdays, to permit trading between 0800 hours and 2200 hours on Saturdays; and to extend the permitted trading hours by one and a half hours on Bank and Public Holidays, to permit trading between 0830 hours and 1800 hours.

Planning application reference: 36969/APP/2015/2167 for variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, to state: "all deliveries including refrigerator container vehicles, articulated HGV's and other HGV's shall only take place between the hours of 0600 and 2200 Mondays and Saturdays, and 0800 and 2200 Sundays and Bank Holidays and at no other times" is pending consideration.

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

None.

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

Part 2 Policies:

OE1 The following UDP Policies are considered relevant to the application:-  
Protection of the character and amenities of surrounding properties and the local area

Part 1 Policies:

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

#### **BT1.10 Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

## **6. Consultations**

### **External Consultees**

Site notice was issued and displayed on 08.06.15.

An objection has been received stating that the current use is flouting the approved hours of delivery

### **Internal Consultees**

EPU:

As the site already has permission for deliveries between the hours of 0600 and 2000 EPU would have no objection to extended delivery hours to 2300 on a trial basis for 18 months.

Conservation & Urban Design:

There do not appear to be any conservation matters related to this application. No comments are therefore forwarded.

Officer comments: Noted.

## **7. MAIN PLANNING ISSUES**

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

The principle of the retail development is not a consideration of this application, the supermarket benefits from planning permission and has been operating for a long period of time. The issue for consideration is only regarding the hours of deliveries and whether these should be extended as requested by the applicant.

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

Not applicable to this application.

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

None.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

None.

### **7.06 Environmental Impact**

Not applicable.

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

Not applicable to this application.

### **7.08 Impact on neighbours**

Policy OE1 states that planning permission will not normally be granted for uses that are, or will become, detrimental to the character or amenities of surrounding properties by reason of traffic generation and congestion, noise and vibration, or the emission of dust, smell or other pollutants.

Policy OE3 states that uses which have the potential to cause noise annoyance will only be permitted where the impact is mitigated to an acceptable level by engineering, layout or administrative measures.

The proposed site is located outside Ruislip High Street with the access off Wood Lane and the delivery access off Kingsend. The car park of the store is located up to the boundary of properties on Kingsend. In addition, the store entrance is located at that end of the car park

Planning application reference 36969/APP/2013/918 to vary the hours of opening was approved by the Council with conditions, to extend the permitted trading hours of Waitrose Supermarket by one hour on Monday to Fridays, to permit trading between 0700 hours and 2200 hours; to extend the permitted trading hours by two hours on Saturdays, to permit trading between 0800 hours and 2200 hours on Saturdays; and to extend the permitted trading hours by one and a half hours on Bank and Public Holidays, to permit trading between 0830 hours and 1800 hours. This permission was implemented and is ongoing.

At its closest point the car park is located approximately 29m from the rear of the properties on Kingsend and 28m from the frontage of residential properties on Wood Lane. However, the noise assessment submitted demonstrates that the nearest properties would meet BS8233 and WHO guidelines with regards to internal noise; extending the permitted delivery hours will not increase the noise impact with regard to BS4142:2014 when compared to the existing situation. Further it is noted that the proposed change would only effect the day time period and there would be no additional impact within the night time period.

Having considered the likely impacts of the proposal and the short timescale of the additional hours sought in the evenings it is not considered that the proposed delivery hours would have an unacceptable impact on the residential amenity enjoyed by the occupiers of the nearby properties at Kingsend and Wood Lane. As such the proposal is considered to comply with policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

The reason that the condition was imposed on the original application related to the consideration of noise impacts and not highway matters. Accordingly, highway matters are not a key consideration in respect of this application.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

There will be no change in the existing disabled access arrangements on the site.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

There would be no impact on trees on and around the site.

**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**

Discussed above.

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

56 neighbours and the Ruislip residents Association were consulted on 15.06.15. 1 letter of comments has been received raising concerns in relation to the following:

1. The extended delivery until 23.00 hours on all days of the week is inappropriate
2. The site has a history of 'statutory nuisance'
3. Light flooding during deliveries through illuminating
4. Noise from the delivery lorries after 10pm is inappropriate for residents
5. Impact on conservation area where the character needs to be maintained

Officer comments: Issues relating to illegal parking are covered by different legislation. The rest of the issues raised are addressed within this report. In summary the delivery hours which originally, with extended to 2300 have been amended to 2200 following discussions with Council Officers. These hours do not extend into the sensitive night time period when the majority of people are asleep and the submitted noise report indicates that the deliveries will not have unacceptable impacts during daytime hours.

### **7.20 Planning Obligations**

Not applicable to this application.

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

None.

### **7.22 Other Issues**

This application is a Section 73 application, which means that in determining this application the Local Planning Authority is, in effect, issuing a new planning permission which take precedence over the previous permission. Officers have therefore undertaken a review of conditions attached to the previous consent to establish if there are any operational conditions which need to be carried forward into this permission, the recommendation in this report is considered to include all such conditions.

## **8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted,

enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

#### **9. Observations of the Director of Finance**

None.

#### **10. CONCLUSION**

It is considered that the proposed delivery hours would not have any unacceptable impacts on the nearby residential occupiers and the proposals are considered to strike the correct balance between protecting the amenities of these occupiers and supporting economic growth.

The proposal would comply with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) as well as the National Planning Policy Framework and is therefore recommended for approval.

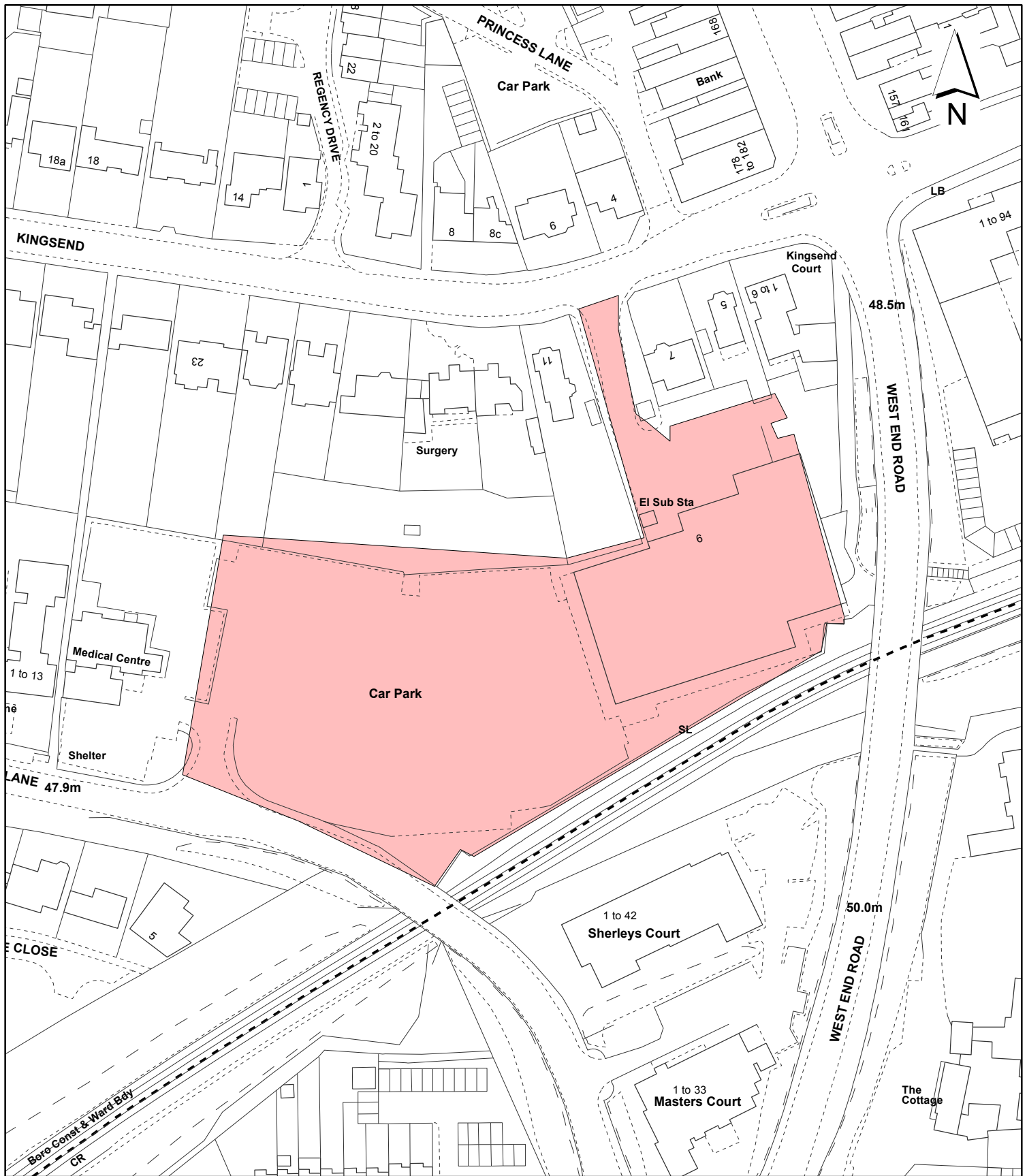
#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
London Plan 2015  
NPPF

**Contact Officer:** Peter Korankye-Gyabong

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**Waitrose  
 9 Kingsend  
 Ruislip**

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

Planning Application Ref:  
**36969/APP/2015/2159**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 76

Date:  
**October 2015**



**HILLINGDON**  
 LONDON

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

**Address** WAITROSE, 9 KINGSEND RUISLIP

**Development:** Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition)

**LBH Ref Nos:** 36969/APP/2015/2167

**Drawing Nos:** Noise Report  
15109  
Delivery Management Plan

**Date Plans Received:** 10/06/2015

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

**Date Application Valid:** 10/06/2015

### 1. SUMMARY

The application seeks planning permission for the variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to permit deliveries between 06.00 and 23.00 Monday to Saturday and 08.00 and 23.00 on Sundays and Bank Holidays, and to allow deliveries by freezer container vehicles, articulated HGV's and other HGV's.

The applicant has demonstrated by way of submission of a noise survey that the noise resulting from the extended delivery hours outside the approved hours of operation would not significantly detract from the residential amenities of occupants of nearby properties.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 NONSC Non Standard Condition

All deliveries including refrigerator container vehicles, articulated HGV's and other HGV's shall only take place between the hours of 06.00 and 23.00 Mondays - Saturdays, and 08.00 - 23.00 Sundays and Bank Holidays and at no other times.

REASON:

To safeguard the amenity of surrounding areas in accordance with Policies OE1 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) and Policy 4A.20 of the London Plan (2015).

### INFORMATIVES

#### 1 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 application site comprises the Waitrose Supermarket at Ruislip. The store is between Wood Lane, Kingsend and West End Road approximately 50 west of Ruislip Station. The store car park is accessed off Wood Lane. The delivery and staff access are to the rear accessed off Kingsend.

The store is located outside Ruislip High Street but within the defined town centre and is adjacent to residential properties on Wood Lane and Kingsend. The car park area backs onto the rear gardens of the properties on Kingsend, albeit that they are well screened by boundary landscaping.

Therefore, whilst the store is on the edge of Ruislip Town Centre there is a strong residential character to the area.

#### **3.2 Proposed Scheme**

The application is for variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133 to permit deliveries between 06.00 and 23.00 Monday to Saturday and 08.00 and 23.00 on Sundays and Bank Holidays, and to allow deliveries by freezer container vehicles, articulated HGV's and other HGV's.

The current approved delivery hours are between 06.00 and 20.00 Monday to Saturday and 08.00 and 20.00 on Sundays and Bank Holidays. As such, the proposal is essentially for deliveries to be carried out for an additional 3 hour period.

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

36969/APP/2004/2834 Waitrose Supermarket, 9 Kingsend Ruislip

DETAILS OF SCHEME FOR MONITORING NOISE LEVELS IN COMPLIANCE WITH  
CONDITION 2 OF PLANNING PERMISSION REF. 6969/APP/2004/803 DATED 21.07.2004:  
VARIATION OF CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN  
09.00 AND 16.00 HOURS INCLUSIVE) OF PLANNING PERMISSION REF. 36969/AC/94/1248  
DATED 1 MARCH 1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

**Decision:** 04-01-2005 Approved

36969/APP/2004/803 Waitrose Supermarket, 9 Kingsend Ruislip

VARIATION TO CONDITION 2 (TO ALLOW SUNDAY/BANK HOLIDAY OPENING BETWEEN  
0900 AND 1600 HOURS INCLUSIVE) OF PLANNING PERMISSION REF.36969/AC/94/1248  
DATED 01/03/1995 (TO ALLOW FOR SUNDAY AND BANK HOLIDAY OPENING)

**Decision:** 13-07-2004 ALT

36969/APP/2005/1565 Waitrose, 9 Kingsend Ruislip

REMOVAL OF CONDITION 2 OF PLANNING PERMISSION REF.36969/AC/94/1248 DATED 21/07/1994, TO ALLOW PERMANENT OPENING BETWEEN 08:30 AND 18:00 HOURS ON SUNDAYS AND BANK HOLIDAYS

**Decision:** 04-08-2005 Approved

36969/APP/2011/2450 Waitrose, 9 Kingsend Ruislip

Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and 5 & 7 Kingsend))

**Decision:** 02-12-2011 Approved

36969/APP/2013/918 Waitrose, 9 Kingsend Ruislip

Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours (Variation of condition 8 of planning permission ref. 36969/G/89/2037 dated 30/11/1993 to extend Saturday opening hours (Erection of 13 unit shopping mall; extension to supermarket; and provision of additional parking (involving demolition of Kingsend Court and & 7 Kingsend)))

**Decision:** 07-08-2013 Approved

36969/APP/2015/2159 Waitrose, 9 Kingsend Ruislip

Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).

**Decision:**

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

There is various planning history in relation to this site. An application reference 36969/APP/2013/918 to vary the hours of opening was approved by the Council.

Planning application reference: 36969/APP/2015/2159 for variation of condition 9 of ref: 36969/APP/2013/918 to state: "all deliveries including refrigerator container vehicles, articulated HGV's and other HGV's shall only take place between the hours of 06.00 and 23.00 Mondays and Saturdays, and 08.00 and 23.00 Sundays and Bank Holidays and at no other times" is pending consideration on this agenda.

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

None.

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

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-  
OE1 Protection of the character and amenities of surrounding properties and the local area

Part 1 Policies:

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

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by P.P.T.10 (2012)

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

Site notice was issued and displayed on 08.06.15.

### Internal Consultees

EPU:

As the site already has permission for deliveries between the hours of 06.00 and 20.00 EPU would have no objection to extended delivery hours to 23.00.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development

The principle of the retail development is not a consideration of this application, the supermarket benefits from planning permission and has been operating for a long period of time. The issue for consideration is only regarding the hours of deliveries and whether these should be extended as requested by the applicant.

### 7.02 Density of the proposed development

Not applicable to this application.

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

None.

### 7.04 Airport safeguarding

Not applicable to this application.

### 7.05 Impact on the green belt

None.

### 7.06 Environmental Impact

Not applicable.

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

Not applicable to this application.

### 7.08 Impact on neighbours

Policy OE1 states that planning permission will not normally be granted for uses that are, or will become, detrimental to the character or amenities of surrounding properties by reason of traffic generation and congestion, noise and vibration, or the emission of dust, smell or other pollutants.

Policy OE3 states that uses which have the potential to cause noise annoyance will only be permitted where the impact is mitigated to an acceptable level by engineering, layout or administrative measures.

The proposed site is located outside Ruislip High Street with the access off Wood Lane and

the delivery access off Kingsend. The car park of the store is located up to the boundary of properties on Kingsend. In addition, the store entrance is located at that end of the car park

At its closest point the car park is located approximately 29m from the rear of the properties on Kingsend and 28m from the frontage of residential properties on Wood Lane. However, the noise assessment submitted demonstrates that the nearest properties would meet BS8233 and WHO guidelines with regards to internal noise; extending the permitted delivery hours will not increase the noise impact with regard to BS4142:2014 when compared to the existing situation. Further it is noted that the proposed change would only effect the day time period and there would be no additional impact within the night time period.

Having considered the likely impacts of the proposal and the short timescale of the additional hours sought in the evenings it is not considered that the proposed delivery hours would have an unacceptable impact on the residential amenity enjoyed by the occupiers of the nearby properties at Kingsend and Wood Lane. As such the proposal is considered to comply with policies OE1 and OE3 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

The reason that the condition was imposed on the original application related to the consideration of noise impacts and not highway matters. Accordingly, highway matters are not a key consideration in respect of this application.

**7.11 Urban design, access and security**

Not applicable to this application.

**7.12 Disabled access**

There will be no change in the existing disabled access arrangements on the site.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

There would be no impact on trees on and around the site.

**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**

Discussed above.

**7.19 Comments on Public Consultations**

56 neighbours and the Ruislip residents Association were consulted on 15.06.15. 2 letters of comments have been received raising concerns in relation to the following:

1. The extended delivery until 23.00 hours on all days of the week is inappropriate
2. The site has a history of 'statutory nuisance'
3. Light flooding during deliveries through illuminating
4. Noise from the delivery lorries after 10pm is inappropriate for residents
5. Impact on conservation area where the character needs to be maintained



6. High-pitched beeps of vehicles impacts on sleep and quality of life
7. Waitrose articulated trucks are regularly parked on the pavement do restrict pavement width

An objection has been received stating that the current use is flouting the approved hours of delivery.

Officer comments: Issues relating to illegal parking are covered by different legislation. The rest of the issues raised are addressed within this report.

#### **7.20 Planning Obligations**

Not applicable to this application.

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

None.

#### **7.22 Other Issues**

This application is a Section 73 application, which means that in determining this application the Local Planning Authority is, in effect, issuing a new planning permission which take precedence over the previous permission. Officers have therefore undertaken a review of conditions attached to the previous consent to establish if there are any operational conditions which need to be carried forward into this permission. In this case there were no other conditions on the original permission and accordingly no other conditions could be reasonably imposed on this permission.

### **8. Observations of the Borough Solicitor**

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act



1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

#### Equalities and Human Rights

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

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

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

#### **9. Observations of the Director of Finance**

None.

#### **10. CONCLUSION**

It is considered that the proposed delivery hours would not have any unacceptable impacts on the nearby residential occupiers and the proposals are considered to strike the correct balance between protecting the amenities of these occupiers and supporting economic growth.

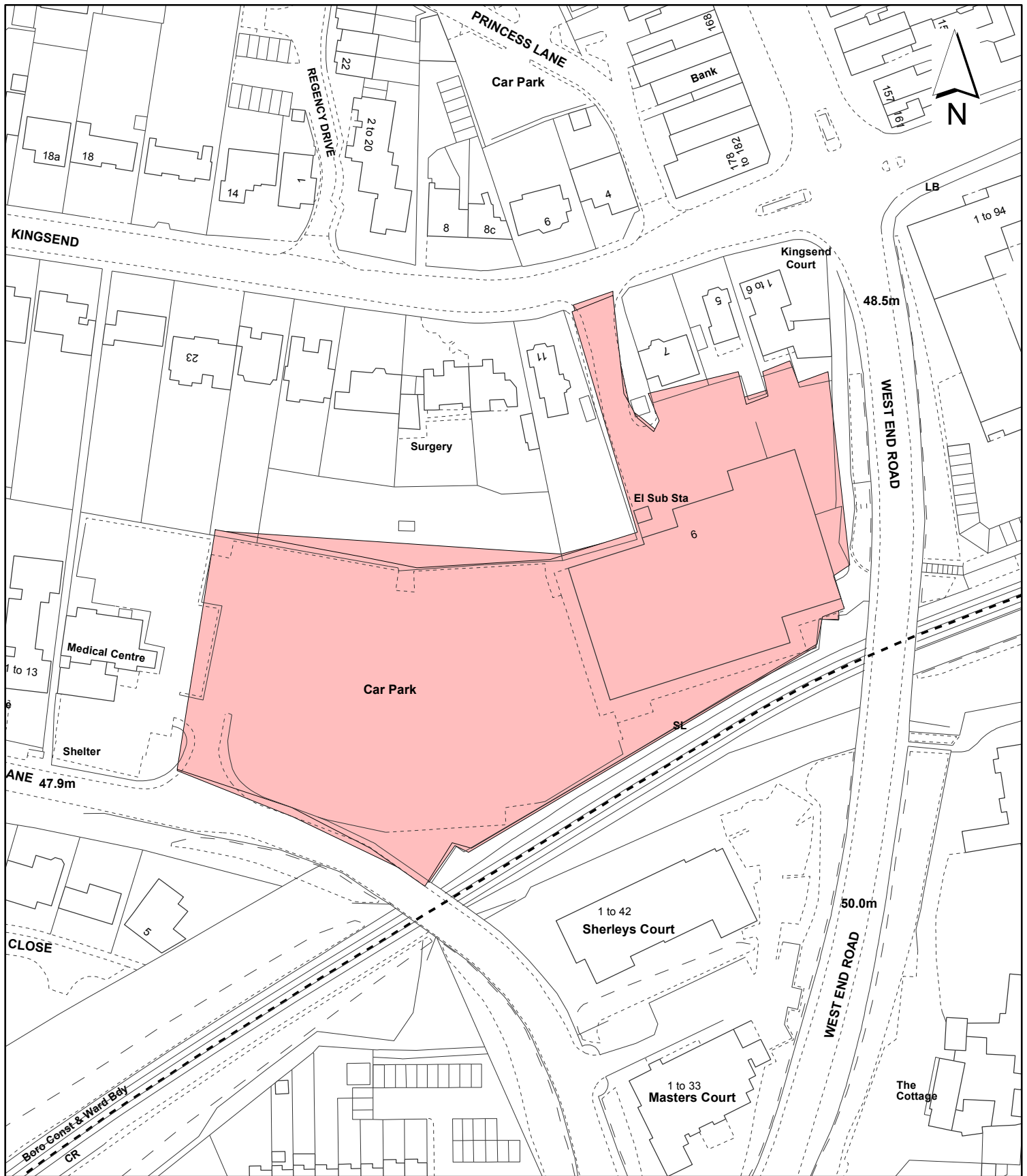
The proposal would comply with Policies OE1 and OE3 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) as well as the National Planning Policy Framework and is therefore recommended for approval.

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

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
London Plan 2015  
NPPF

**Contact Officer:** Peter Korankye-Gyabong

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Waitrose  
 9 Kingsend  
 Ruislip**

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

Planning Application Ref:

**36969/APP/2015/2167**

Scale:

**1:1,250**

Planning Committee:

**North** Page 84

Date:

**October 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning and Enforcement

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

#### SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 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 24 September 2015 and updates the information received by Cabinet in June 2015. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 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 July 2015 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/15' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend 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 31/13/15" and "Total Income as at 30/06/15".

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 (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. A majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 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 September 2015.

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**North Planning Committee - 28th October 2015  
PART 1 - MEMBERS, PUBLIC & PRESS**



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
			AS AT 30/06/15	AS AT 30/06/15	AS AT 31/03/15	To 30/06/15	AS AT 30/06/15	AS AT 30/06/15	
<b>SECTION 278</b>									
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>									
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £3,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	0.00	0.00	0.00	5,000.00	0.00	ESK received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed. deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 169/APP/2007/1321	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road, S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/88/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	10,729.21	10,729.21	0.00	3,417.25	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £7,993.58 claimed towards remedial works & fees 13/14. Further £307.63 claimed.
<b>SECTION 278 SUB - TOTAL</b>			<b>145,573.10</b>	<b>86,656.91</b>	<b>86,656.91</b>	<b>0.00</b>	<b>58,916.19</b>	<b>0.00</b>	
<b>SECTION 106</b>									
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>									
PT/25/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/28900L/99/1077	AS AT 30/06/15 35,253.56	AS AT 30/06/15 28,119.15	AS AT 31/03/15 28,119.15	To 30/06/15 0.00	AS AT 30/06/15 7,134.41	AS AT 30/06/15 0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TH. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/117/231B	West Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 39402/APP/2007/1072	30,000.00	3,222.60	3,222.60	0.00	26,777.40	0.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015). Funds allocated towards improved provision for cyclists in Ickenham High Road (Cabinet Member Decision 29/1/15). Scheme complete, awaiting invoices
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	0.00	0.00	0.00	34,603.50	34,603.50	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/143/323A	Cavendish	150 Field End Road, (Initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
PT/149/327 *105	Northwood Hills	Northwood School, Potter Street, Northwood. 12850/APP/2013/1810	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received as the travel plan bond to ensure compliance by the owner to its monitoring and reporting obligations. Funds to be returned at the end of the monitoring period (2024).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>177,282.15</b>	<b>31,341.75</b>	<b>31,341.75</b>	<b>0.00</b>	<b>145,940.40</b>	<b>54,603.50</b>	
		<b>RECYCLING TOTAL</b>	<b>322,855.25</b>	<b>117,998.66</b>	<b>117,998.66</b>	<b>0.00</b>	<b>204,856.59</b>	<b>54,603.50</b>	
<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>									
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,086,954.11	3,086,954.11	0.00	688,365.00	688,365.00	A total of £3,755,319 received in three instalments towards the cost of providing nursery, primary or secondary education places or improvements in the North Secondary Planning Area. Funds to be spent by September 2016. £658,988 has been allocated and spent towards expansion at Ruislip High School (Cabinet Member Decision 21/10/2010) and £342,000 towards Deansfield Early Years Centre (Cabinet Member Decision 28/10/2010). A further £779,000 has been allocated and spent towards the expansion of Harlyn Primary School and £686,486.96 allocated and spent towards Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). £414,115.99 not used in financing 2013/14. Reallocated and spent towards Harlyn Primary School (Cabinet Member Decision 19/03/2015). £688,365 remains available from this contribution to be allocated towards secondary school places.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	298,439.38	298,439.38	0.00	214,303.31	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2016. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £165,686 allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
			AS AT 30/06/15	AS AT 30/06/15	AS AT 31/03/15	To 30/06/15	AS AT 30/06/15	AS AT 30/06/15	
EYL203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	0.00	12,796.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 3 years of receipt (Feb 2019).
EYL211/330	Harefield	Little Hammonds, Breakspear Rd North, Harefield	33,436.00	17,869.51	33,436.00	0.00	15,566.49	0.00	Fund received towards the provision of educational facilities within the London Borough of Hillingdon. No time limits for spend. Funds allocated towards expansion at Harefield Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £17,869.51 spent 2014/15.
EYL216/335	West Ruislip	157-161 High Street, Ruislip 64711/APP/2011/214	2,176.00	0.00	2,176.00	0.00	2,176.00	2,176.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary school child yield arising from the development. No time limits for spend.
EYL217/336	Northwood	Land Adj to 27 Lees Ave, Northwood 69195/APP/2013/1310	25,593.00	0.00	25,593.00	0.00	25,593.00	25,593.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL218/337	Northwood	37 Moor Park Road, Northwood 4581/APP/2013/3765	12,796.00	0.00	12,796.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL221/341	Northwood	Plumtree Cottage, 89 Ducks Hill Road, Northwood 4730554/APP/2014/3276	2,265.00	0.00	2,265.00	0.00	2,265.00	2,265.00	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.
EYL222/342	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2013/1637	29,834.07	0.00	29,834.07	0.00	29,834.07	29,834.07	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.
EYL224/343	Harefield	Royal Quay, Coppermill Lock Harefield 43159/APP/2013/1094	75,649.88	0.00	75,649.88	0.00	75,649.88	75,649.88	Funds received towards the costs of providing nursery, secondary and post 16 year old education or 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 limit for spend.
EYL223/346A	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	128,490.42	0.00	0.00	0.00	128,490.42	128,490.40	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.
<b>EDUCATION, YOUTH AND LEISURE SUB - TOTAL</b>			<b>5,017,445.14</b>	<b>3,383,263.00</b>	<b>4,888,954.72</b>	<b>0.00</b>	<b>1,634,182.14</b>	<b>1,618,616.32</b>	
<b>PORTFOLIO: CENTRAL SERVICES</b>									
<b>CENTRAL SERVICES SUB - TOTAL</b>			<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>									



CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
PPR/67/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	AS AT 30/06/15 20,679.21	AS AT 31/03/15 20,679.21	0.00	To 30/06/15 0.00	AS AT 30/06/15 20,679.21	AS AT 30/06/15 0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/68/239C	Eastcote	Highbrook House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 36402/APP/2007/1072	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from P1/118/231C.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67060/APP/2010/1419	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
PPR/90/331B	Cavendish	216 Field End Road, Eastcote, 6331/APP/2010/2411	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. No time limit for spend.
PPR/91/331C	Cavendish	216 Field End Road, Eastcote, 6331/APP/2010/2411	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution to be used by the Council towards community facilities in the Authority's area. No time limit for spend.
PPR/95/343B	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	17,700.00	0.00	0.00	0.00	17,700.00	17,700.00	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/94/346B	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,026.42	0.00	0.00	0.00	8,026.42	8,026.42	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.
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	287,352.28	0.00	0.00	0.00	287,352.28	247,222.93	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION							

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
			AS AT 30/06/15	AS AT 30/06/15	AS AT 31/03/15	To 30/06/15	AS AT 30/06/15	AS AT 30/06/15	
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	0.00	7,674.48	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	0.00	9,338.43	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	0.00	5,200.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	276,881.40	277,131.54	0.00	250.14	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 10/9/2011). Scheme completed 2013. Remaining balance allocated towards the upgrade of the Music studio at Ruislip Youth Centre (Cabinet Member Decision 09/07/2014).
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	0.00	13,338.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	0.00	269,750.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	0.00	31,645.25	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	0.00	3,268.46	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	0.00	3,250.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	356.03	0.00	356.03	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/35/262E	West Ruislip	Lyon Court, 29-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	0.00	2,263.48	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/36/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	0.00	955.56	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/37/296C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	11,028.95	0.00	0.00	0.00	Contribution received towards the provision or improvement of community facilities within the Authority's area. No time limit for spend. Funds spent as part of end of year financing towards a scheme to provide an extension to Eastcote Bowls Club. (Cabinet Member Approval 07/07/2015).
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	0.00	1,375.61	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	0.00	10,000.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment training kit and other sporting equipment (see 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 August 2015)
			AS AT 30/06/15	AS AT 31/03/15	AS AT 30/06/15	AS AT 31/03/15	To 30/06/15	AS AT 30/06/15	AS AT 30/06/15	
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,380.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/48/323E	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	1,500.73	1,500.73	0.00	0.00	0.00	1,500.73	1,500.73	Contribution received towards the provision of or improvement to library facilities and/or books within the Authority's Area. No time limits.
CSL/51/331D	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	458.62	458.62	0.00	0.00	0.00	458.62	458.62	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/54/343C	Harefield	Royal Quay, Coppermill Lock, Harefield 43139/APP/2013/1094	1,846.79	1,846.79	0.00	0.00	0.00	1,846.79	1,846.79	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.
CSL/53/346C	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	1,355.94	0.00	0.00	0.00	0.00	1,355.94	1,355.94	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	654,318.50	652,962.56	287,910.35	287,910.35	0.00	366,408.15	64,195.10	
		COMMUNITY, COMMERCE AND REGENERATION - TOTAL	941,670.78	932,288.42	287,910.35	287,910.35	0.00	653,760.43	311,418.03	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48263/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £9k for bins and benches, and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrinder Park. Funds allocated towards a scheme of improvements at Warrinder Park (Cabinet Member Decision 3/9/2010). Works complete Dec. 12. Accounting adjustment made, scheme to be placed
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 39402/APP/2007/1072	146,879.75	146,879.75	30,383.12	30,383.12	0.00	116,496.63	0.00	Funds received as a committed sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). £15,191.56 Spend towards maintenance costs 2012/13. Maintenance costs claimed 2014/15.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip, 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016. Earmarked towards improvements at Churchfield Gardens.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip, 10622/APP/2006/2284 & 10622/APP/2009/2504	10,000.00	10,000.00	6,678.17	6,678.17	0.00	3,321.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	30,000.00	15,000.00	15,000.00	0.00	15,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. £5,000 spent towards access improvements at the reserve.
E/76/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	9,451.62	9,451.62	0.00	548.38	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13).



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 August 2015)
			AS AT 30/06/15	AS AT 31/03/15	AS AT 30/06/15	AS AT 31/03/15	To 30/06/15	AS AT 30/06/15	AS AT 30/06/15	
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/AP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/AP/2013/3632	55,000.00	55,000.00	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB -TOTAL</b>	<b>401,179.35</b>	<b>401,179.35</b>	<b>93,637.88</b>	<b>93,637.88</b>	<b>0.00</b>	<b>307,541.47</b>	<b>70,000.00</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										
H/91/84C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/AP/2006/2696	21,699.53	21,699.53	8,584.43	8,584.43	0.00	13,115.10	0.00	Contribution received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by July 2015 must be returned to the developer. £8,584 allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014). Remaining balance allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015).
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/AP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/AP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/AP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015).
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/AP/2006/2494 & 10622/AP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/AP/2006/2696	49,601.53	49,601.53	31,512.07	31,512.07	0.00	18,089.46	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association (Elm Park). Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A. Contribution allocated towards improvements at the Elm Park Dining Centre. (Cabinet Member Decision 19/03/2015). Scheme completed, awaiting invoices.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/AP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/AP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/AP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/AP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises 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.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	TOTAL INCOME	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2015)
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	AS AT 30/06/15 12,958.84	AS AT 31/03/15 12,958.84	0.00	AS AT 31/03/15 12,958.84	To 30/06/15 0.00	AS AT 30/06/15 12,958.84	AS AT 30/06/15 0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).	
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	0.00	221,357.83	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.	
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	0.00	24,312.54	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.	
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	86,000.00	0.00	86,000.00	0.00	0.00	86,000.00	86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.	
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	0.00	14,126.88	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.	
H/48/331E *107	Cavendish	216 Field End Road, Eastcote 6331/APP/2010/2411	4,320.40	0.00	4,320.40	0.00	0.00	4,320.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.	
H/51/231H *110	Ruislip	Fmr RAF West Ruislip (Ickenham Park), High Road, Ickenham 39402/APP/2013/2685 & 39402/APP/2012/1033	17,374.27	0.00	17,374.27	0.00	0.00	17,374.27	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.	
H/52/205G	Eastcote	Former RAF Eastcote (Pembroke Park), Lime Grove, Ruislip 10189/APP/2014/3354 & 3359/3358 & 3360	298,998.00	0.00	298,998.00	0.00	0.00	298,998.00	298,998.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidised housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. No time limit for spend.	
H/54/343D *112	Harefield	Royal Quay, Coppermill Lock, Harefield 43159/APP/2013/1094	8,698.77	0.00	8,698.77	0.00	0.00	8,698.77	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/53/346D *113	Northwood	42-46 Ducks Hill Road, Northwood 49987/APP/2013/1451	8,434.88	0.00	8,434.88	0.00	0.00	8,434.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.	
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	<b>900,215.29</b>	<b>40,098.50</b>	<b>891,780.41</b>	<b>40,098.50</b>	<b>8,584.43</b>	<b>31,512.07</b>	<b>860,118.79</b>	<b>646,883.88</b>	
		<b>SECTION 106 - SUB - TOTAL</b>	<b>7,437,792.71</b>	<b>3,836,249.48</b>	<b>7,291,485.05</b>	<b>3,804,737.41</b>	<b>31,512.07</b>	<b>3,601,543.23</b>	<b>2,701,521.73</b>		
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>7,583,365.81</b>	<b>3,922,906.39</b>	<b>7,437,058.15</b>	<b>3,891,384.32</b>	<b>31,512.07</b>	<b>3,660,459.42</b>	<b>2,701,521.73</b>		
<b>NOTES</b>											
The balance of funds remaining must be spent on works as set out in each individual agreement.											







	total bal	spendable unalloc: unspendable		allocated (live/not live)
March figs	12,115,234.04	5,720,235.45	3,292,851.71	3,102,146.88

income 30 Jun 15	income 31 Mar 15	
30,959,307.91	28,875,492.19	2,083,815.72
		2,083,815.72
exp 30 Jun 15	exp 31 Mar 15	
16,836,571.04	16,760,258.15	76,312.89
		76,312.89

total bal	spendable unalloc: unspendable		allocated (live/not live)
14,142,736.87	7,852,440.05	3,297,900.32	2,992,396.50
			2,992,396.50

2,027,502.83	2,132,204.60	5,048.61	-	109,750.38
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2,007,502.83

1. The first part of the document is a list of names and addresses of the members of the committee.

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3. The third part of the document is a list of names and addresses of the members of the committee.

4. The fourth part of the document is a list of names and addresses of the members of the committee.

5. The fifth part of the document is a list of names and addresses of the members of the committee.

Dec report		
Total Income		
at 31/12/07	at 30/9/07	new income q3

PT278/26/127	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827	
PT278/27/09				
(Includes Former PT/29)				
*16	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447	572,732	572,732	
	Terminal 5, Land at Longford			
PT278/30/115	Roundabout, Heathrow s278 10 Jan 02			
*22	47853/93/246	10,500	10,500	
	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon			
PT278/34/86A	Hill / Kingston Lane & Pelican Crossing			
*18	on Kingston Lane	385,827	385,827	
	Brunel s278 16 April 04			
	532/SPP/2002/2237 - Traffic Calming on			
PT278/44/87A	Cleveland Road & New Entrance on			
*20	Kingston Lane	278,673	278,673	
PT278/46/135	10A Sandy Lodge Way Northwood			
*32	54671/APP/2002/54	7,458	7,458	
PT278/47	Refunds Various		12,339	(12,339)
PT278/48	No Legal Agreement Various	74,984	74,984	
PT278/49/117	Grand Union Village Southall			
*23	327/APP/2000/2106	63,873	63,873	
	Land at Rockingham Road, Riverside			
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595	33,510	33,510	
	Harlington Community School Sports			
PT278/51/128	Centre, Pinkwell Lane, Hayes /			
*36	18948/APP/2000/2427	4,847	4,847	
PT278/55/10A				
*14				
(Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499	
PT278/57/140	MOD Records Office Stockley Road			
A	Hayes 18399/APP/2004/2284	381,642	381,642	
	The Dairy Farm, Breakspear Road North, Harefield			
PT278/58/143	27314/APP/2005/844	1,000	1,000	
PT278/60/147A				
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012	16,500	16,500	
	DERA Site, Kingston Lane, West Drayton - Highways			
PT278/60/147B	45658/APP/2002/3012	55,126	55,126	
	Former RAF - Porters Way, West			
PT278/61/148A	Drayton 5107/APP/2005/2082	2,000	2,000	
	Hayes Goods Yard			
PT278/62/149	10057/APP/2004/2996&2999	2,000	2,000	
PT278/63				
*49	White House Gate, R.A.F Northolt	25,000	25,000	
PT/278	R.A.F. Eastcote	2,000		2,000

SECTION 278 SUB - TOTAL		2,137,998	2,148,337	(10,339)
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915	
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335	
PT/08/68A&B (See also PT/66) PT/11/45	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418	
	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248	
PT/18/38B (See also E/25/38A) *33 PT/20/70	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981	
	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485	
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	22,935	22,935	
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310	
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	
*47	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819	
PT/41/94A (See also E/29)	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	9,506	9,506	
PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718			
*19	(full)	4,777	4,777	
PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	5,703	5,703	
PT/42/41 *31	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	50,000	50,000	
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	157,292	157,292	
PT/45/58 PT/50/15B		13,689	13,689	
(see also: PPR/07)	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000	

	County Court Site Management	Traffic	35,757	35,757	
PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme				
*45 PT/54/21C	10850/5/97/2005		3,520	3,520	
	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343		57,000	57,000	
PT/54/21D					
	Former EMI Site, Dawley Road - HGV Signage 6198/BS/98/1343		39,739	39,739	
PT/56/26A					
(see: PPR/18 & E/17 ) PT/57/27C	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335		2,676,600	2,601,600	75,000
(see: EYL/35 & E/18) *34 PT/61/89B	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736		13,882	13,882	
(see: E/35) PT/65/74A	LHR Training Centre, Stockley Close / 51458/97/1537		25,000	25,000	
(see EYL/40, E/20 & E/21) PT/66/51	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357		18,863	18,863	
(See also PT/08) PT/67/95A	White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196		5,261	5,261	
(Formerly E/30/95A)	Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping		3,440	3,440	
	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296		42,925	42,925	
PT/68/96A PT/69/97A	Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816		5,463	5,463	
(see: E/22) PT/70/98A					
(see: EYL/46 & E/23)	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge 11005/AG/97/360		25,590	25,590	
PT/71/99 PT/72/88B			250,000	250,000	
(see: PT/73 & EYL/47 ) PT/73/88C	Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways		41,720	41,720	
(see: PT/72 & EYL/47 )	Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath		9,840	9,840	
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077		34,213	34,213	
PT/77/123 PT/78/10B	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106		49,588	49,588	
(See also PT278/55)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296		27,201	27,201	

PT/79/108A (formerly PT278/41) PT/80/112 (formerly PT278/05) PT/82/114 (formerly PT278/23) PT84/87B-D (Formerly part of PT278/44)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	74,594	74,594
	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	46,418	46,418
	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069	12,785	12,785
	Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath	14,396	14,396
PT/88/140 B	18399/APP/2004/2284 MOD Records Office, Stockley Road,	3,127	3,127
PT/88/140C *38 PT/88/140F	Hayes - Public Transport 18399/APP/2004/2284	488,717	488,717
*46	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood	70,516	70,516
PT/91/142A	58866/APP/2005/1087	1,018	1,018
PT/92/154	5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370	40,290	40,290
PT/93/147C	DERA Site, Kingston Lane, West Drayton - Traffic Calming 45658/APP/2002/3012	20,046	20,046
PT/93/147D	DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012	32,073	32,073
PT/95/161A	Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754	15,010	15,010
PT/96/164	26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31	10,500	10,500
PT/97	Colham House Taxi Rank Relocation 27298/APP/2006/875	15,000	15,000
PT/98	Colham House Footpath Re-Paving 27298/APP/2006/875	40,000	40,000
PT/99	Colham House Kerb Alignment 27298/APP/2006/875	5,000	5,000
PT/100	Colham House Side Alley Re-surfacing 27298/APP/2006/875	10,000	10,000
PT/101	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,066	30,066
PT/102	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	151,948	151,948
PT/103	West Drayton to Heathrow Cycle Scheme	100,000	100,000
PT/104	DRA Site at Kingston Lane	10,000	10,000
		<b>6,486,241</b>	<b>6,301,241</b>
			<b>185,000</b>

CSL/1/13			
(formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility	1,433,000	1,433,000
CSL/2/147E	45658/APP/2002/3012 MOD Records Office Stockley Road/Bourne Avenue, Hayes	243,005	243,005
CSL/3/140I CSL/4/152A	18399/APP/2004/2284	66,134	66,134
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 <b>CULTURE, SPORT AND LEISURE SUB</b> <b>- TOTAL</b>	19,839  <b>1,761,977</b>	19,839  <b>1,761,977</b>
EYL/03 /12B	Hillingdon Hospital - North Site / 4058/99/1568 Land at 78-84 The Crescent, Harlington /	668,174	668,174
EYL/14/75	46970/APP/1999/2169 The Springs, Springwell Lane,	21,640	21,640
EYL/19/44	Rickmansworth / 6679/AZ/98/0897 Former Elec S/S, Kingston Lane, West	31,620	31,620
EYL/28/79	Drayton 55015/APP/2001/2590 Hyde House, Newhaven Close,	20,318	20,318
EYL/29/54	Hillingdon 2306/SPP/2002/238 Former Bridge Works, Bentinck Road	36,836	36,836
EYL/30/30	W/D/ 20610/APP/2002/2407	161,898	161,898
EYL/31/19A			
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385 Defence Research Agency, West	194,922	194,922
EYL/38/104	Drayton - New Nursery & W Drayton Primary School Improvements /		
see: PT278/22 EYL/39/65A	49542F/98/1509 Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733
EYL/40/74D		121,107	121,107
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357 Herne House, Church Walk, Hayes	18,900	18,900
EYL/43/67	15405/APP/2003/188 339-353 High Street, Harlington	66,514	66,514
EYL/44/81	53740/APP/99/310 113 Belmont Road & 2-4 Fairfield Road,	18,680	18,680
EYL/45/82	Uxbridge 55741/APP/2003/1467 Land at 9 Orchard Drive Cowley	18,610	18,610
EYL/49/106	11972/APP/2003/1546 2 - 6 Swan Road West Drayton/	11,465	11,465
EYL/55/110	5722/APP/2004/589	69,984	69,984



EYL/56/108B& C (See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783 5 - 19 Botwell Lane Hayes	13,565	13,565
EYL/60/131	53799/APP/2003/360 St Vincent's Hospital Northwood	19,427	19,427
EYL/62/137	138/APP/2001/1240 Land at Dalegarth & Rydall Orchard View	371,818	371,818
EYL/63/138	Cowley 56481/APP/2003/2735 3 Reginald Road, Northwood	8,417	8,417
EYL/65/142B	58866/APP/2004/274 68 Ducks Hill Road	28,460	28,460
EYL/66/144	11900/APP/2005/1087 6A Swan Road West Drayton	179,174	179,174
EYL/67/145	9037/APP/2005/2945 91 Cowley Road Uxbridge	21,276	21,276
EYL/68/146	263/APP/2003/1769 The Retreat, 26 Field End Road,	68,663	68,663
EYL/69/150	Eastcote 2011/APP/2002/876 35 The Drive, Ickenham	30,346	30,346
EYL/70/151	32381/APP/2004/282 Fmr RAF West Drayton, Porters Way,	14,256	14,256
EYL/71/155B	West Drayton 5107/APP/2005/2082 18-24 Hercies Road, Uxbridge	471,253	471,253
EYL/72/156	60045/APP/2005/1997 23b Green Lane, Northwood	13,120	13,120
EYL/73/157	38244/APP/2005/2654 29 Dawley Road, Hayes	21,063	21,063
EYL/74/158	11280/APP/2005/678 23-26 Queens Road Uxbridge	14,543	14,543
EYL/75/162	53248/APP/2005/680 18a Colham Ave, West Drayton	19,129	19,129
EYL/76/163	29679/APP/2006/1048	18,939	18,939
EYL/77/147F	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton	328,366	328,366
EYL/78/161B	335/APP/2002/2754 MOD Records Office Stockley Road/Bourne Avenue, Hayes	238,153	238,153
EYL/79/140G	18399/APP/2004/2284 Land Rear of 4-20 Acacia Avenue,	768,003	768,003
EYL/80/165	Yiewsley 39054/APP/2004/2894	77,511	77,511
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214

EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	9,576
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	
EYL/86	Honeywell Site, Trout Rd., Yeiewsley 335/APP/2002/2754	765,637	765,637	
EYL/88	former True Lovers' Knot Public House, <b>EDUCATION, YOUTH AND LEISURE</b>	66,591		66,591
	<b>SUB - TOTAL</b>	<b>6,120,274</b>	<b>6,044,107</b>	<b>76,167</b>
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000	
PPR/05/33 PPR/07/15A	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778	
(see: PT/50)				
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570	
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000	
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195	
PPR/13/19C				
(see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803	
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343	131,081	131,081	
PPR/26/84	Denbridge Industrial Estate, Oxford Road/4551CL/98/435	200,000	200,000	
	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000	
PPR/32/50 (Formerly PT/02)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466	
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000	
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171	
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250	

PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037 DERA Site, Kingston Lane, West Drayton - Town Centre	4,200	4,200
PPR/40/147G	45658/APP/2002/3012 9-15, Harefield Road, Uxbridge	67,153	67,153
PPR/41/167	59532/APP/2005/2401 Hayes Goods Yard	8,500	8,500
PPR/42	10057/APP/2004/2996 & 2999 Colham House, Uxbridge, Training	78,939	78,939
PPR/43	27298/APP/2006/875 Honeywell Site, Trout Rd., Yiewsley	10,000	10,000
PPR/44	335/APP/2002/2754	18,229	18,229
	<b>PERFORMANCE, PARTNERSHIPS &amp; REGENERATION SUB - TOTAL</b>	<b>1,121,336</b>	<b>1,121,336</b>
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904 BT Site, Willow Tree Lane, Yeading - Play Ground Works	59,556	59,556
E/06/2A E/09/11B		100,000	100,000
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000
(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
(see: PT/56 & PPR/18 ) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400
(see: PT/57 & EYL/35) E/19/36 (see: PPR/21) E/21/74C	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736 Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	125,274 43,999	125,274 43,999
(see: PT/65, EYL/40 & E/20) E/22/97B (see: PT/69)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357 Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,370 5,463	5,370 5,463

E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940	
	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015	
	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204	
	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000	
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692	
E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	
E/31/124 (see also EYL/57) 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	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500	1,008,500	
E/37/152B	MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	52,114	52,114	
E/38/153B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	
E/39/160	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	10,000	10,000	
E/40/155C E/41/49 (Formerly PPR/31/49)	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	8,532	8,532	
E/42/140J	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	20,147	20,147	
E/43/1B E/44 E/45	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	453,000	453,000	
E/46	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	100,737	100,737	
	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	11,544	11,544	
	Air Quality Action Plan	25,000		25,000
	Porters Way Play Area	125,000		125,000
	Former True Lovers Knot P.H Green			
	Spaces provision	21,195		21,195
	<b>ENVIRONMENT SUB -TOTAL</b>	<b>3,768,333</b>	<b>3,597,138</b>	<b>171,195</b>
H/1/152C *40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	

H/2/160B H/3/155A	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	300,000	300,000	
*41 H/4/140H	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 MOD Records Office Stockley Road/Bourne Avenue, Hayes	74,041	74,041	
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	51,133	51,133	
*44 H/6	335/APP/2002/2754 11-21, Clayton Rd., Hayes	50,032	50,032	
*48	56840/APP2004/630 Hayes and Harlington Scrapyard. Health Provision	30,066	30,066	
H/7		2,908		2,908
		<b>516,742</b>	<b>513,834</b>	<b>2,908</b>
		<b>21,912,902</b>	<b>21,487,970</b>	<b>424,931</b>

Sept rpt		S106 unspendable			not allocated		
Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
at 30/9/07	Sept v Dec						
58,827		5,000	5,000				0
572,732		558,232	558,232				0
10,500		5,000	5,000				0
385,827		188,379	188,379				0
278,673		197,592	197,592				0
7,458		5,000	5,000				0
12,339							0
74,984							0
63,873		63,873	63,873				0
33,510							0
4,847							0
161,499		161,036	161,036				0
381,642							0
1,000							0
16,500		15,000	15,000				0
55,126							0
2,000							0
2,000							0
55,000	(30,000)				20,000	20000	

<b>2,178,337</b>	<b>(30,000)</b>	<b>1,199,112</b>	<b>1,199,112</b>		<b>20,000</b>	<b>20,000</b>
328,915		328,915	328,915			0
399,335		136,690	136,690			0
12,418						0
3,248						0
135,981		59,068	59,068			0
19,915						0
113,485			893	(893)		0
22,935		22,935	22,935			0
36,310		36,310	36,310			0
553,808						0
31,819		31,819	31,819			0
9,506		9,506	9,506			0
4,777		4,777	4,777			0
5,703		5,703	5,703			0
50,000		50,000	50,000			0
157,292						0
13,689						0
30,000						0



	35,757			
3,520				0
57,000				0
39,739				0
2,601,600				0
13,882	12,511	12,511		0
25,000				0
18,863				0
5,261				0
3,440				0
42,925				0
5,463				0
25,590				0
250,000				0
41,720		695	(695)	0
9,840				0
34,213				0
49,588				0
27,201				0

74,594						0
46,418						0
12,785						0
14,396						0
3,127						0
488,717		488,717	488,717			0
70,516		70,516	70,516			0
1,018						0
40,290						0
20,046						0
32,073						0
15,010						0
10,500						0
15,000				15,000	15000	
40,000				40,000	40000	
5,000				5,000	5000	
10,000				10,000	10000	
30,066				30,066	30065.7	
151,948				151,948	151947.8	
<b>6,265,484</b>	<b>35,757</b>	<b>1,257,467</b>	<b>1,259,055</b>	<b>(1,588)</b>	<b>252,014</b>	<b>252,014</b>

1,433,000			0
243,005	243,005	243,005	243004.77
66,134	66,134	66,134	66133.52
19,839	19,839	19,839	19839.13
<b>1,761,977</b>	<b>328,977</b>	<b>328,977</b>	
668,174			0
21,640			0
31,620			0
20,318			0
36,836			0
161,898			0
194,922			0
394,733			0
121,107			0
18,900	18,900	18,900	0 18,900
66,514			0
18,680			0
18,610			0
11,465			0
69,984			0

22,865			0
167,440	167,440	167440.09	
13,565	13,565	0	13,565
19,427		0	
371,818	197,818	197817.94	
8,417	8,417	0	8,417
28,460	15,321	15321.45	
179,174	86,922	86921.50824	
21,276		0	
68,663		0	
30,346	16,205	16204.98828	
14,256		0	
471,253		0	
13,120		0	
21,063	11,248	11247.642	
14,543		0	
19,129	19,129	0	19,129
18,939	8,826	0	8,826
328,366		0	
238,153		0	
768,003	357,890	0	357,890
77,511		0	
29,087	15,532	15532.458	
45,214		0	

73,803	73,803	73802.65	
7,722	7,722	7721.63	
252,606		0	
98,853	98,853	98852.87	
765,637	405,787	529545.08	(123,758)
<b>6,044,107</b>	<b>1,523,377</b>	<b>1,220,408</b>	<b>302,969</b>
100,000		0	
66,778		0	
150,570		0	
30,000		0	
86,195		0	
15,803		0	
131,081		0	
200,000		0	
10,000		0	
47,466		0	
5,000		0	
78,171		0	
13,250		0	

4,200			0
67,153	30,000	30,000	0
8,500			0
78,939			0
10,000			0
18,229			0
<b>1,121,336</b>	<b>30,000</b>	<b>30,000</b>	
59,556			0
100,000			0
38,021			0
25,000			0
25,000			0
1,323,400			0
125,274			0
43,999			0
5,370			0
5,463			0



13,940				0
39,015				0
12,204				0
50,000				0
12,692				0
2,852				0
42,172				0
1,008,500				0
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10,000			10,000	10000
8,532				0
20,147			20,147	20147.3
453,000				0
100,737				0
11,544			11,544	11543.73
<b>3,597,138</b>			<b>93,805</b>	<b>93,805</b>
8,562	8,562	8,562		0

300,000					300,000	300000	
74,041		74,041	74,041				0
51,133		51,133	51,133				0
50,032		50,032	50,032				0
30,066		30,066	30,066				0
<b>513,834</b>		<b>213,834</b>	<b>213,834</b>		<b>300,000</b>	<b>300,000</b>	
<b>21,482,213</b>	<b>5,757</b>	<b>2,700,413</b>	<b>2,702,001</b>	<b>(1,588)</b>	<b>2,518,173</b>	<b>2,215,204</b>	<b>302,969</b>
					0	0	0

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

Document is Restricted

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# Plans for North Applications Planning Committee

28th October 2015



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 146 FIELD END ROAD EASTCOTE

**Development:** Change of Use from Use Class B1 (Offices) to part Use Class A1 (Shops) and part Use Class C3 (Flats) and the creation of a third floor to provide 6 x 2-bed, 2 x 1-bed, and 1 x 3-bed flats, new balconies, parking, amenity space and cyc store involving external alterations

**LBH Ref Nos:** 3016/APP/2015/2420

<b>Date Plans Received:</b>	27/06/2015	<b>Date(s) of Amendment(s):</b>	30/06/2015
<b>Date Application Valid:</b>	16/07/2015		13/07/2015
			27/06/2015

146 Field End Road, Eastcote HA5 1RJ

London Borough of Hillingdon  
RECEIVED

30 JUN 2016

Planning  
Residents Services



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Licence No. LAN0M/LON100003121118. Plotted Scale - 1:1250

Buttery & Watson  
Chartered Town Planning & Development Consultants  
Berry House, 78 Altwood Road, Maidenhead SL6 4PZ



2

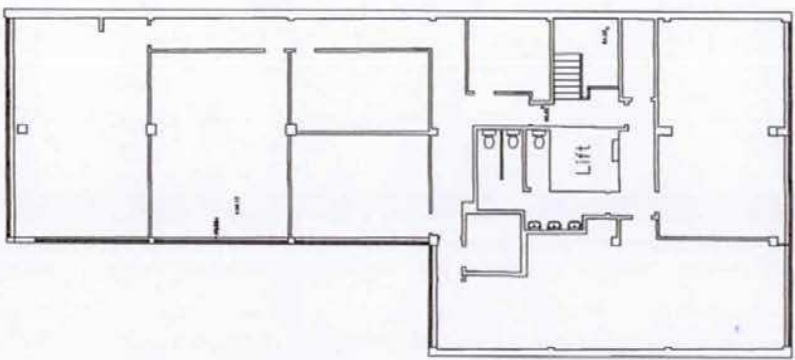
W/1000

Notes: -

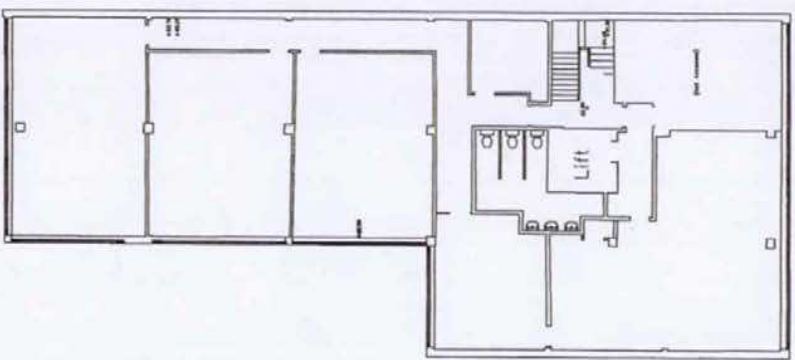
ALL ROOMS  
USED FOR  
OFFICE &  
ADMINISTRATIVE  
PURPOSES  
(CLASS B1)

TO BE READ IN CONJUNCTION WITH:-

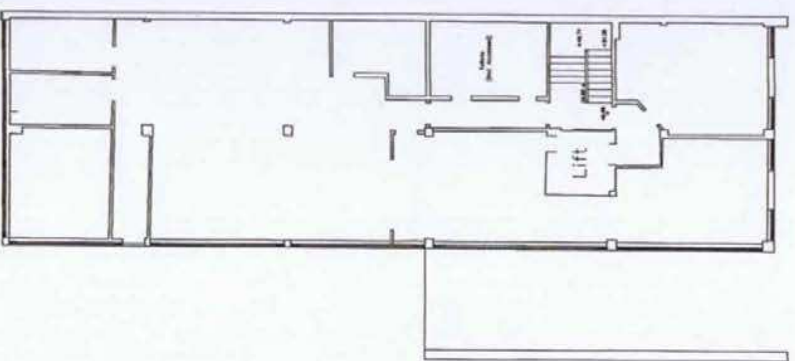
ISSUE	REVISION	DATE
<b>CHILTERN SURVEYS Ltd.</b> LAND SURVEYS AND SITE ENGINEERING SERVICES Sperry Mill, Oakfield, Thetford, Devon. EX16 9BU Tel: 01392 51277    Mobile: 07923 06974 E-mail: <a href="mailto:admin@chilternsurveys.co.uk">admin@chilternsurveys.co.uk</a> <b>OFFICES IN DEVON AND BUCKINGHAMSHIRE</b>		
<b>Floor Plans</b>		
PROJECT:- No. 146 Field End Road Eastcote		
SCALE:- 1:100 DRAWN:- J.W. DWG. No. EAST1402 DATE:- 28/03/14		
GENERAL NOTES:-		



Second Floor Plan

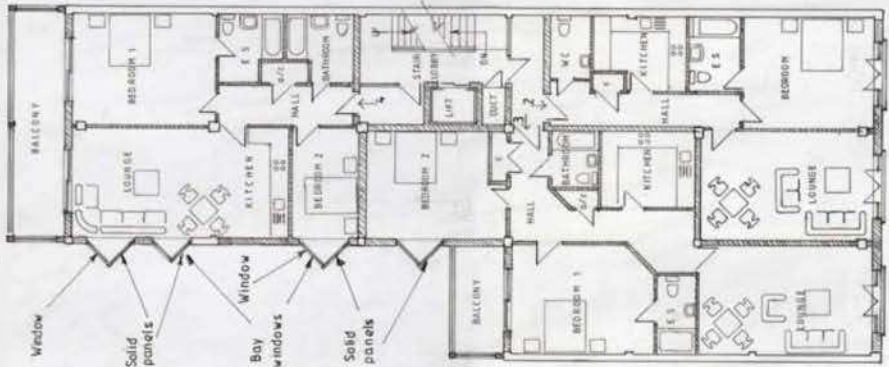
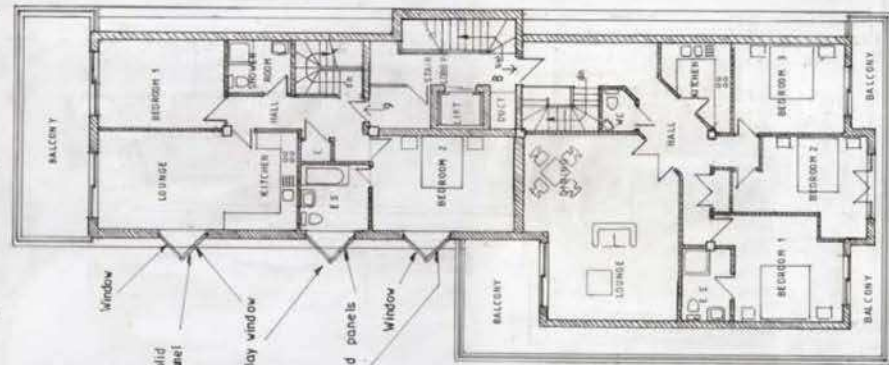


First Floor Plan



Ground Floor Plan



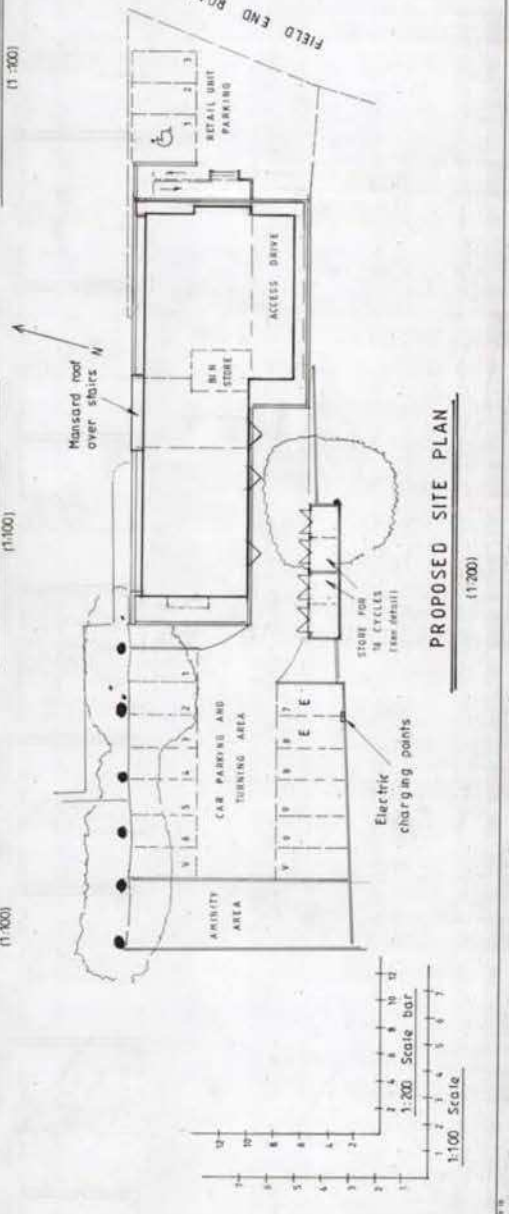
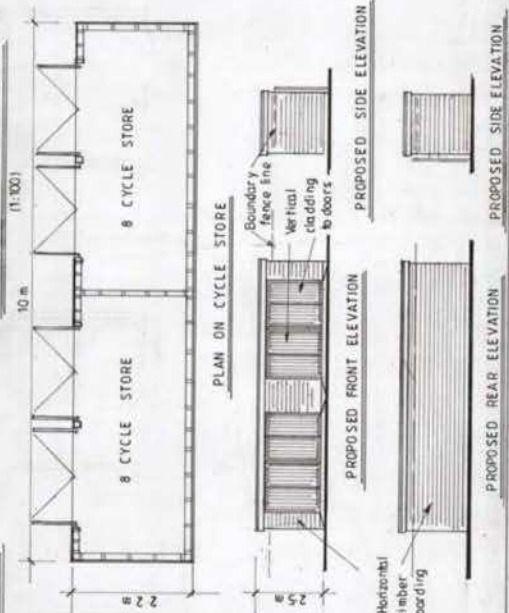


PROPOSED THIRD FLOOR PLAN (1:100)

PROPOSED SECOND FLOOR PLAN (1:100)

PROPOSED FIRST FLOOR PLAN (1:100)

PROPOSED GROUND FLOOR PLAN (1:100)



- G SEPT 15 Front balcony's removed
- F SEPT 15 Side bay windows added
- E SEPT 15 Ground floor windows revised
- D SEPT 15 LAYOUT REVISED
- C JUN 15 CYCLE STORE ADDED
- B APR 15 ENTRANCE REVISED
- A MAR 15 LAYOUT REVISED

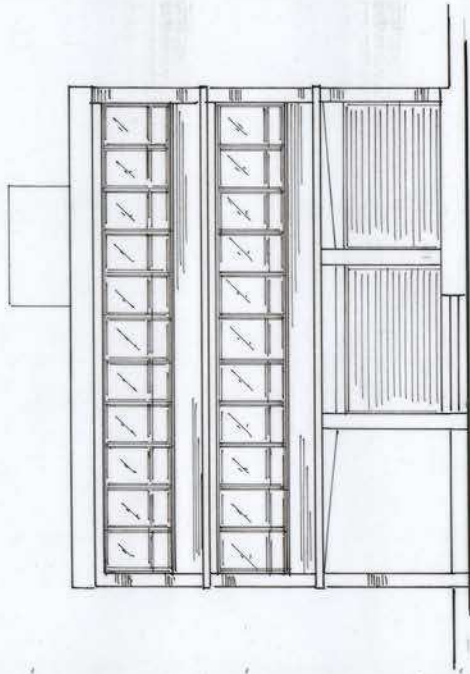
Revision	Date	Description
G	SEPT 15	Front balcony's removed
F	SEPT 15	Side bay windows added
E	SEPT 15	Ground floor windows revised
D	SEPT 15	LAYOUT REVISED
C	JUN 15	CYCLE STORE ADDED
B	APR 15	ENTRANCE REVISED
A	MAR 15	LAYOUT REVISED

**UXBRIDGE DESIGN CONSULTING SERVICES**  
 "The Old Bakery", 21A Windsor Street,  
 Uxbridge, Middlesex, UB8 3AB TEL: 01895 247471

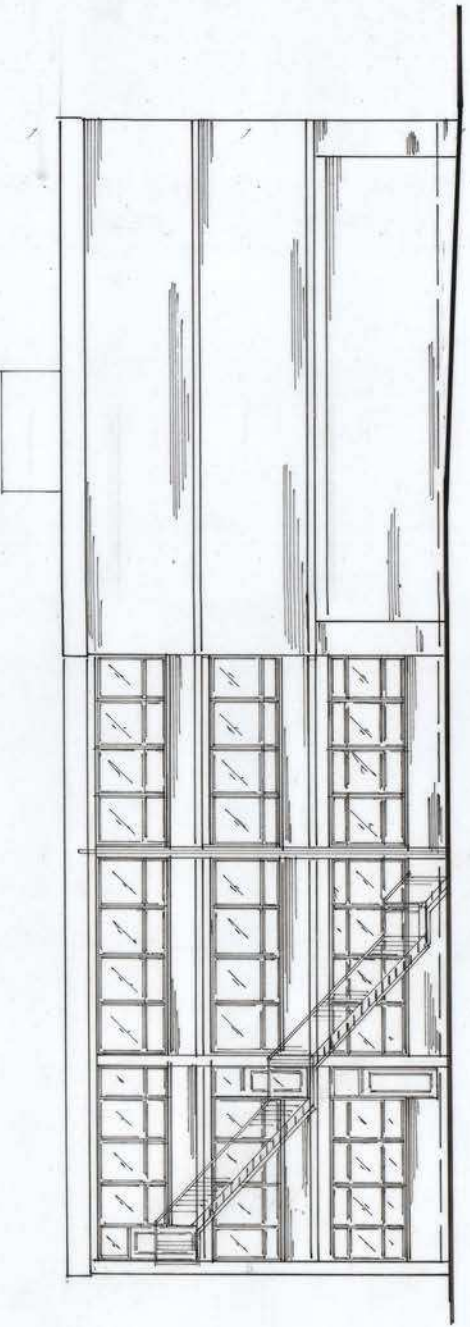
**MR O. McMAHON**  
 146 FIELD END ROAD  
 EASTCOTE MIDDLESEX  
 PROPOSED FLOOR PLANS

Scale: 1:100  
 Date: DEC 14  
 Drawing No: 13/144/1  
 Revision: 4 OF 6

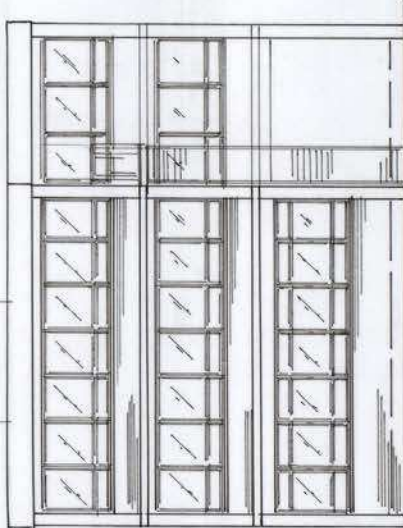




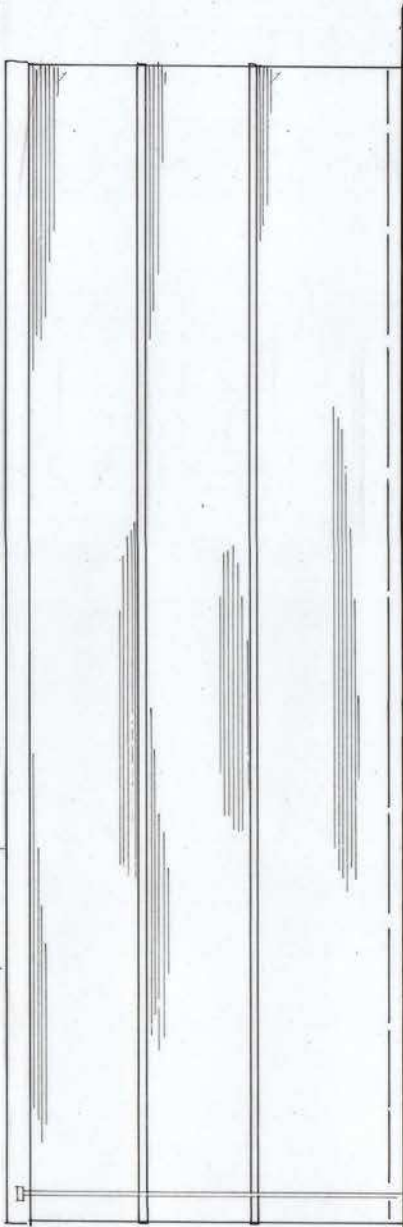
EXISTING FRONT ELEVATION



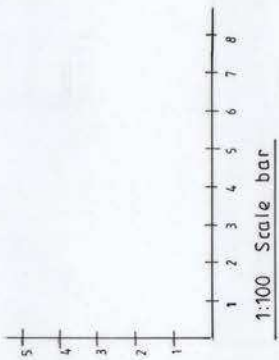
EXISTING SIDE ELEVATION



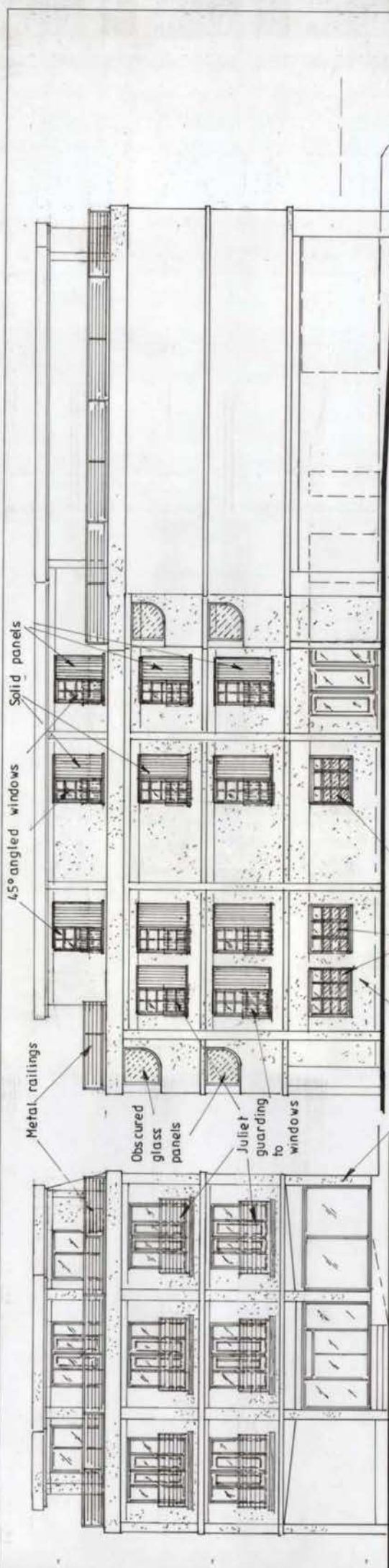
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



Revision	Date	Description
<b>UXBRIDGE DESIGN &amp; DETAILING SERVICES LTD</b> "The Old Bakery", 21A Windsor Street Uxbridge, Middlesex UB8 1AB TEL: 01895 255791		
Client: <b>MR. O Mc MAHON</b>		
Project: <b>146 FIELD END ROAD EASTCOTE, MIDDLESEX</b>		
Drawing: <b>EXISTING ELEVATIONS</b>		
Scale:	Date:	Rev. No.
<b>1:100</b>	<b>JAN 15</b>	<b>13/144/02</b>
		Revision:



**PROPOSED SIDE ELEVATION**

**PROPOSED FRONT ELEVATION**

**PROPOSED REAR ELEVATION**

**PROPOSED SIDE ELEVATION**

Revision	Date	Description
E	SEPT 15	Side bay windows added
D	SEPT 15	Side windows revised
C	SEPT 15	3rd floor revised

**UXBRIDGE DESIGN**  
 "The Old Bakery", 21A Windsor Street  
 Uxbridge, Middlesex UB8 1AB TEL: 01895 255791

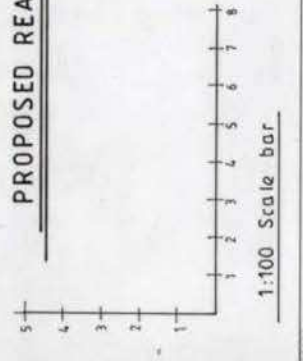
Client: **MR O McMAHON**

Project: **146 FIELD END ROAD  
 EASTCOTE MIDDLESEX**

Drawing: **PROPOSED ELEVATIONS**

Scale: **1:100**  
 Date: **FEB 15**  
 Dwg. No.: **13/144/05**  
 Revision: **A B C D F**

REV F OCT 15 Front balconys removed  
 REV B APR 15 ENTRANCE REVISED  
 REV A MAR 15 NOTES ADDED



Notes: -

TO BE READ IN CONJUNCTION WITH: -

ISSUE	REVISION	DATE

**CHILTERN SURVEYS Ltd.**  
**LAND SURVEYS AND SITE ENGINEERING SERVICES**  
 Spruce Mill, Oakford, Tiverton, Devon. EX16 9RU  
 Tel: 01398 351277    Mobile: 07932 60676  
 E-mail: chilternsurveys@btinternet.com  
**OFFICES IN DEVON AND BUCKINGHAMSHIRE**

# Site Survey

PROJECT: -  
**No. 146**  
 Field End Road  
 Eastcote.

SCALE: - 1:200  
 DRAWN: - J.W.  
 DWG. No. EAST1401  
 DATE: - 28/03/14

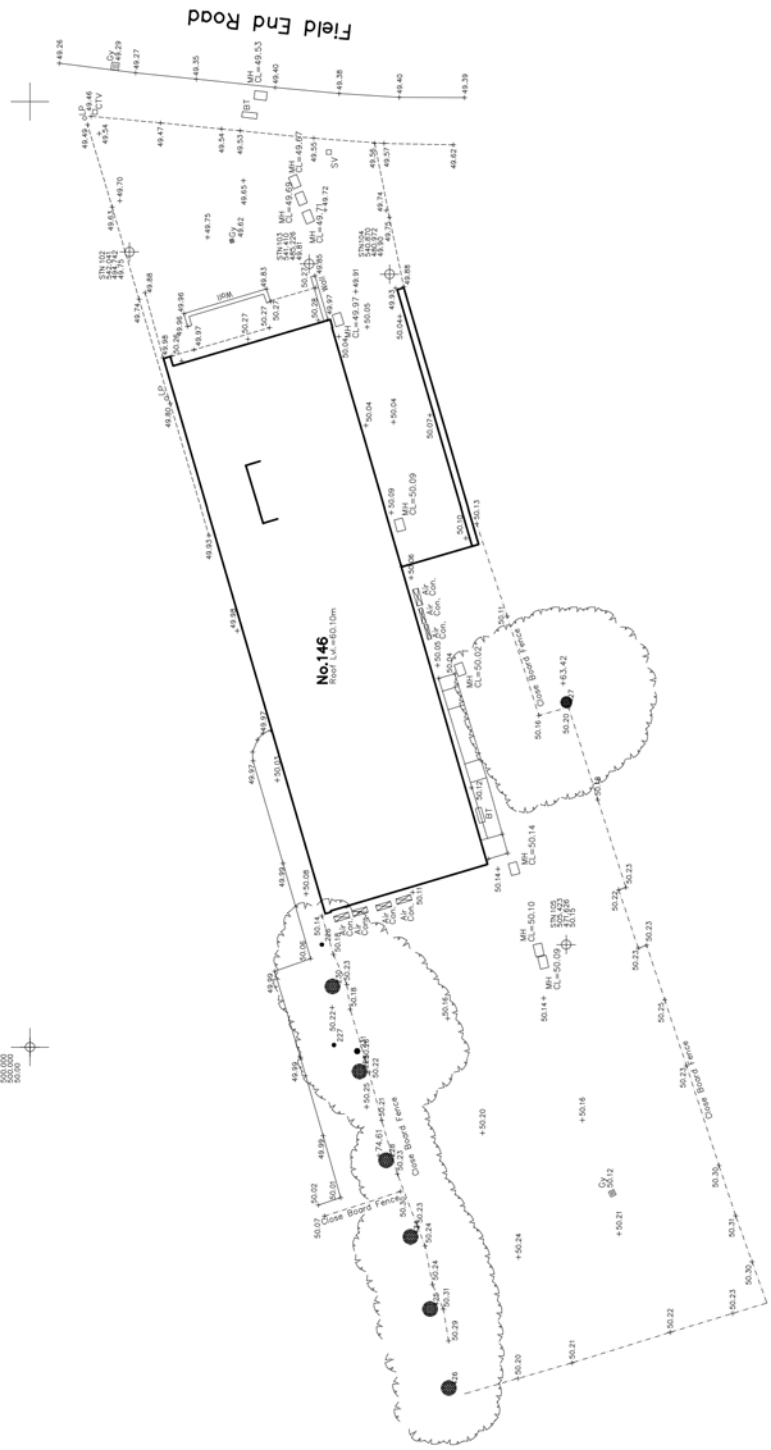
GENERAL NOTES: -  
 ALL LEVELS RELATE TO TBM SITUATED  
 ON STATION 101.  
 ASSUMED VALUE = 50.000m.  
 GRID: LOCAL 440 ARBITRARY



500mN

500mE

450mN



550mE





	Title :	Scale : NTS
		<b>SITE PHOTOGRAPHS</b>
<b>RISK MANAGEMENT LIMITED</b> Tel : 01883 343572 Fax : 01883 344060	Project Location :	Plate <b>1</b>
	146 Field End Road, Pinner.	Job No : RML 5839





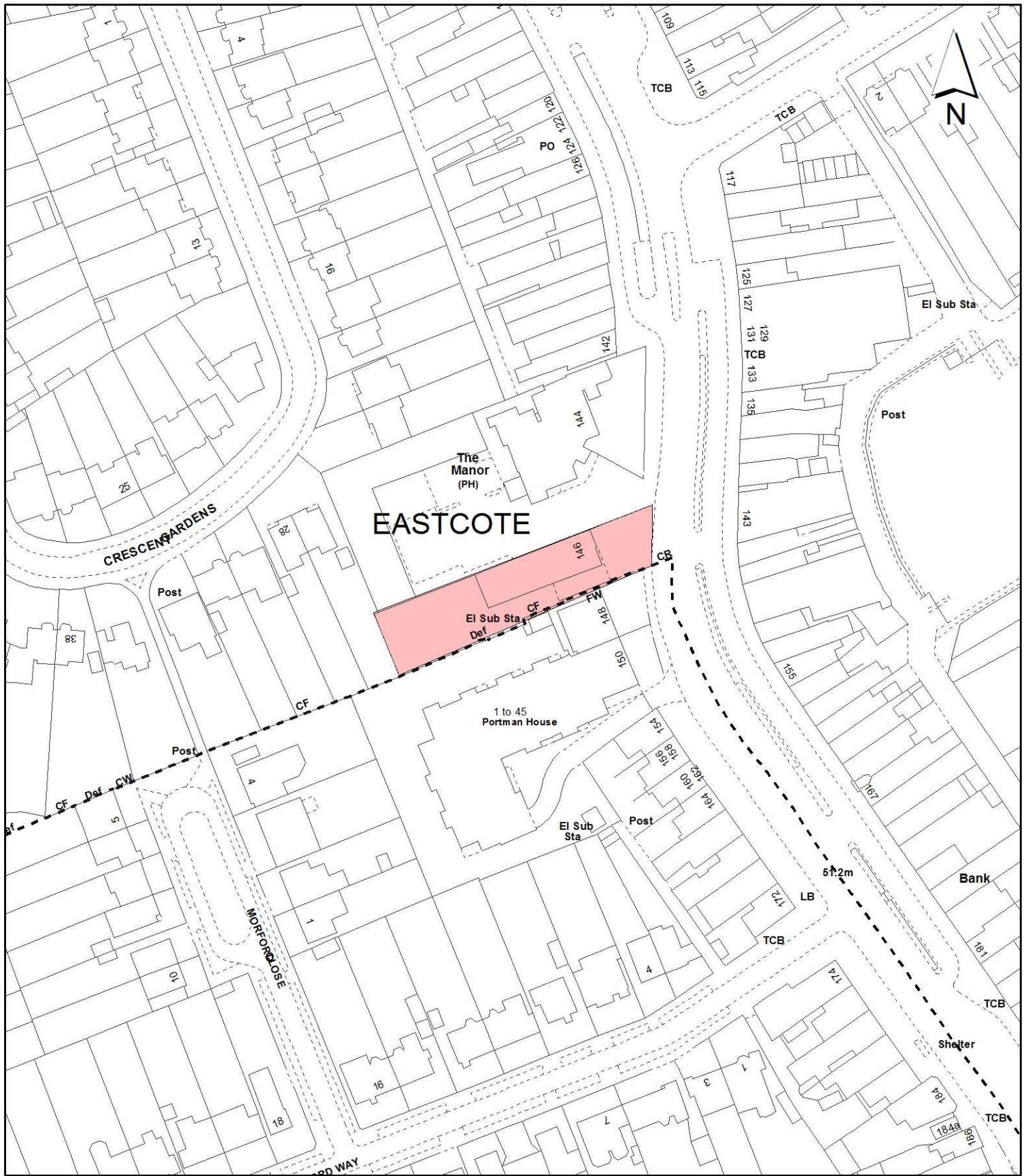
	Title : <b>SITE PHOTOGRAPHS</b>	Scale : NTS
		Date : June 2015
<b>RISK MANAGEMENT LIMITED</b> Tel : 01883 343572 Fax : 01883 344060	Project Location : 146 Field End Road, Pinner.	Plate <b>2</b>
		Job No : RML 5839





	Title : <b>SITE PHOTOGRAPHS</b>	Scale : NTS
		Date : June 2015
<b>RISK MANAGEMENT LIMITED</b> Tel : 01883 343572 Fax : 01883 344060	Project Location : 146 Field End Road, Pinner.	Plate <b>3</b>
		Job No : RML 5839





**Notes:**

 Site boundary

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Site Address:

**146 Field End Road  
 Eastcote**

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

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

Planning Application Ref:

**3016/APP/2015/2420**

Scale:

**1:1,250**

Planning Committee:

**North Page 136**

Date:

**October 2015**



**HILLINGDON**  
 LONDON

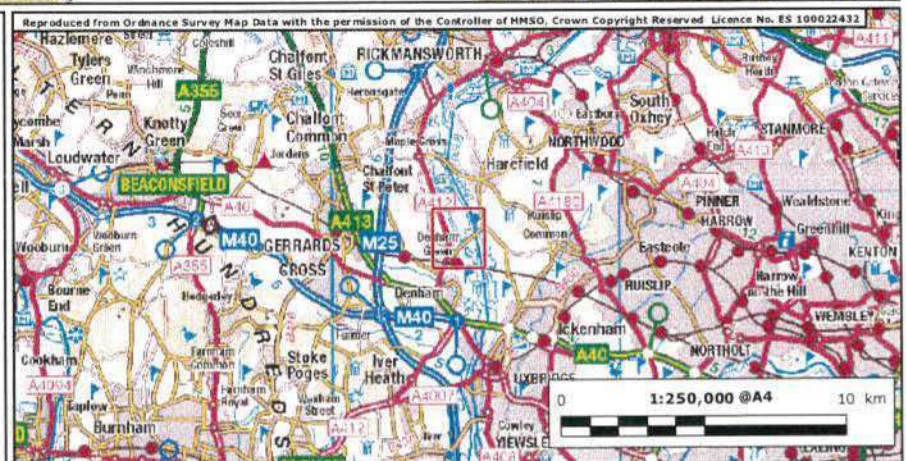
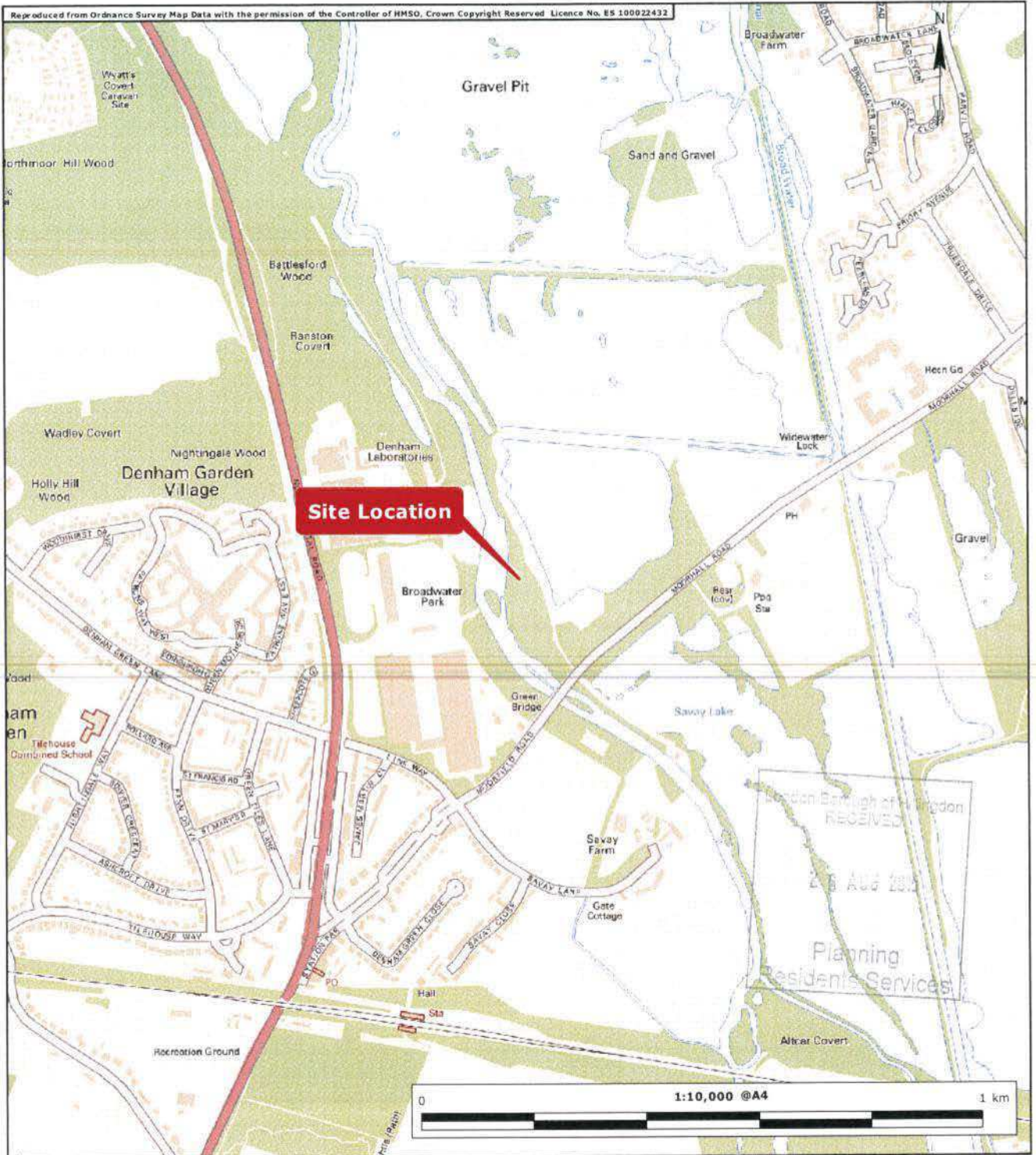
**Report of the Head of Planning, Sport and Green Spaces**

**Address** LAND TO NORTH OF MOORHALL ROAD HAREFIELD DENHAM  
**Development:** INSTALLATION OF GROUNDWATER MONITORING BOREHOLES  
**LBH Ref Nos:** 71180/APP/2015/3252

**Date Plans Received:** 26/08/2015  
**Date Application Valid:** 26/08/2015

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





<p>Title: Figure 1: Site Location</p>	<p>Site: Denham Media Park, Denham</p>	<p>Date: July 2015</p>	
<p>Project No: UK11-16124</p>	<p>Client: Deluxe Labor...</p>	<p>Scale: As shown</p>	



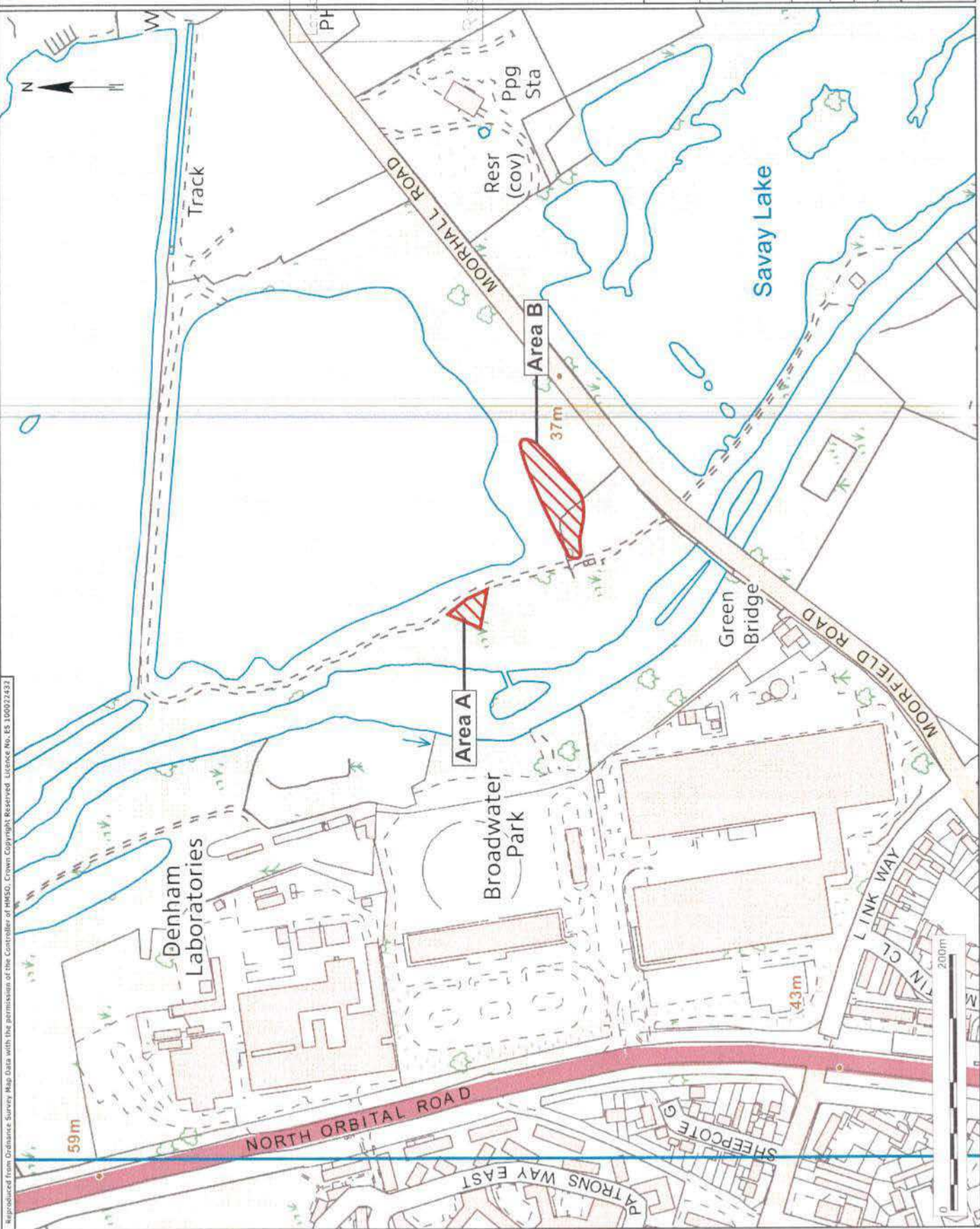
Reproduced from Ordnance Survey Map Data with the permission of the Controller of HMSO. Crown Copyright Reserved. Licence No. ES 100974521

4610

 Proposed Drilling Area

Title:	Figure 2: Proposed Drilling Location
Project No.:	UK11-16124
Site:	Denham Media Park, Denham
Client:	Deluxe Laboratories Ltd
Date:	July 2015
Scale:	1:4,000 @ A4
Sheet:	1
Drawn by:	DM

**RAMBOLL**  
ENVIRON





Proposed Drilling Area

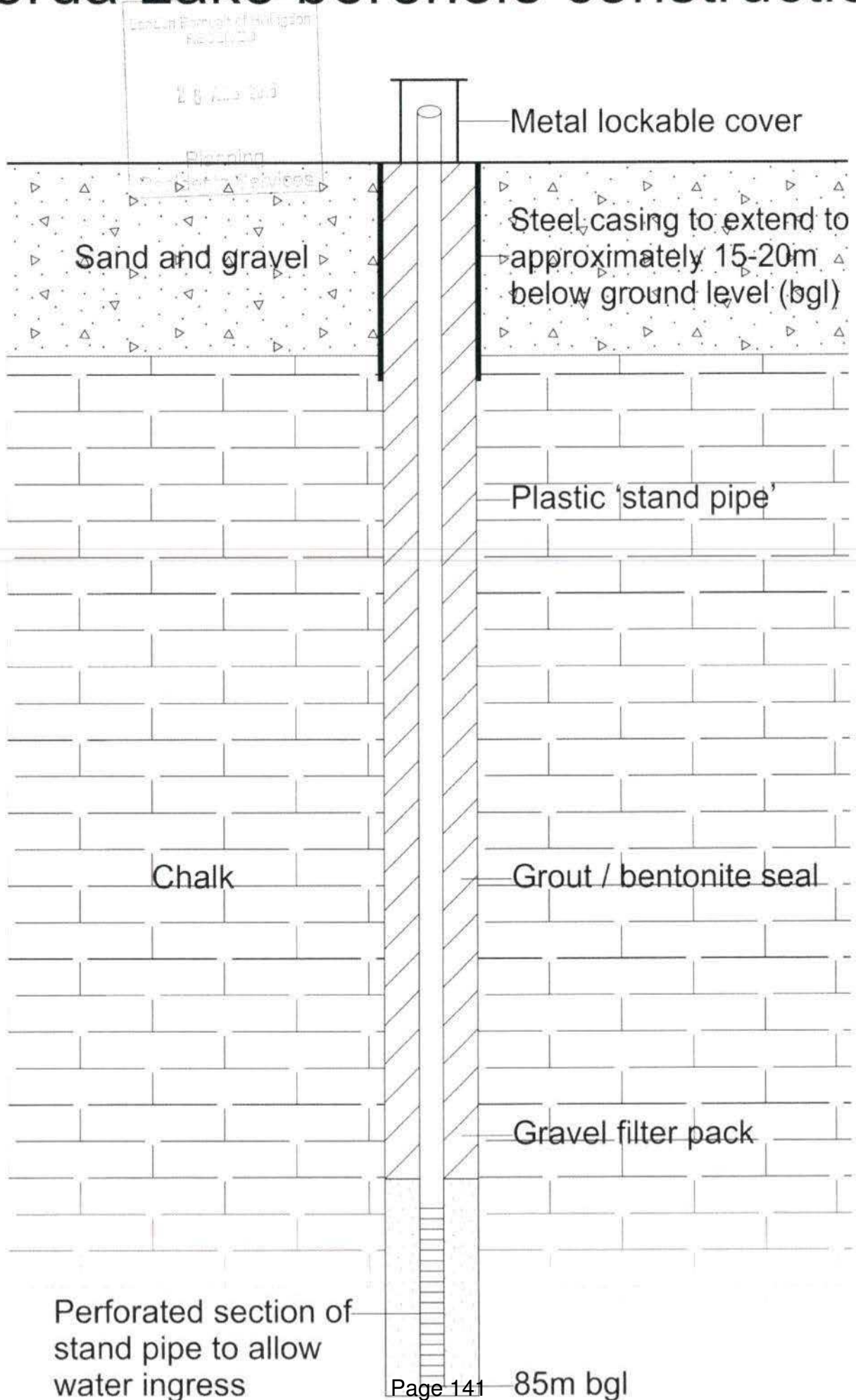
London Borough of Hillingdon  
RECEIVED  
26 AUG 2015  
Planning  
Residents Services

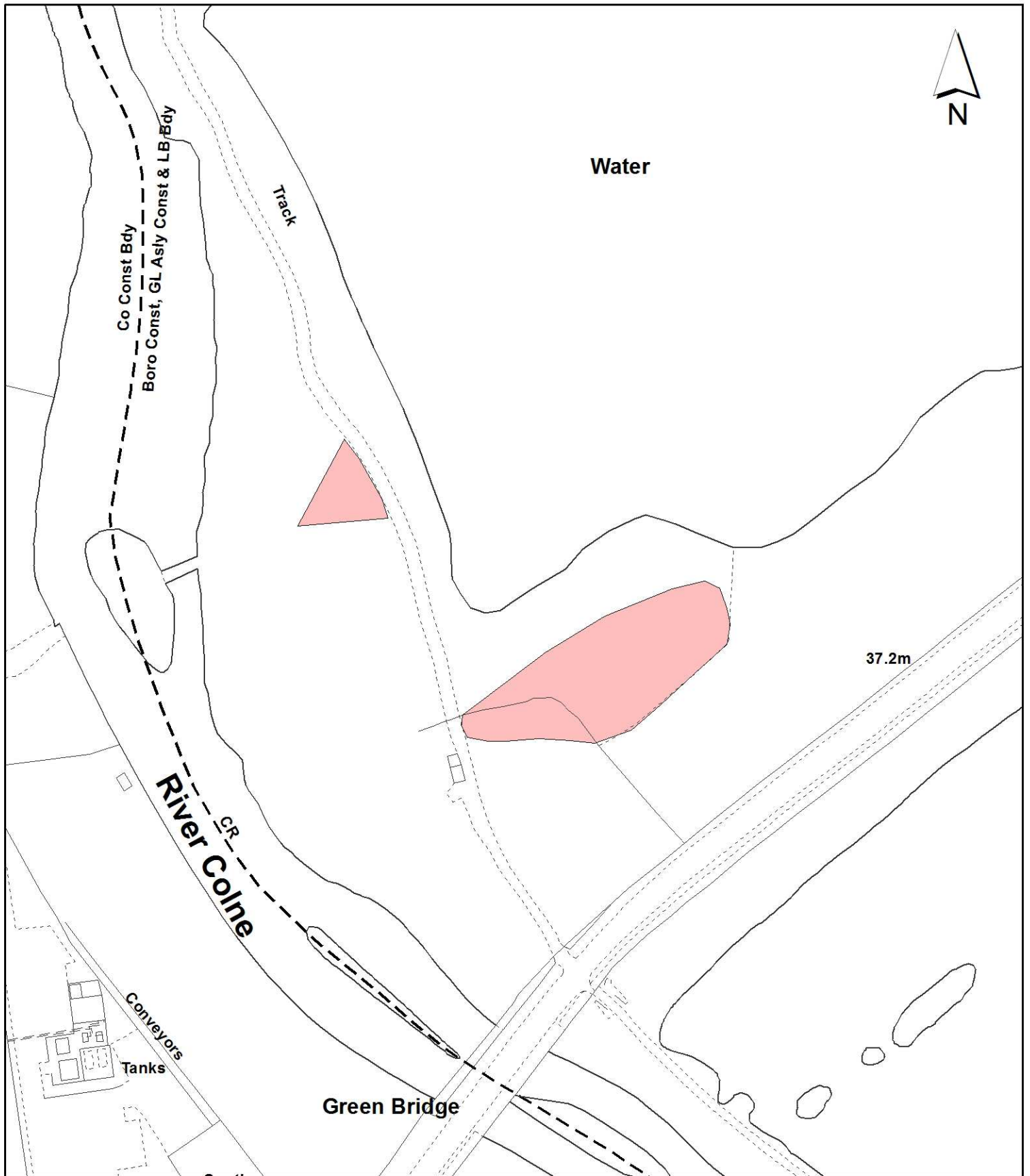
Title	Figure 3: Proposed Drilling Location
Project No.	UK11-16124
Site	Denham Media Park, Denham
Client	Deluxe Laboratories Ltd
Date	July 2015
Scale	Not to scale
Sheet	1
Drawn by	DM





# Korda Lake borehole construction





**Notes:**

 Site boundary

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Site Address:

**Land to north of Moorhall Road  
 Harefield  
 Denham**

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

Planning Application Ref:

**71180/APP/2015/3252**

Scale:

**1:1,700**

Planning Committee:

**North** Page 142

Date:

**October 2015**



**HILLINGDON**  
 LONDON

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

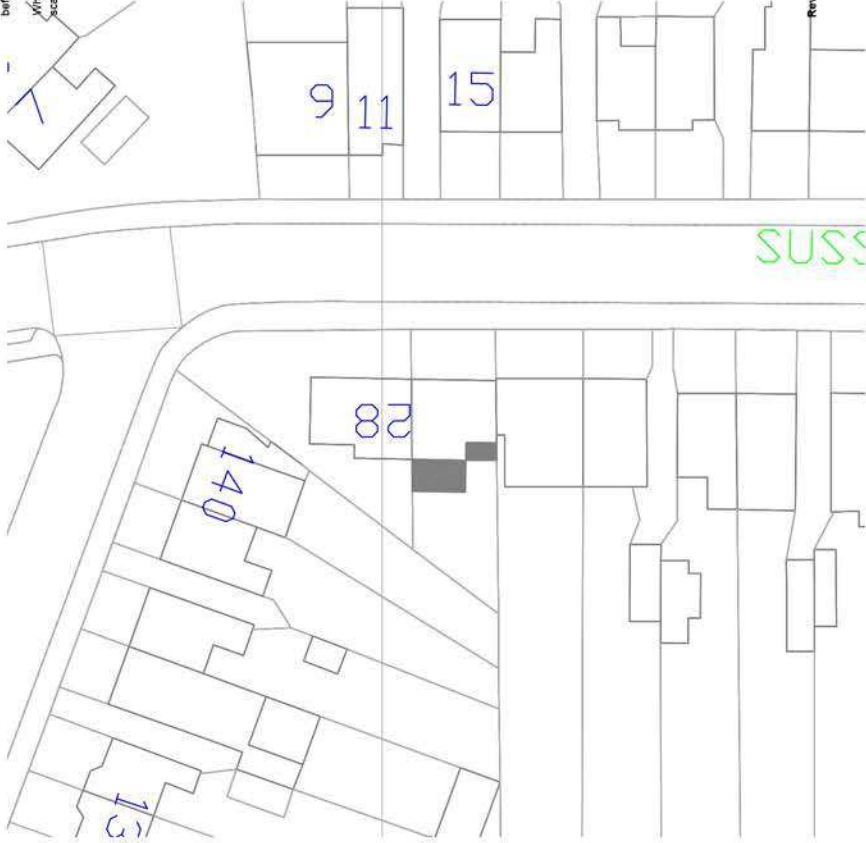
**Address** 30 SUSSEX ROAD ICKENHAM  
**Development:** Part two storey, part single storey rear extension and single storey side extension  
**LBH Ref Nos:** 71045/APP/2015/3125

**Date Plans Received:** 18/08/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 18/08/2015

**Notes:**

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to



Revisions:

0 10 20  
Site Block Plan 1:500



Location Plan 1:1250

Client: RCB Properties  
 Project: 30 Sussex Road, Ickenham, Uxbridge  
 Drawing: Location and Site Block Plan  
 Scale: 1:1,250-500@A3  
 Date: July 2015  
 Drawn By: PR  
 Checked By: PR  
 Drawing No: 104-100  
 Revision

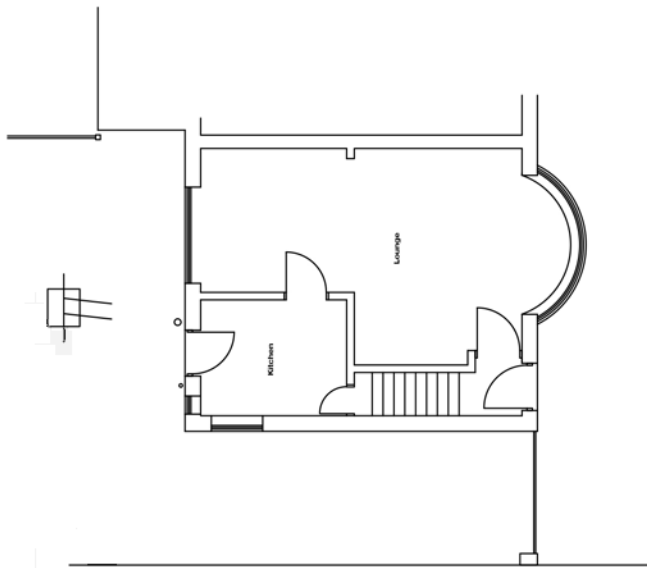


**London Residential Architects**  
 A: Stanmore Business Centre, London, HA7 1GB  
 T: 07759 058084  
 E: phil@rhyder@yahoo.co.uk

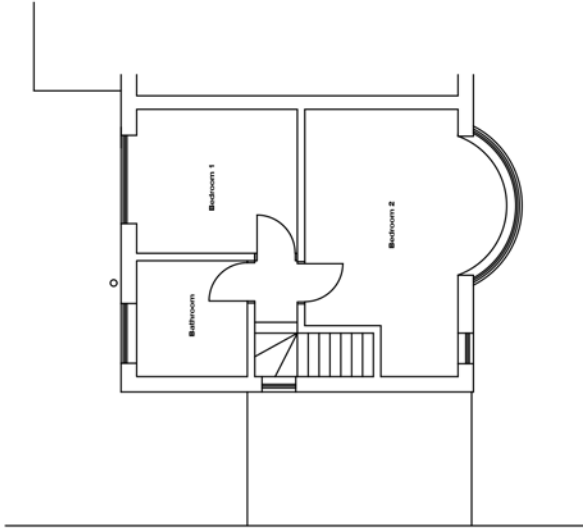
**Notes:**

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

**Revisions:**

Client: RCB Properties  
Project: 30 Sussex Road, Ickenham, Uxbridge  
Drawing: Existing Plans  
Scale: 1:100@A3  
Date: July 2015  
Drawn By: PR  
Checked By: PR  
Drawing No: 104-103  
Revision



**London Residential Architects**  
A: Stanmore Business Centre, London, HA7 1GB  
T: 07759 056084  
E: philip@lra.co.uk



**Notes:**

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

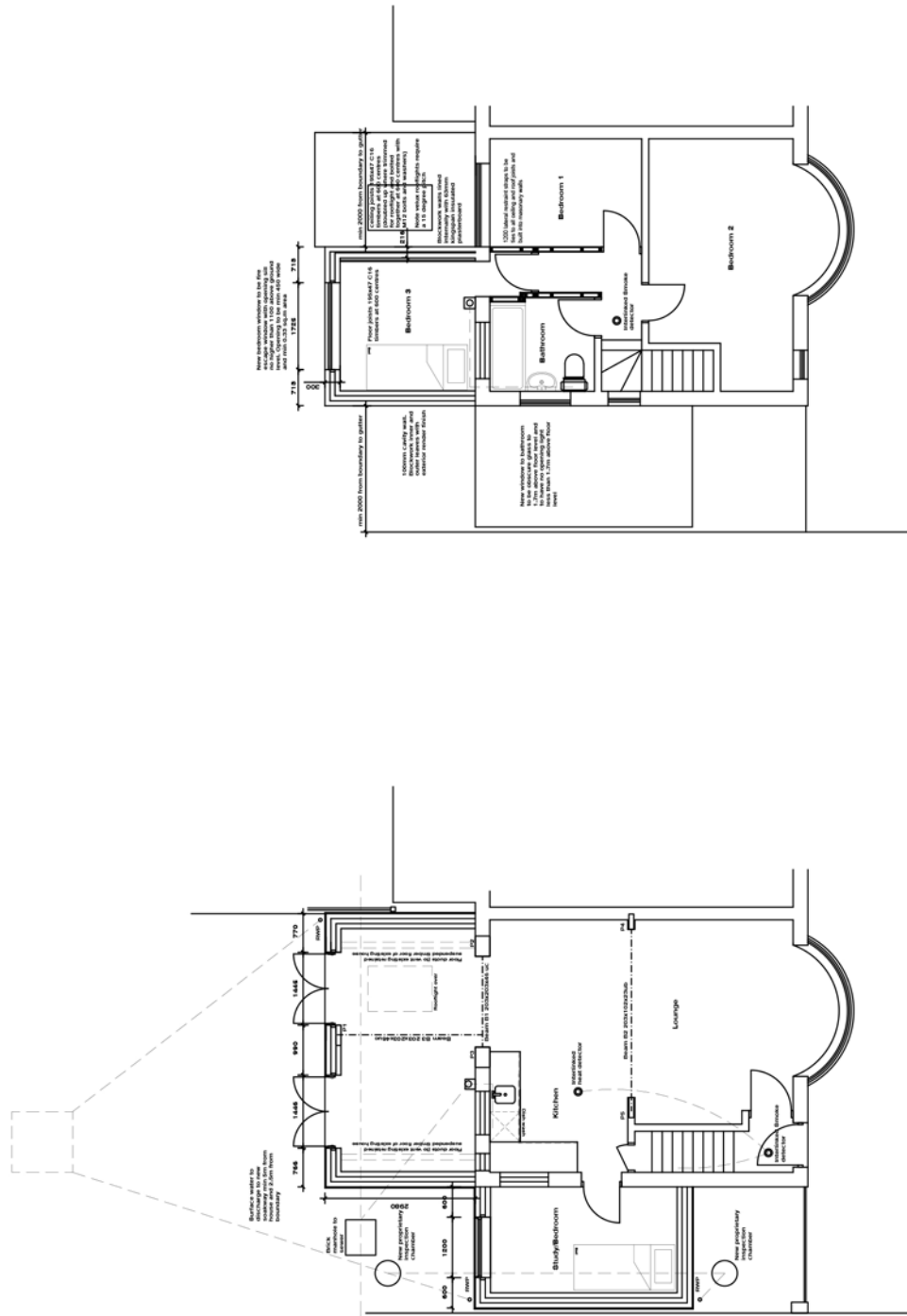
Where an item is covered by drawings to different scales the larger scale drawing is to be worked to



Revisions:

Client: RCB Properties  
 Project: 30 Sussex Road, Ickenham, Uxbridge  
 Drawing: Proposed Plans  
 Scale: 1:100@A3  
 Date: July 2015  
 Drawn By: PR  
 Checked By: PR  
 Drawing No: 104-104  
 Revision

**London Residential Architects**  
 A: Stanmore Business Centre, London, HA7 1GB  
 T: 07759 058084  
 E: philphyster@yahoo.co.uk



PROPOSED FIRST FLOOR

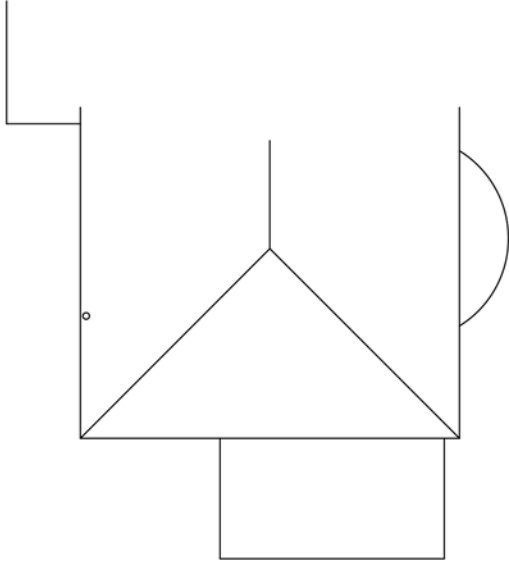
PROPOSED GROUND FLOOR



**Notes:**

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to



**EXISTING ROOF PLAN**

**Revisions:**

Client:	RCB Properties
Project:	30 Sussex Road, Ickenham, Uxbridge
Drawing:	Existing Roof Plan
Scale:	1:100@A3
Date:	July 2015
Drawn By:	PR
Checked By:	PR
Drawing No:	104-105
Revision	-

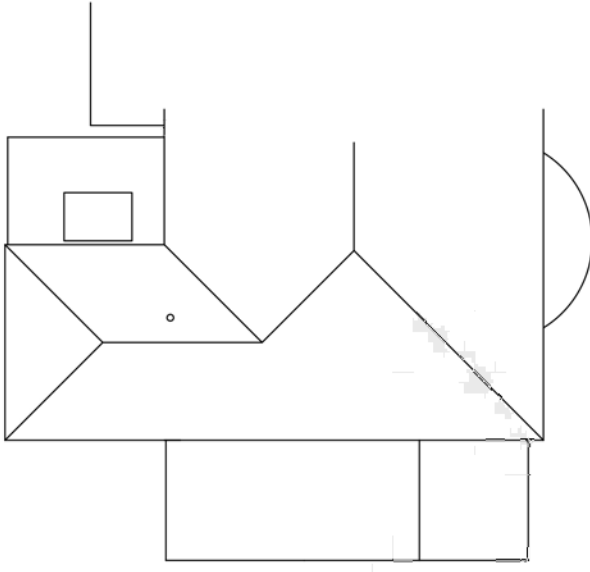
**London Residential Architects**  
A: Stanmore Business Centre, London, HA7 1GB  
T: 07759 058084  
E: philip@lra.co.uk



**Notes:**

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to



**Revisions:**

**PROPOSED ROOF PLAN**

Client: RCB Properties  
Project: 30 Sussex Road, Ickenham, Uxbridge  
Drawing: Proposed Roof Plan  
Scale: 1:100@A3  
Date: July 2015  
Drawn By: PR  
Checked By: PR  
Drawing No: 104-106  
Revision

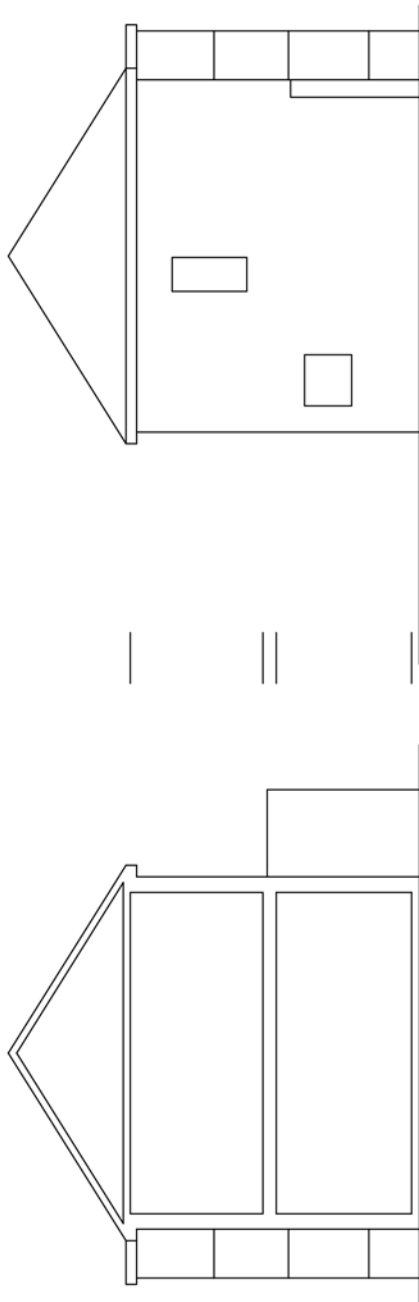
**London Residential Architects**  
A: Stanmore Business Centre, London, HA7 1GB  
T: 07758 08084  
E: philiphyder@yahoo.co.uk



**Notes:**

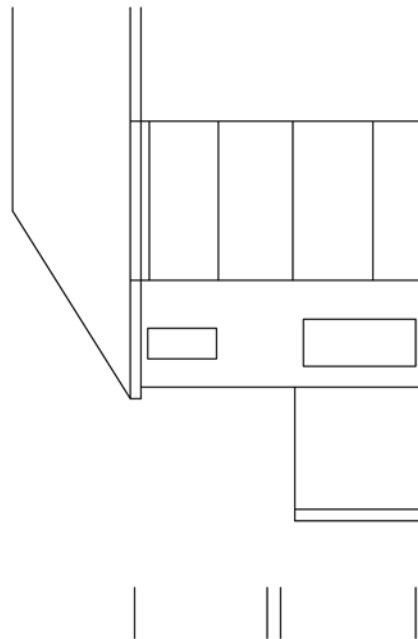
The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to

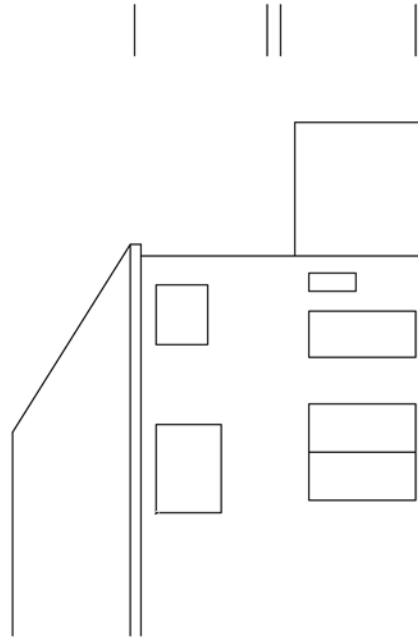


EXISTING SECTION ELEVATION

EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

**Revisions:**

Client: RCB Properties  
Project: 30 Sussex Road, Ickenham, Uxbridge  
Drawing: Existing Elevation  
Scale: 1:100@A3  
Date: July 2015  
Drawn By: PR  
Checked By: PR  
Drawing No: 104-102  
Revision: .

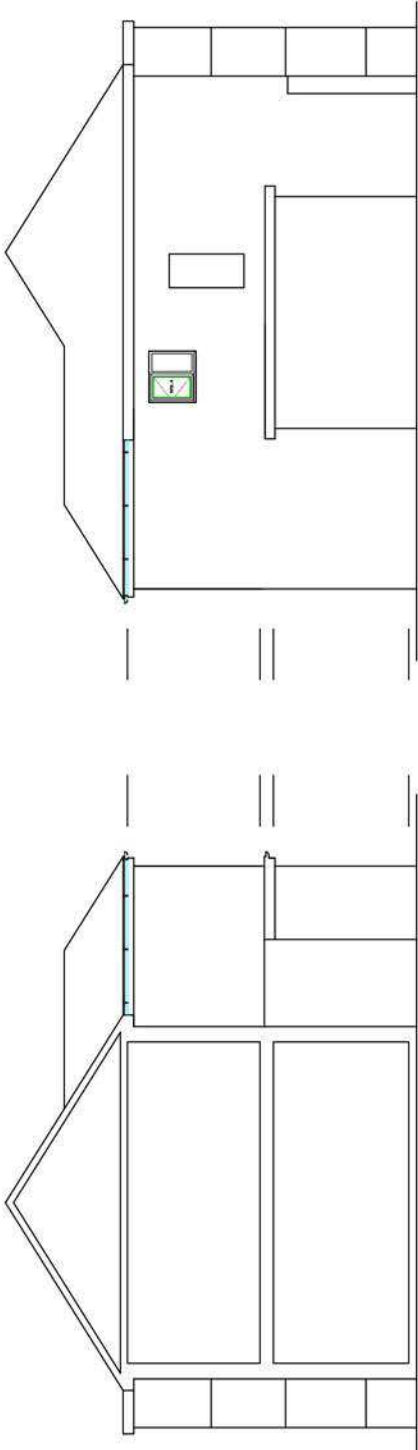
**London Residential Architects**  
A: Stanmore Business Centre, London, HA7 1GB  
T: 07759 058084  
E: philiphyder@yahoo.co.uk



**Notes:**

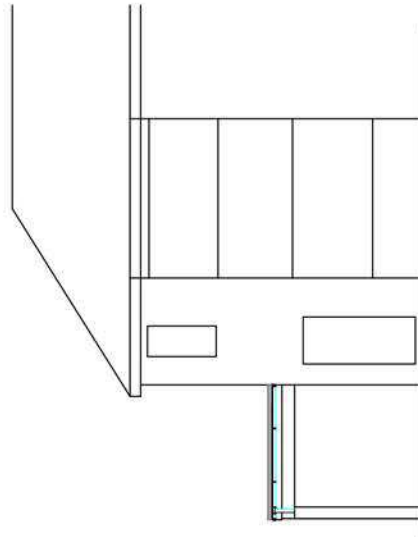
The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to

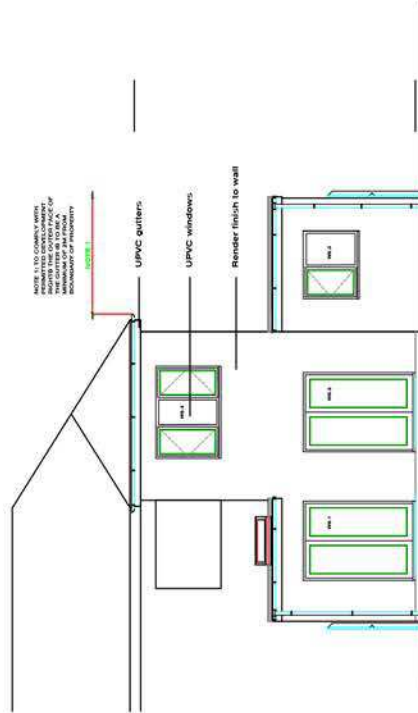


PROPOSED SECTION ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



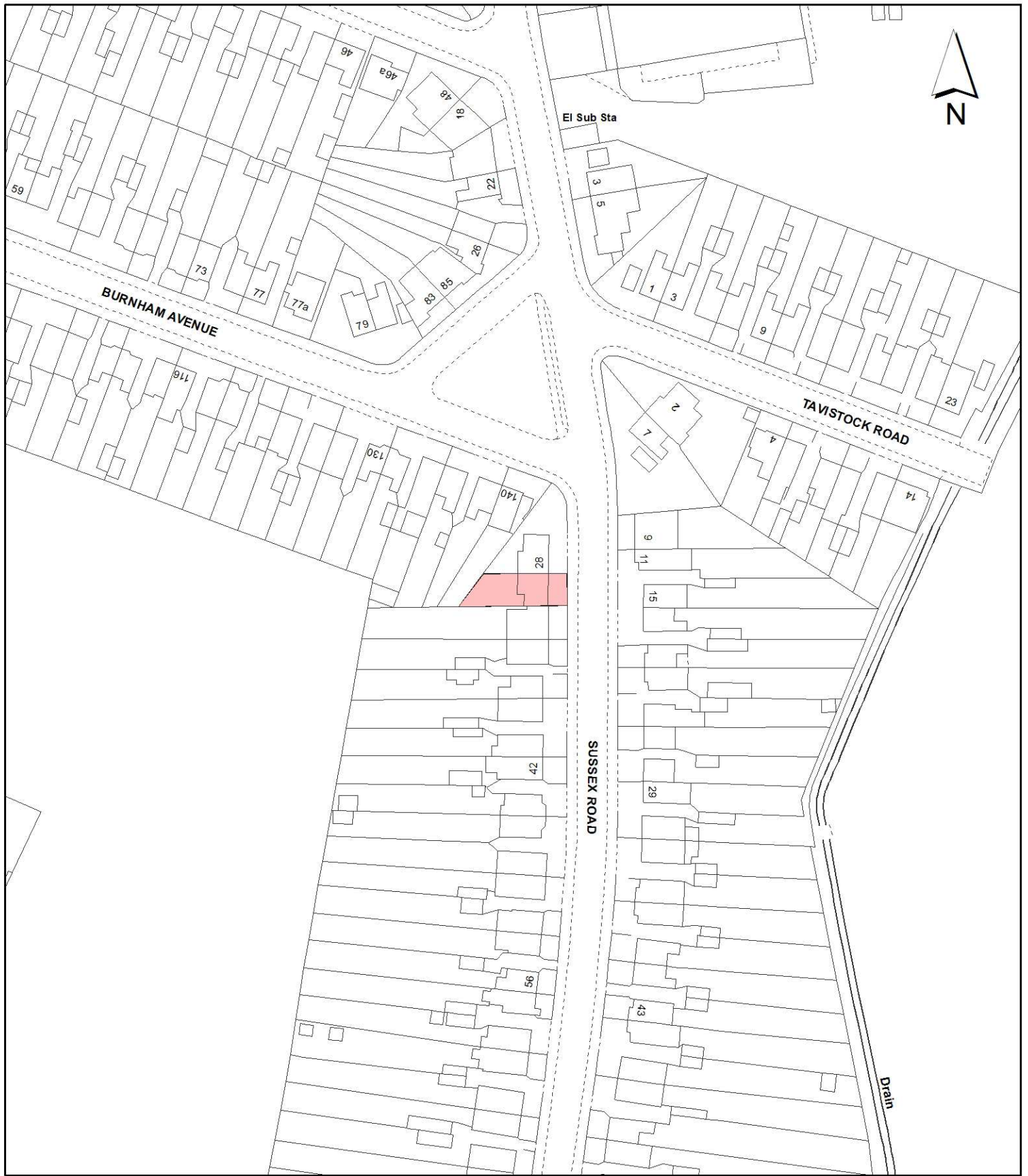
PROPOSED REAR ELEVATION

**Revisions:**

<b>Client:</b>	RCB Properties
<b>Project:</b>	30 Sussex Road, Ickenham, Uxbridge
<b>Drawing:</b>	Proposed Elevations
<b>Scale:</b>	1:100@A3
<b>Date:</b>	July 2015
<b>Drawn By:</b>	PR
<b>Checked By:</b>	PR
<b>Drawing No:</b>	104-101
<b>Revision:</b>	

**London Residential Architects**  
 A: Stanmore Business Centre, London, HA7 1GB  
 T: 07759 058084  
 E: philphydew@yahoo.co.uk





**Notes:**

Site boundary

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Site Address:

**30 Sussex Road  
 Ickenham**

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

Planning Application Ref:  
**71045/APP/2015/3125**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 151

Date:  
**October 2015**



**HILLINGDON**  
 LONDON

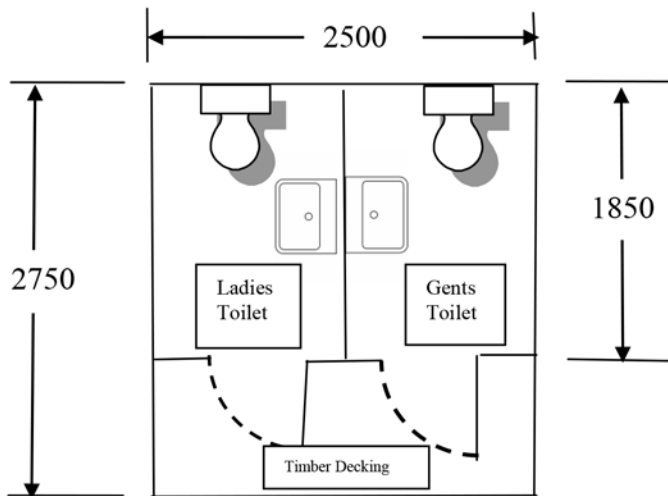
**Report of the Head of Planning, Sport and Green Spaces**

**Address** NORTHWOOD GOLF CLUB RICKMANSWORTH ROAD NORTHWOOD  
**Development:** Single storey structure to be used as a toilet on golf course  
**LBH Ref Nos:** 7932/APP/2015/2938

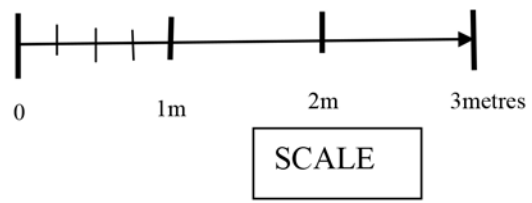
**Date Plans Received:** 05/08/2015  
**Date Application Valid:** 20/08/2015

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



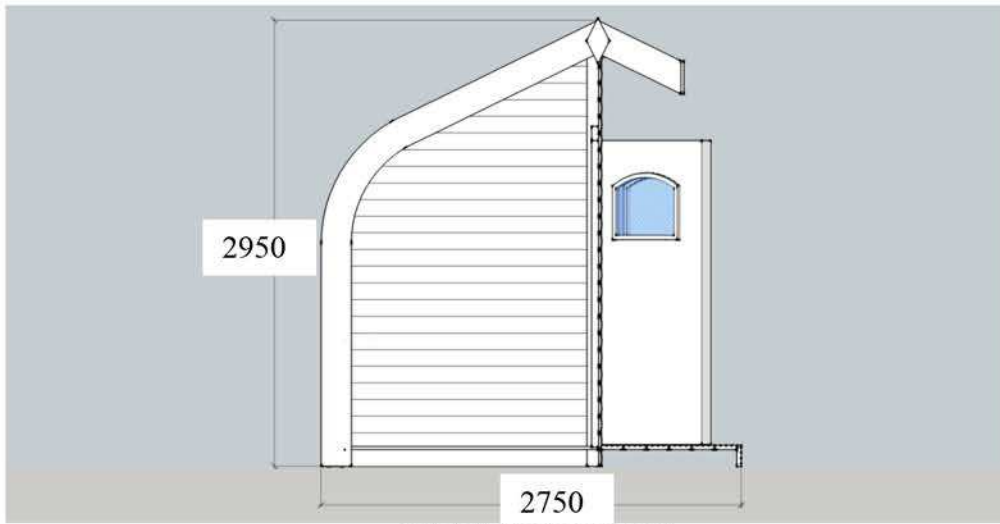


**PLAN**

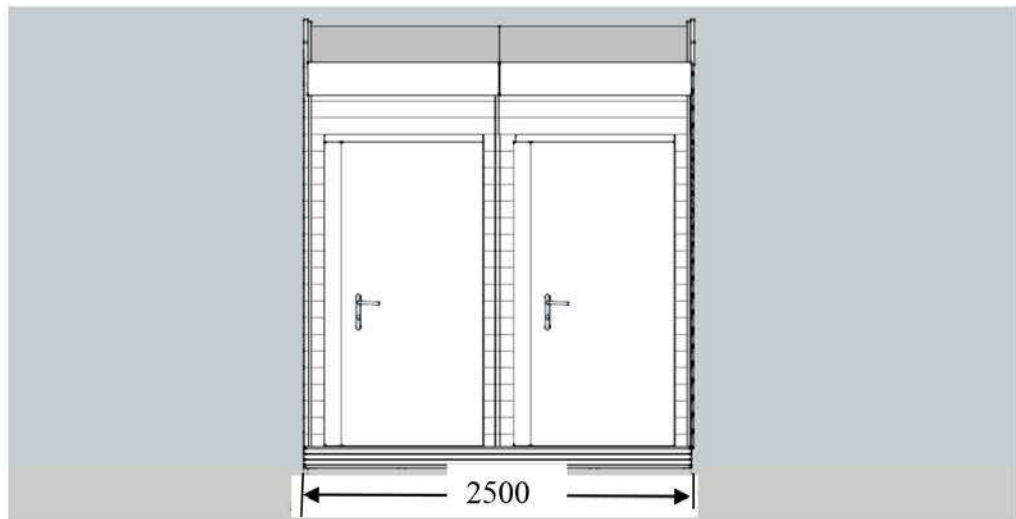


**NORTHWOOD GOLF CLUB**  
**PROPOSED ON-COURSE TOILETS**  
**FLOOR PLAN - OCT - 03A**  
**SCALE:- 1 :50 at A3**

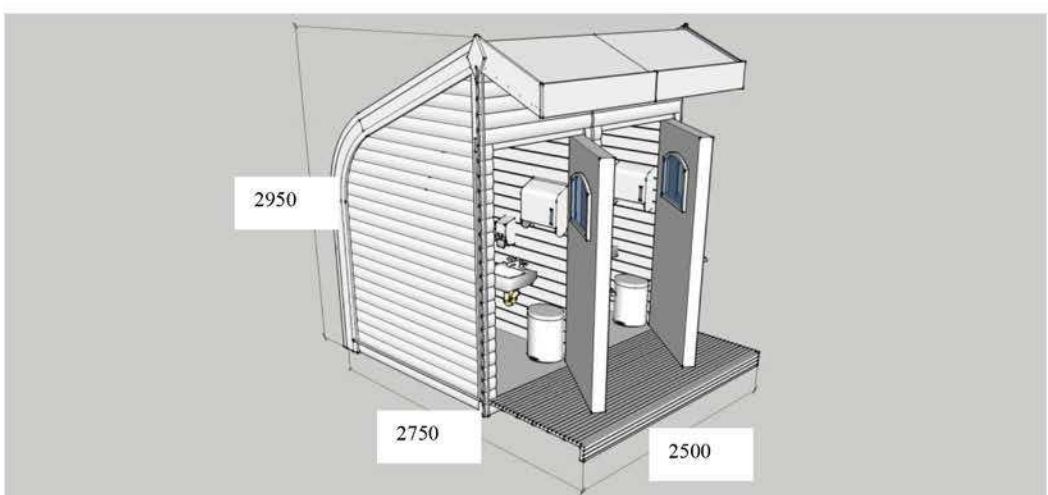




**SIDE ELEVATION**



**FRONT ELEVATION**



**ISOMETRIC PLAN**

**NORTHWOOD GOLF CLUB**  
**PROPOSED ON-COURSE TOILETS**  
**ELEVATIONS and ISOMETRIC PLAN- OCT - 02**  
**Scale 1:50 at A3**

**NORTHWOOD GOLF CLUB**

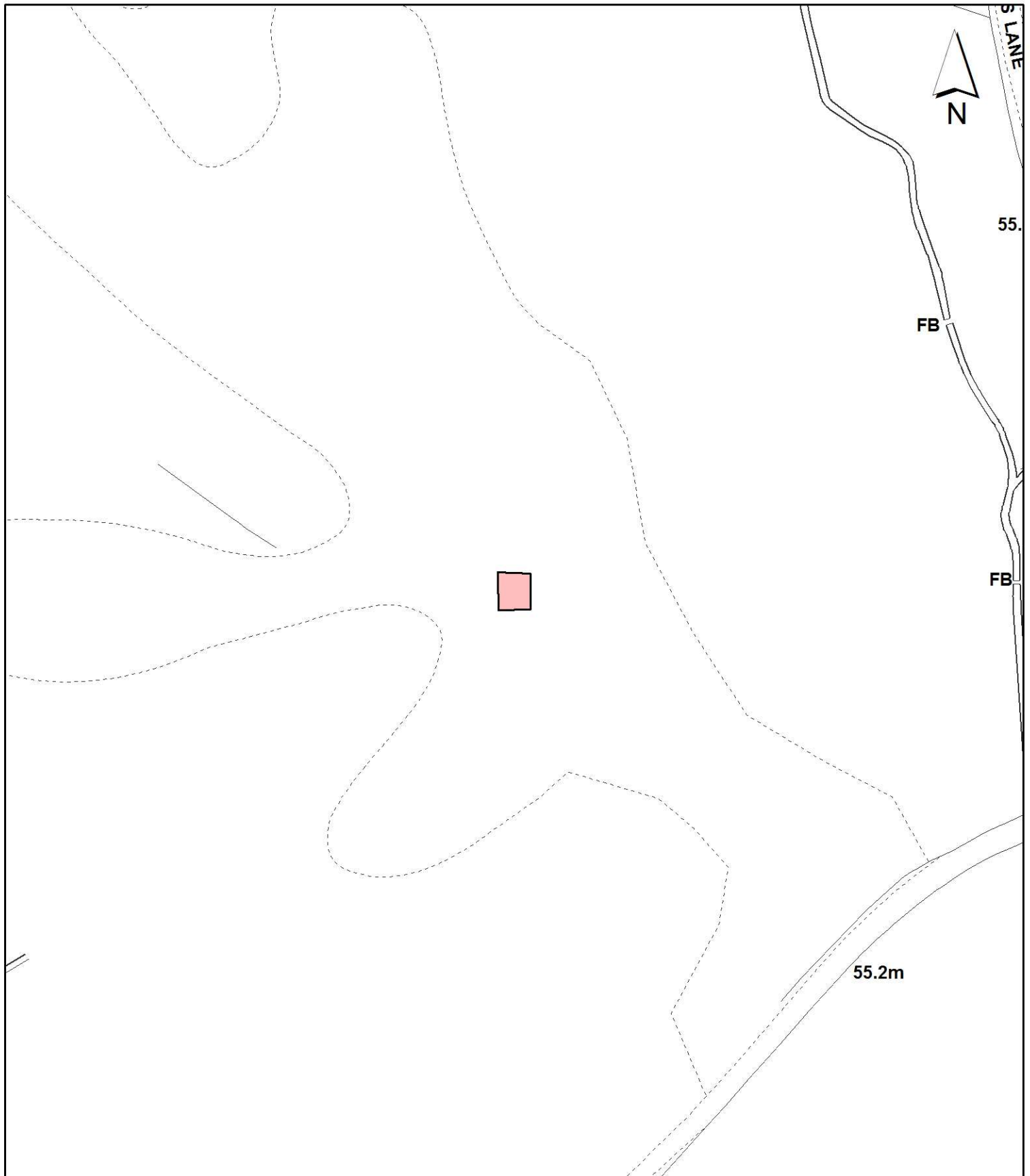
**On- Course Toilet**

**Drawing P1**

Photo of typical pre-manufactured building to illustrate the proposed finishes for the new toilet building







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Site Address:

**Northwood Golf Club  
 Rickmansworth Road  
 Northwood**

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

Planning Application Ref:

**7932/APP/2015/2938**

Scale:

**1:900**

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**October 2015**



**HILLINGDON**  
 LONDON

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

**Address** WAITROSE, 9 KINGSEND RUISLIP

**Development:** Variation of condition 9 (Delivery Times) of planning permission ref: 36969/APP/2013/918, dated 16/03/2013, to extend the stores delivery hours (Variation of condition 1 of planning permission ref: 36969/APP/2011/2450 dated 02/12/2011 to extend opening hours).

**LBH Ref Nos:** 36969/APP/2015/2159

**Date Plans Received:** 10/06/2015

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

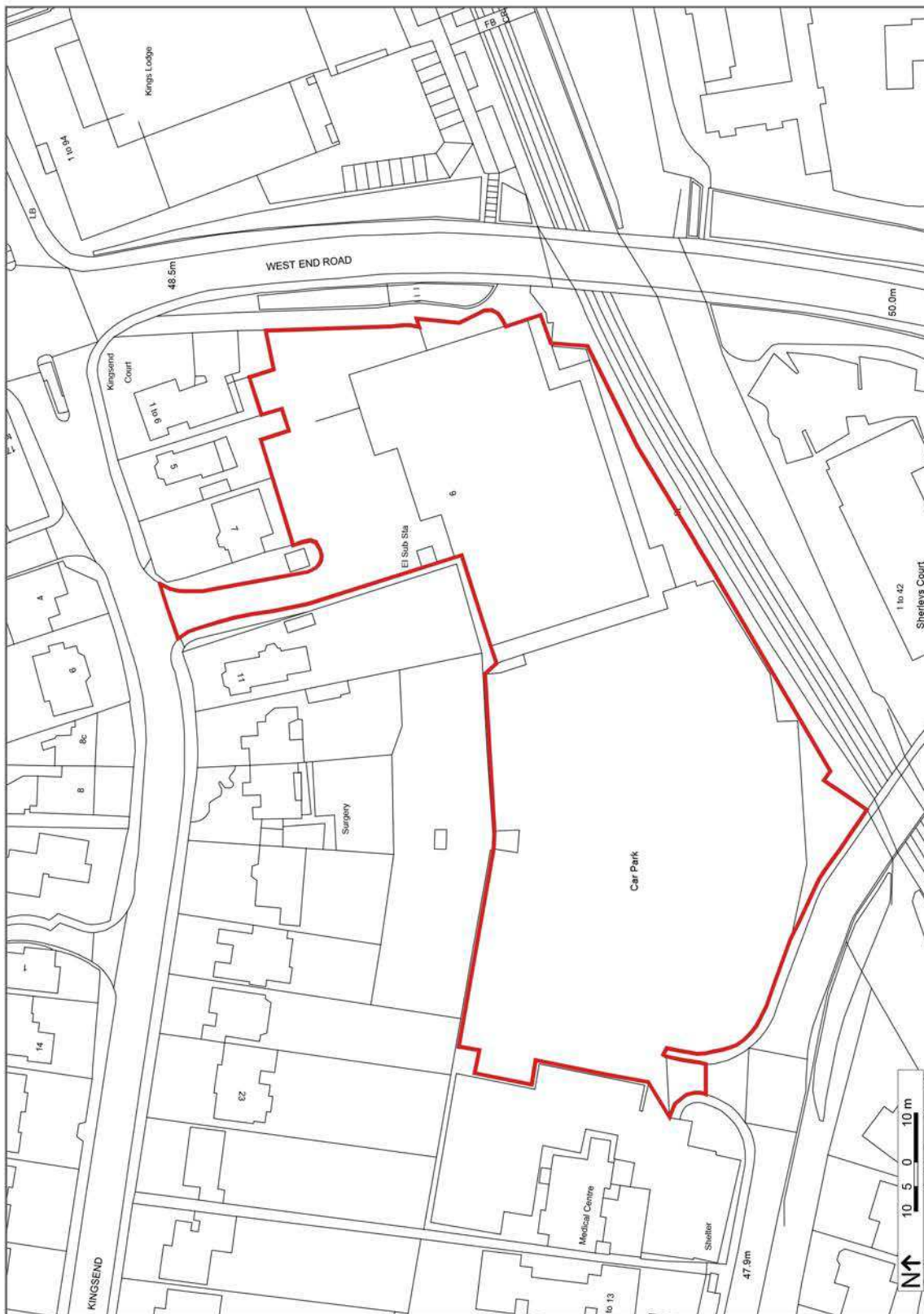
**Date Application Valid:** 10/06/2015

**Site Location Plan 1**

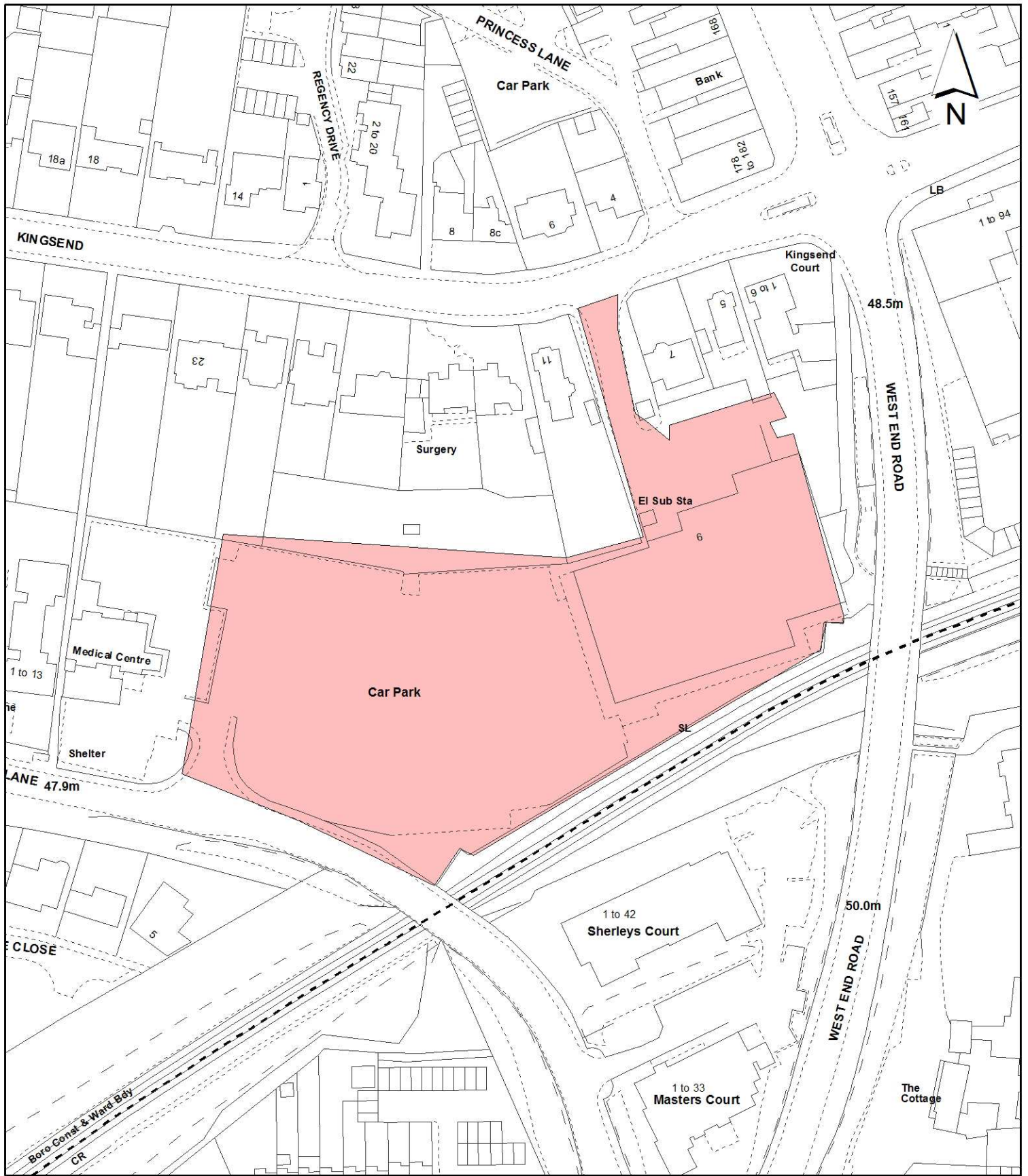
Waitrose Foodstore  
 9, Kingsend  
 Ruislip  
 HA4 7DS

**Map Information**

Scale: 1:1250  
 Date: 03/06/15  
 Reference: 15109  
 Order No.: 1518118







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 Site boundary

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Site Address:

**Waitrose  
 9 Kingsend  
 Ruislip**

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

Planning Application Ref:

**36969/APP/2015/2159**

Scale:

**1:1,250**

Planning Committee:

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Date:

**October 2015**



**HILLINGDON**  
 LONDON

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

**Address** WAITROSE, 9 KINGSEND RUISLIP

**Development:** Variation of condition 1 (Delivery Times) of planning permission ref: 36969/APP/2002/133, dated 10-07-02, to extend the stores delivery hours (Removal of condition 13 of planning permission ref: 36969C/88/982 and condition 9 of planning permission ref: 36969G/89/2037, and replacement delivery hours condition)

**LBH Ref Nos:** 36969/APP/2015/2167

**Date Plans Received:** 10/06/2015

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

**Date Application Valid:** 10/06/2015

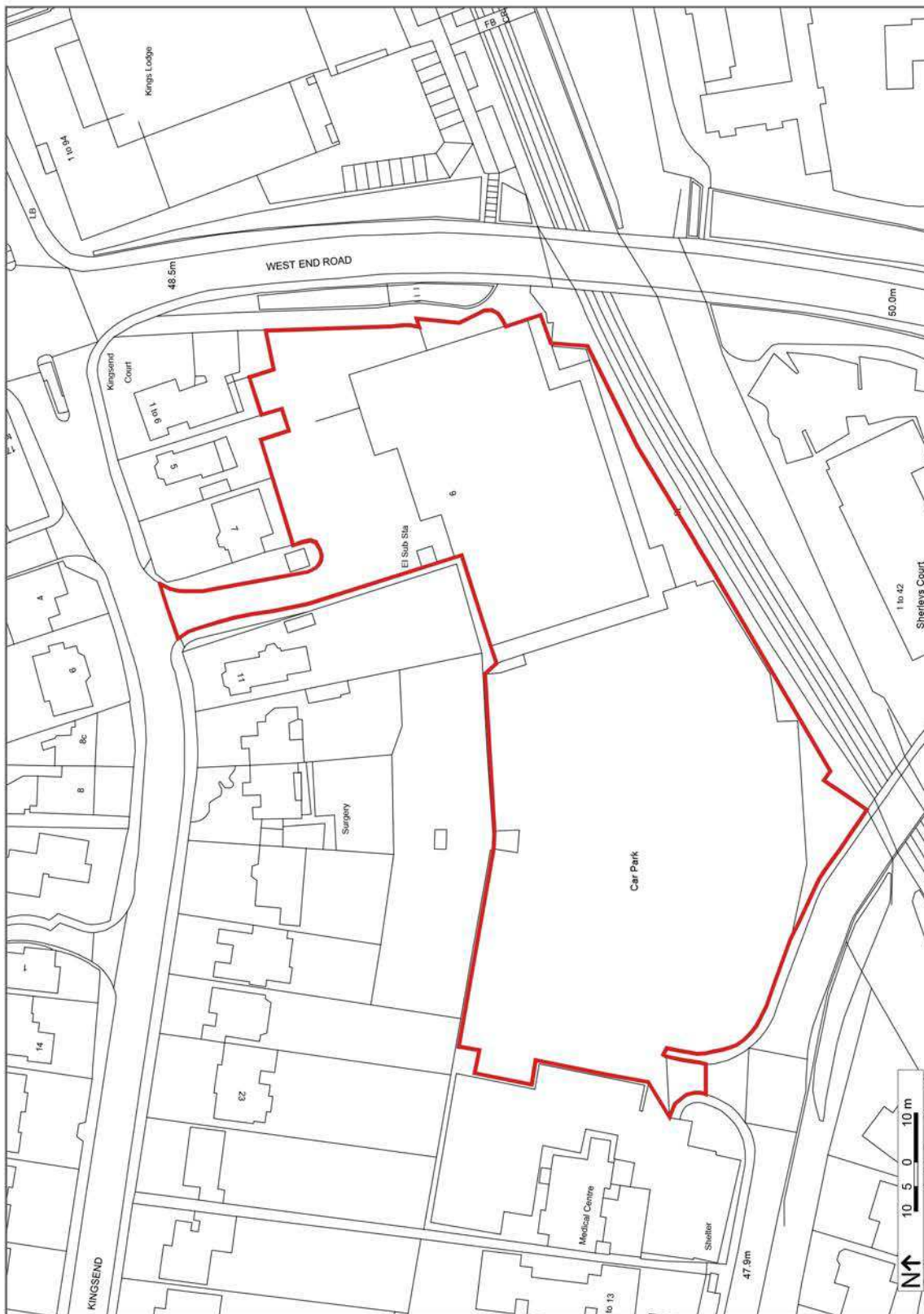


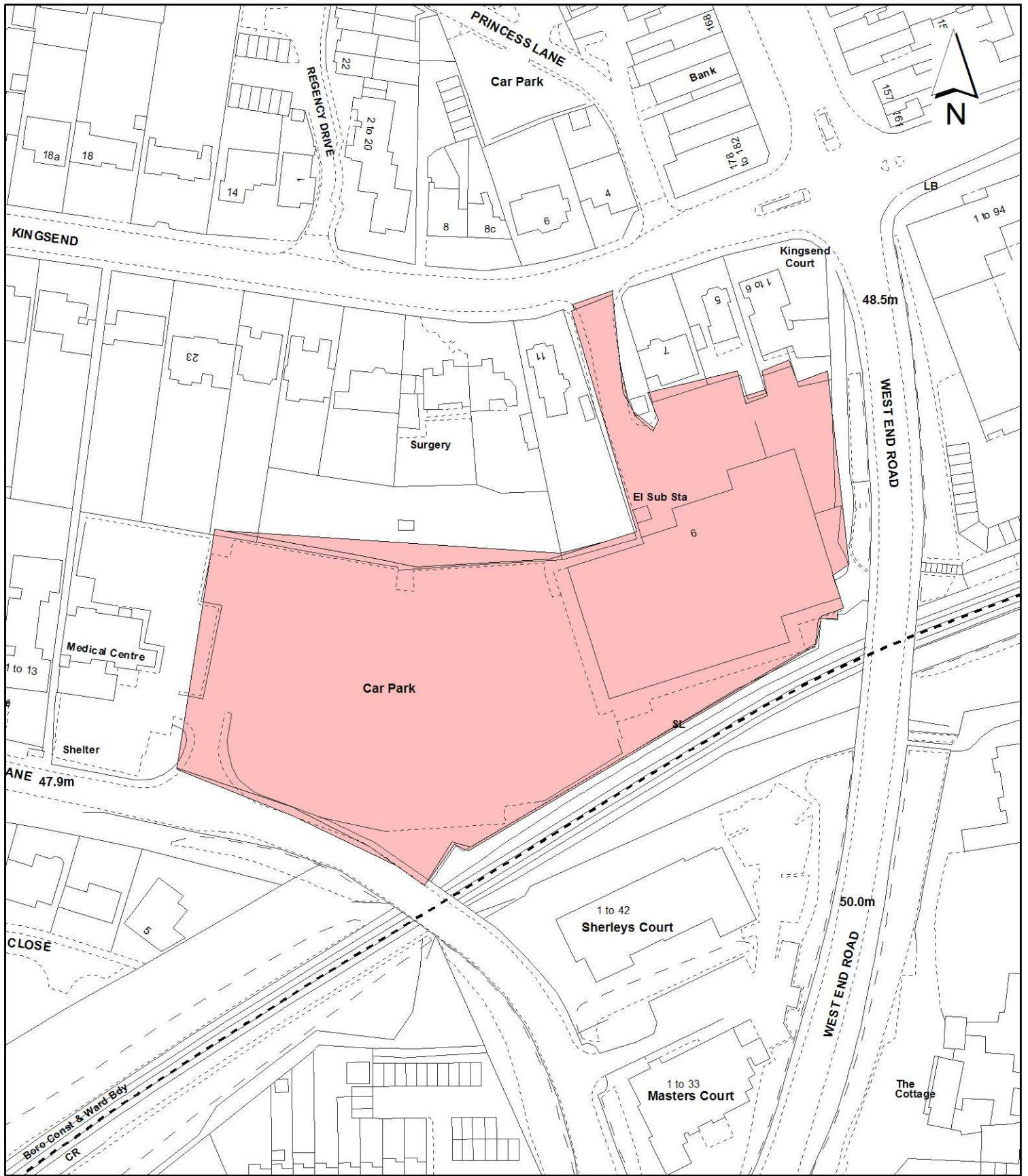
**Site Location Plan 1**

Waitrose Foodstore  
 9, Kingsend  
 Ruislip  
 HA4 7DS

**Map Information**

Scale: 1:1250  
 Date: 03/06/15  
 Reference: 15109  
 Order No.: 1518118





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Site Address:

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 9 Kingsend  
 Ruislip**

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

Planning Application Ref:

**36969/APP/2015/2167**

Scale:

**1:1,250**

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Date:

**October 2015**



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