



HILLINGDON
LONDON



Major Applications Planning Committee

To Councillors on the Committee

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

Date: TUESDAY, 15 SEPTEMBER
2015

Time: 6.00 PM

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

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

Published: Monday, 7 September 2015

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

CHAIRMAN'S ANNOUNCEMENTS

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 16 July 2015 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items marked in Part 1 will be considered in public and those items marked in Part 2 will be heard in private

PART I - Members, Public and Press

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

Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	West London composting land & land to the north and south of New Years Green Lane, Harefield 12579/APP/2012/2366	Harefield	The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years. Recommendation: Approval subject to a S106 Agreement	7 - 54 Plans 96 - 109

7	St Andrews Park, Hillingdon Road, Uxbridge 585/APP/2015/2657	Uxbridge North	Erection of 249 dwellings comprising 3 studio apartments, 92 one-bed apartments, 130 two-bed apartments and 24 three-bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping. Recommendation: Approval	55 - 76 Plans 100-138
8	The Boat House, Reservoir Road, Ruislip 1117/APP/2015/2787	West Ruislip	Demolition of the existing boat house building and erection of a new boat house building with associated external works. Recommendation: Approval	77 - 94 Plans 139-148

PART I - Plans for Major Applications Planning Committee

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Minutes

MAJOR APPLICATIONS PLANNING COMMITTEE

16 July 2015

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



HILLINGDON
LONDON

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Ian Edwards (Vice-Chairman) Peter Curling Jazz Dhillon Janet Duncan (Labour Lead) Carol Melvin Brian Stead David Yarrow</p>
	<p>OFFICERS PRESENT: James Rodger, Residents Services, Adrien Waite, Residents Services, Syed Shah, Residents Services, Tim Brown, Legal Services, and Ainsley Gilbert, Democratic Services</p>
12.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor John Morgan. Councillor Raymond Graham was present as his substitute.</p>
13.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Janet Duncan declared an interest in Item 11, Padcroft Works, and explained that she would be leaving the room for the duration of that item.</p>
14.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEEING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 2 June 2015 were agreed to be accurate.</p>
15.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no such matters.</p>
16.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was agreed that all items would be considered in part one, as set out in the agenda.</p>

17. **FORMER TOMMY FLYNNS PH, SUTTON COURT ROAD, HILLINGDON 8396/APP/2014/4118** (*Agenda Item 6*)

The Chairman explained that the officer recommendation relating to this report had been changed from refusal to approval, as a result of negotiations with the developer. The details were set out in the addendum paper.

Officers introduced the report, explaining that the application was now recommended for approval as the applicant had agreed to provide 35% affordable housing. The application was for the redevelopment of the site to provide a part three, part four storey building containing 30 flats with 31 car parking spaces. Amenity space would be provided to the rear, through a roof garden, and on balconies. The surrounding area consisted mostly of two storey dwellings, but there was also a three storey parade on a corner nearby. The proposed ridge height was, at 11.89m, one metre taller than that of the existing public house, although it did not exceed the height of the existing chimneys. A tree protection plan had been developed to safeguard the mature oak located on the site. An extension at 76 Snowden Avenue had been approved, and whilst the 45° line would be breached for two of the windows on the ground floor, the third, principal, window would not be unacceptably impacted by the proposed development. Officers also noted that whilst planning permission had been granted, it had not yet been implemented. Officers reminded members of the addendum, and asked that two further changes to the recommendation be made, firstly, that the Heads of Terms of the S.106 agreement be amended to reduce the amount of affordable housing to be delivered before the first commercial unit was occupied from 100% to 50% in order to assist the developers financial position, and secondly that the Head of Planning be given delegated authority to amend conditions, should the proposal be granted.

Petitioners made the following points:

- The proposed development was insecure, and the car park had the potential to generate anti social behaviour;
- The transport assessments had not taken account of the significant amount of congestion already in the area;
- The roof garden was out of keeping with the area, was likely to generate noise pollution. Petitioners felt that its inclusion exposed the overdevelopment of the site;
- The location of the bin store was too close to neighbours and too far from disabled units;
- A three storey building would be out of keeping with the vast majority of houses in the area, and the resulting massing would be detrimental to the character of the area;
- The units lacked outside amenity space;
- The service road and car park was located on the boundary with both 60 Sutton Court Road and 5 Silver Way, which was detrimental to their amenity;
- The building line was not in keeping with the area;
- Neighbour's sunlight would be reduced;
- The density was too great, considering the suburban location and low public transport accessibility;
- The loss of the public house garden was detrimental to the area.

The applicant's agent made the following points:

- The proposal would bring a high quality sustainable development including 30 much needed homes to a prominent, underutilised brownfield site;
- Residents had been involved in the design process from an early stage, and the architecture had been improved as a result of this engagement;
- Amenity space to be provided at the site would exceed the minimum requirements significantly;
- The grounds would be landscaped, whilst the oak tree would be protected;
- The proposal was compliant with all relevant LB Hillingdon policies.

Councillor Chapman, attending as a ward Councillor, supported the arguments made by the petitioners and made the following points:

- The proposal would not harmonise with the street scene;
- The building would be very close to the front edge of the plot, which would make it over-dominant;
- The development would impinge upon neighbours amenity and privacy.

In response to questions officers explained that:

- There would be no significant loss of sunlight for neighbours;
- There would be no unacceptable overlooking as the proposal complied with relevant policies. The roof garden had also been designed to prevent overlooking;
- There were no policies protecting former public house gardens from development, as they were not covered by the 'backland development' policies;
- The bin store would be located inside the building, and so disabled access would be acceptable. There was not expected to be an odour impact on neighbouring properties relating to the bin store;
- Gates to the car park were not proposed as these led to unacceptable waiting on the carriageway. The proposal was however still 'Secured by Design' compliant;
- The level of parking and cycle parking was good, whilst traffic generation was likely to be so low as to be negligible;
- The proposal would not breach the 45° line, as only non principal windows in an unbuilt, but approved, extension would be within this angle;
- The closest point of the roof garden to the boundary was 24 metres from it, and so noise pollution was not considered likely;
- Residents living next to the proposed car park would be protected by acoustic fencing;
- Housing density figures were only a guide, and if a development could exceed these without causing harm in other ways, they could not be a reason for refusal;

After an extensive debate, a motion for refusal was proposed, seconded and unanimously agreed.

It was therefore resolved:

- a) That the application be refused because of the Size, Scale and Bulk of the proposed development which resulted in a site layout**

	<p>which was detrimental to the amenity of neighbouring residential properties and had a significant impact on the character of the area;</p> <p>b) That the precise wording of the reasons for refusal be delegated to the Head of Planning and Enforcement in consultation with the Chairman and Labour Lead.</p>
18.	<p>FORMER EMI SITE, DAWLEY ROAD, HAYES 8294/APP/2015/1406 (Agenda Item 7)</p> <p>Officers introduced the report, explaining that proposal was for the redevelopment of the site to provide 10,728sq metres of Class B1(c) and B2 (General Industrial) and B8 (Storage and Distribution) floorspace with associated parking, servicing, access and landscaping. This would be split into 6 units across 5 buildings. The site was within a designated industrial area, and whilst there were a few residential properties in the area, these were not sufficiently close to be of any concern. The Environmental Protection Unit would manage noise generation at the site. Members attention was drawn to the addendum report.</p> <p>Councillors raised concerns about traffic generation, particularly from lorries, noting that this had caused complaints from residents. Officers explained that there would be improvements to the roundabout at the junction of Dawley Road and Swallowfield Way.</p> <p>Following debate, the recommendation for approval was moved, seconded, and agreed by a majority of members present.</p> <p>It was resolved that:</p> <ul style="list-style-type: none"> a) The head of planning investigate whether a condition regarding traffic generation could be imposed; b) The application be approved, subject to the conditions set out in the report, and any additional condition arising from the first resolution, the negotiation of an appropriate S.106 agreement.
19.	<p>THE OLD VINYL FACTORY, BLYTH ROAD, HAYES 59872/APP/2015/1329 (Agenda Item 8)</p> <p>Officers introduced the report, explaining that the application was for the approval of reserved matters relating to the appearance and landscaping of Phase 2 of The Old Vinyl Factory Masterplan: The Material Store as required by Conditions 2 and 3 of planning permission ref. 59872/APP/2013/3775. The design was considered to be of a very high quality, and met the requirements of the outline permission.</p> <p>The recommendation for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.

20.	<p>HILLINGDON COURT, 108 VINE LANE, HILLINGDON 2393/APP/2015/1146 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, explaining that the application was for the creation of science laboratories above the existing west wing, an extension to existing hall/west wing to create a multi-purpose hall, refurbishment of internal rooms, enclosure and refurbishment of the internal courtyard and alterations to manoeuvring yard and access road with associated landscape works. Officers drew members attention to the addendum report and explained that the next item was an application for listed building consent relating to the same proposal.</p> <p>The recommendation for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.
21.	<p>HILLINGDON COURT, 108 VINE LANE, HILLINGDON 2393/APP/2015/1147 (<i>Agenda Item 10</i>)</p> <p>Officers explained that this application was for listed building consent pursuant to the previous application, and drew members attention to the addendum.</p> <p>The recommendation for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.
22.	<p>PADCROFT WORKS, TAVISTOCK ROAD, YIEWSLEY 45200/APP/2014/3638 (<i>Agenda Item 11</i>)</p> <p>Councillor Janet Duncan left the room prior to the consideration of this application.</p> <p>Officers explained that planning permission had been granted for a large residential scheme on much of the site, but that the developer had now acquired additional land, and so sought to expand the scheme. The application was for the demolition of all existing buildings on the site enclosed by Bentinck Road and Tavistock Road including Globe House, Globe Court, Padcroft Works, the former Dairy Crest dairy and TiGi Warehouse and comprehensive redevelopment to provide three buildings rising from three to eight storeys comprising 308 residential units, 175 sqm of Class B1 floorspace, public and private amenity space, hard and soft landscaping and lower ground floor parking space for 293 vehicles. The car park location had been improved, which would create a better public realm, and wings had been introduced to the rear of the building, which stepped down towards the edge of the site. An additional floor had been introduced, but the height from ground level would not increase. Officers noted that the new scheme would deliver a greater percentage of affordable housing than</p>

	<p>the currently proposed scheme.</p> <p>In response to questions from members, officers explained that the path at the rear of the development would be accessible by residents only, as suggested by Secured by Design officers.</p> <p>The recommendation for approval was moved, seconded, and agreed unanimously.</p> <p>It was resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the conditions set out in the officers report.
	<p>The meeting, which commenced at 6.00 pm, closed at 7.55 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ainsley Gilbert on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address WEST LONDON COMPOSTING LAND & LAND TO THE NORTH AND SOUTH OF NEWYEARS GREEN LANE HAREFIELD

Development: The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years.

LBH Ref Nos: 12579/APP/2012/2366

Drawing Nos: 001
002
SWG 003
DWG GREEN BELT
DWG 005
001
Environmental Impact Assessment Volume 1
Environmental Impact Assessment Volume 2A
Environmental Impact Assessment Volume 2B
Environmental Impact Assessment Volume Non Technical Summary
Odour Management Plan
Supporting Statement Dated 10-12-2012
FRA1
FRA 3
FRA 5
FRA 4

Date Plans Received: 27/09/2012

Date(s) of Amendment(s):

Date Application Valid: 08/10/2012

DEFERRED ON 8th May 2013 .

This application was considered by the North Planning Committee on 8 May 2013. Members resolved to grant planning permission, subject to referral to the Secretary of State, referral back to the Mayor (Stage 2), in addition to conditions and a Section 106 Agreement, requiring the applicant to improve the carriageway (Newyears Green Lane) between Pylon Farm and Highview Farm. The S106 agreement was to be finalised within 6 months, or the application be brought back to Committee for determination.

The Secretary of State has decided not to call in the application and is content for the application to be determined at a local level. In addition, the Mayor is content for Hillingdon Council to determine the application itself.

The S106 and associated Highway Agreements have now been finalised. However, the completion of these agreements has substantially exceeded the 6 month time frame for completion. The delay was due in part to reaching agreement between the applicant and the Council over the specification of the works, which includes strengthening of the carriageway between the two sections of the application site. These matters have now been resolved, but given the original Committee resolution, it is considered necessary to report the application back to Committee for further consideration.

Since the Committee resolution in May 2013, there have been a number of policy changes which are relevant to the scheme. These are summarised below:

1. National Policy

The National Planning Policy Framework (March 2012) sets out the national policy approach to ensuring sustainable development, but does not include policy concerned specifically with the management of waste. National Planning Policy for Waste has since been introduced, which sets out national objectives and guidance to be considered when producing planning policies for waste development and consideration of applications for waste development and for development that has waste management implications.

To meet the requirement of the Waste Framework Directive for a national waste plan, in December 2013, the Government published an updated waste strategy for England in the form of a National Waste Management Plan (known as the 'Waste Management Plan for England' December 2013), along with a separate National Waste Prevention Plan. Production of local waste plans is also intended to contribute towards meeting this requirement.

2. Regional Policy

The London Plan provides the regional planning framework for the six West London Boroughs and outlines the principal guidelines for waste development. The Government has agreed that the London Plan will continue to provide strategic guidance for the capital, as part of the Development Plan.

In March 2015 the Mayor adopted Further Alterations to the London Plan (FALP). These include amendments to the forecast quantities of commercial and industrial waste arising within London.

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

Policy EM11: Sustainable Waste Management. This policy states inter alia that:

. The Council will aim to reduce the amount of waste produced in the Borough and work in conjunction with its partners in West London, to identify and allocate suitable new sites for waste management facilities within the West London Waste Plan, to provide sufficient capacity to meet the apportionment requirements of the London Plan, which is 382 thousand tonnes per annum for Hillingdon by 2026.

. The Council will follow the waste hierarchy by promoting the reduction of waste generation through measures such as bioremediation of soils and best practice in building construction.

. The Council will promote using waste as a resource and encouraging the re-use of materials and recycling.

. The Council will also support opportunities for energy recovery from waste and composting where appropriate.

. The Council will safeguard existing waste sites unless compensatory provision can be made.

. The Council will seek to maximise the use of existing waste management sites through intensification or co-location of facilities.

(NB: Policy EM11 remains unchanged since Committee reviewed the application in 2013 and fully accords with the strategy set out in the recently adopted West London Waste Plan detailed below).

4. West London Waste Plan (WLWP) - Adopted July 2015

The WLWP is a Joint Waste Plan for the London Boroughs of Brent, Ealing, Harrow, Hillingdon, Hounslow, Richmond upon Thames and Old Oak and Park Royal Development Corporation. The application site is a safeguarded waste site under the WLWP (at Appendix 2).

Policy Assessment

The proposal will count towards the London Plan waste apportionment for the Borough and will contribute towards meeting the Mayor's recycling and composting targets for the London region. It is therefore considered that the proposal fully accords with the aims the recent national, regional and local waste policy updates and should be supported.

1. **SUMMARY**

Planning permission is sought for the continuation of existing recycling operations at land to the north and south of Newyears Green Lane for an organic composting facility operation, and for the intensification of use of the facility to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste, for a temporary period of five years. The plant will continue to receive source separated green and kitchen waste which will turn into compost through an organic process, in enclosed vessels and open air.

With regard to the principle of the use at this site, although Highview Farm has a permanent permission for composting (up to 50,000 tonnes), the maturation site (Pylon Farm) has had only a series of temporary permissions for this type of activity. Composting is a form of industrial use which is not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Saved Policy OL1 of the Local Plan part 2 and constitutes inappropriate development within the Green Belt. It is therefore necessary to demonstrate very special circumstances as to why it should be located and continue to operate from this location.

By providing waste recovery, it is considered that the proposal would make a significant contribution to the Government's policy on climate change, which the NPPF confirms is central to sustainable development. In addition, the Council policy aims to increase green waste recycling in line with the Government's Waste Strategy. The proposed development would continue to make a significant contribution to waste management in the Borough and the surrounding area of West London and maximise the diversion of waste from landfill. Furthermore, there are particular locational needs in terms of large areas required for the open maturation process.

It is therefore considered that there are special circumstances to justify the continued use of the maturation site (north of Newyears Green Lane), and for the intensification of the composting facility, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the application is contrary to Part 2 Policy OL1 of the Local Plan, no objections are raised to the principle of the continued use of the maturation site and the intensification of the use of the facility as a whole, for a temporary 5 year period.

The Mayor supports the intensification of the land use for increased throughput, as it would contribute to increasing composting levels in London, subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. The proposals have been assessed through a comprehensive Environmental Impact Assessment (ES), which accompanies the planning application. Overall, the ES concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable for a temporary period of five years at the site.

No additional infrastructure is proposed and it is not considered that the activities would be visually intrusive, increase the built up nature of the site or harm the openness of this part of the Green Belt.

In terms of the increased throughput of waste from 50,000 to 75,000 tonnes per annum, although there would be increased traffic movements resulting from the increase tonnage, the proposal is considered acceptable in terms of traffic generation and on highway safety grounds. However, there will be a requirement to repair and reconstruct the carriageway (Newyears Green Lane), between the northern and southern sites, to allow for the continued and increased use at the site. This can be secured by legal agreement.

With regard to contamination and drainage issues, it is considered that subject to the recommended conditions, the continued and intensified use of the facility would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

In terms of air quality and odour issues, of which there have been a number of complaints in the past, the proposed increase in the tonnage of material to be accepted for composting will require a variation to the Environmental Permit for the site, which is regulated by the Environment Agency. As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques will have to be submitted for approval to that Agency. In addition odour conditions are recommended, requiring an odour suppression system around the northern maturation site. Given these safeguards, it is anticipated that these measures will reduce the risk of odour release, thereby safeguarding the residential amenity of the occupiers of adjoining properties, and residents further afield.

Subject to a legal agreement requiring the improvements to the carriageway and conditions to address environmental impacts, approval is recommended.

2. RECOMMENDATION

1. That the application be referred to the Secretary of State as a departure from the Development Plan.

2. That the application be referred back to the Greater London Authority.

That should the Secretary of State not call in the application, or should the Mayor not direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application, the Council enter into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) or Section 278 Highways Act 1980 (as amended) and all appropriate legislation to secure:

(i) highway improvements on Newyears Green Lane, including the strengthening

of the carriageway.

3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreements.

4. The applicants pay a sum to the Council equivalent to 2% of the value of contributions for compliance, administration and monitoring of the completed planning (and/or highways) agreement(s).

5. The applicants pay a sum to the Council of up to 3% of the value of contributions for specified requirements to project manage and oversee implementation of elements of the completed planning (and/or highways) agreement(s).

6. If the above Section 106 agreement has not been finalised within 6 months, then the application is to be referred back to the Planning Committee for determination.

7. That subject to the above, the application be deferred for the determination by Head of Planning Sport and Green Spaces under delegated powers to approve the application, subject to the completion of legal agreement(s) under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

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

1 NONSC Non Standard Condition

The use of the maturation site at Pylon Farm, north of Newyears Green Lane hereby permitted shall be discontinued and the land restored to its former condition on or before five years from the date of this permission, in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

REASON

1. It is not considered appropriate to grant a permanent permission for the use until its effect on the amenities of the locality has been assessed.
2. In order to comply with the terms of the application.
3. The proposal constitutes inappropriate development within the Green Belt.
4. To accord with Policies OL1, OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

2 NONSC Non Standard Condition

The cumulative total of waste input for the facility shall not exceed a maximum of 75,000 tonnes per annum, for a period up to 5 years from the date of this permission. Thereafter, the maximum waste input shall not exceed 50,000 tonnes per annum.

REASON

1. It is not considered appropriate to grant a permanent permission for the intensified use of the facility, until its effect on the amenities of the locality has been assessed.
2. In order to comply with the terms of the application.
3. To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced.
4. To accord with Policies AM7, OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

3 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance of the existing shelter belts and hedge planting for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The height of the golden conifer hedge along the western boundary of the maturation site (Pylon Farm) shall be restricted to 4 metres above ground level. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with Policies OL5, OL9 and BE38 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

4 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 001, 002, SWG 003, DWG GREEN BELT, DWG 005, 001, FRA1, FRA 3, FRA 5 and FRA 4 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).

5 COM5 General compliance with supporting documentation

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

- Environmental Statement Ref: 416.0996.0006_002 dated October 2013
- Odour Management Plan ref:WRM/PR330/A12 dated April 2012

Thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence, unless otherwise agreed in writing by the Local Planning Authority.

REASON

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

6 NONSC Non Standard Condition

Unless previously agreed in writing with the Local Planning Authority, there shall be no more that 100 vehicular movements (one way), of which there shall be no more than 41 one way HGV (vehicles above 7.5 tonnes) movements in any one working day, involving a cumulative total not exceeding a maximum 75,000 tonnes of waste input each year.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies OE1, OL1 and AM7 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

The composting facility hereby approved shall accept waste input from local authority and commercial sources only and shall not accept material directly delivered by members of the public.

REASON

To prevent unacceptable levels of traffic generation to the site, in compliance with Policies OE1, OL1 and AM7 of of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

A Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP) shall be submitted to and be approved by the Local Planning Authority, prior to the implementation of the the development (the increased tonnage) hereby permitted. The plans shall be implemented as approved.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties, to safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policies OE1, OL1 and AM7 of of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

The composting vessels shall be sealed units with bio-filters, details of which shall be submitted to and approved by the Local Planning Authority. The use shall not commence until the bio filters have been installed in accordance with the approved details. Thereafter the filters shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

10 NONSC Non Standard Condition

The windrows shall not exceed 2.0 metres in height.

REASON

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Saved Policies OL5 and OL9 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

11 NONSC Non Standard Condition

The stockpiles shall not exceed 3.0 metres in height.

REASON

To protect the visual amenities of the Green Belt and Colne Valley Park, in compliance with Policies OL5 and OL9 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

12 NONSC Non Standard Condition

All delivery and collection vehicles servicing the development hereby approved shall enter

and depart the site using the eastern section of New Years Green Lane, via Breakspear Road.

REASON

To safeguard the amenity of the Green Belt and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with policies OE1, OL1 and AM7 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

13 NONSC Non Standard Condition

A Travel Plan shall be submitted to and be approved by the Local Planning Authority prior to the implementation of the the development (the increased tonnage) hereby permitted, and shall be retained for a minimum of 5 years. The Travel Plan shall outline the means and methods of:

- (i) recording the numbers of deliveries and collections to the site and provision of this information to the Local Planning Authority.
- (ii) providing information to all operators of the preferred route via Breakspear Road for all vehicles entering and exiting the site
- (iii) transfer of in-vessel composted material from the site to the windrows, located on the adjoining land, north of New Years Green Lane.

The Travel Plan shall be continually reviewed by the Local Planning Authority on a yearly basis.

REASON

To safeguard the amenity of the Green Belt, to ensure that pedestrian and vehicular safety is not prejudiced, and to comply with Policy 6.3 of the London Plan (2015).

14 NONSC Non Standard Condition

The composting facility hereby approved shall be used only for the processing of organic biodegradable waste (excluding commercial food waste) and shall not be used for the processing or disposal of hazardous or toxic materials.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

15 NONSC Non Standard Condition

The development (the increased tonnage) hereby permitted shall not be commenced until a Hydrogeological Risk Assessment (HRA) for the activity on site must be submitted to and approved in writing by the Local Planning Authority. The findings of this assessment shall be implemented as approved.

The HRA will include:

- 1) The collection of relevant site specific data to characterise the aquifer and local geological conditions.
- 2) A Detailed Quantitative Risk Assessment (DQRA) which will consider the risk the operation and current management techniques pose to groundwater should be produced, based on the findings of part 1).
- 3) Based on the risks identified in part 2), a review of available mitigation measures should be undertaken and following interpretation of the DQRA and the available mitigation

measures, proposals to minimise risks to groundwater should be undertaken and justified.

4) Recommendations and findings of part 3 should be provided in the HRA.

REASON

(i) The site is located above a principal aquifer and within 50 days travel time of the public abstraction (SPZ1) at Ickenham. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area.

(ii) Ongoing development and intensification of this site poses a significant risk to groundwater. The application as submitted fails to give adequate assurances that the risks the activity poses to groundwater are fully understood or that the sensitivity of the environmental setting has been appropriately considered. A more in depth assessment is therefore required to assess the risk at this site.

(iii) To comply with with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (2015).

16 NONSC Non Standard Condition

The development (the increased tonnage) hereby permitted shall not be commenced until a scheme to dispose of foul and surface water has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented as approved.

REASON

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater, in compliance with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (2015).

17 NONSC Non Standard Condition

No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

REASON

(i) To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater.

(ii) To ensure that the relevant aims and objectives of the Water Framework Directive are met. The Radlett Tertaries and mid-Chilterns Chalk groundwater body management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies.

(iii) Without this condition, the impact of contamination entering the land on site or in the catastrophic failure scenario could cause deterioration of a quality element to a lower status class and/or prevent the recovery of a protected area because it would result in failure of the prevent or limit objective for groundwater and cause rising trends in chemicals in the waterbody and result in release of priority hazardous substances.

(iv) To comply with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved

UDP Policies (November 2012) and Policy 5.14 of the London Plan (2015).

18 NONSC Non Standard Condition

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) SLR Ref: 416.00996.00006 August 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

REASON

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site, in compliance with Policies OE7 and OE8 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (2015).

19 NONSC Non Standard Condition

An odour suppression system shall be installed and maintained around the maturation site to mitigate odour emanating from the windrows. Any modifications to the current 'Odour Management Plan' as agreed under the Environmental Permit with the Environment Agency shall be submitted to the Council by the developer within 2 weeks of issue.

REASON

(i) To mitigate odour emanating from the windrows in compliance with Policy 7.14 of the London Plan (July 2011).

(ii) To ensure that the Local Planning Authority is updated on the current and future odour controls at the site, in accordance with Policies OE1 and OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 5.14 of the London Plan (2015).

20 NONSC Non Standard Condition

No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site between 07:30 hours and 18:00 hours Mondays to Fridays, between 07:30 hours and hours 13:00 on Saturdays and at no time on Sundays, Bank and public Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1 and OE3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

21 NONSC Non Standard Condition

Provisions shall be made within the site to ensure that all vehicles associated with the operation of the of the development hereby approved (including vehicles transferring the in-vessel composted material from Highview Farm to the windrows, located on the adjoining land, north of New Years Green Lane) are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

REASON

To ensure that the development does not cause danger and inconvenience to users of

the adjoining highway, and to ensure that pedestrian and vehicular safety is not prejudiced, in compliance with Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1

Any drainage design must be protective of the groundwater and in line with the Environment Agency's Groundwater Protection Policy (GP3) for the use of infiltration techniques to be approved.

- infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through contaminated ground can mobilise contaminants and result in pollution of the groundwater. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal;
- the point of discharge should be kept as shallow as possible to ensure the maximum distance between the point of discharge and the groundwater table is achieved. Deep bored infiltration techniques are not acceptable;
- the point of discharge should not intercept the groundwater table;
- the distance between the point of discharge and the underlying groundwater should be a minimum of five metres;
- only clean, uncontaminated roof water should be discharged into the ground within SPZ1.

2 I24 **Works affecting the Public Highway - General**

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

3 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).

4 I53 **Compulsory Informative (2)**

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

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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
EC5	Retention of ecological features and creation of new habitats
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
MIN18	Safeguarding of existing civic amenity and waste transfer sites
MIN22	Restriction on development proposals involving waste disposal near sensitive land uses
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
OL5	Development proposals adjacent to the Green Belt
LPP 5.12	(2011) Flood risk management
LPP 5.17	(2011) Waste capacity
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 6.12	(2011) Road Network Capacity
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
NPPF	
NPPF10	
NPPF11	
NPPF9	

5

You are reminded that this site is regulated through environmental permits, issued by the Environment Agency. There is a history of odour complaints in the local area from this composting activity, and also from a nearby composting operation. The additional documentation relating to the odour management and any other improvements to operations, in light of the proposed increased tonnage are currently being reviewed by The environment Agency as part of the permitting regime. Please note that the Environment Agency has not reviewed these documents as part of the planning process, as odour is not one of its considerations when commenting on planning applications.

6

The drainage condition will complement but not duplicate any drainage conditions in the environmental permit. This is due to the permit controlling waste management areas and this condition applying to all other areas of the site.

7

All physical measures required in connection with the upgraded Surface water Management Scheme, including the enlargement of the lagoon and raising of the containment bund shall be carried out within the confines of the current application site. Should any physical works be required outside the application site, then a separate planning application may be required for that development.

3. CONSIDERATIONS

3.1 Site and Locality

The application site, known as the West London Composting (WLC) Operational Facility is effectively divided into two operational areas off Newyears Green Lane, with the existing open compost maturation area (Pylon Farm), located on the northern side of the road and the waste reception and in-vessel facility located at Highview Farm, on the southern side of the road.

The overall, Highview and Pylon Farms are approximately 60 hectares in extent and fall within the Green Belt and the Colne Valley Park. The site is accessed from Newyears Green Lane, a single track lane, with passing places and links two distributor roads, Breakspear Road (South) and Harvil Road.

The nearest major residential area on the edge of Ruislip is approximately 1km to the east of the site, although the facility is in close proximity to a number of farms (St. Leonard's, Pylon, High View, Elm Tree) and small settlements including Newyears Green and Tile Kiln, which are also predominantly farming settlements. The site is located to the north of the air quality management area (AQMA) boundary.

The maturation area (Pylon Farm) is bounded to the north by an engineered drainage lagoon, beyond which are fields and Mad Bess Wood, a SSSI site. A hedgerow and further vegetation have been planted on the northern and western edges of the maturation site. Ground levels of the maturation site are typically 57m AOD. The compost maturation area has been constructed from crushed concrete and subsequently coated with high specification heat resistant asphalt surface, which slopes towards the engineered drainage lagoon, with a capacity of 900m³. The lagoon has been designed to accommodate a worst case storm event.

The southern site (Highview Farm) comprises of a central and southern concrete and tarmac yard area within which the main offices and storage areas are located. The central northern and north western parts of the site are laid to grass. A hedgerow and further vegetation have been planted on the southern and eastern edges of Highview Farm. A tarmac access road runs the length of the western boundary.

The key components of the existing site include:

- Weighbridge and Site Office;
- Maintenance Building;
- Reception Hall;
- Compost Storage Clamps;
- Water Tanks;
- Final maturation and storage area;

- Car Parking Area;
- Drainage Lagoon; and
- Concrete hard standing

The WLC facility is licensed to accept up to 50,000 tonnes of waste per annum, of this material, approximately 30,000 tonnes is processed into useable compost.

3.2 Proposed Scheme

Planning permission is sought for the continuation of existing recycling operations at land to the north and south of Newyears Green Lane for an In Vessel Composting Facility (IVC) operation, to handle an increased maximum throughput of 75,000 tonnes per annum of organic waste, for a temporary period of 5 years.

The facility will continue to involve the deposition of household green waste collected predominantly from the Local Waste Authority contractors within West London. The composting process will continue to be carried out initially at Highview Farm (land to the south of New Years Green Lane), where the incoming waste is received, sorted and shredded. The waste will continue to then be transferred to enclosed pods, incorporating ventilation and sprays. Once the initial processing is complete, the waste is transferred to the adjoining Pylon Farm (land to the North of Newyears Green Lane), where it is deposited on tarmac aprons and formed into rows of material (windrows), where the material is turned during maturation.

The proposed increased in the allowed tonnage of material up to 75,000 tonnes per annum also requires a variation to the Environmental Permit for the site, which is regulated by the Environment Agency (EA). As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques (an Odour Management Plan (OMP)), and other fugitive release (i.e. dust and bioaerosols) will be submitted for approval to the EA. As part of the OMP, the EA will need to be satisfied that the additional tonnages can be effectively treated within the existing infrastructure, without compromising environmental protection.

The application is supported by a Planning and Sustainability Statement (PSS) and an Environmental Impact Assessment (EIA). The reports contained therein assess or provide information on the proposal. A summary of these reports are provided below:

The PSS contains the following information:

- an introduction to the project and planning application;
- a description of the site and surrounding area;
- a description of the development;
- a commentary on planning policy;
- a discussion of need;
- how the proposals could affect climate change;
- potential Environmental Effects and Summary of Mitigation Measures;
- benefits of the Development; and
- conclusions

The EIA comprises the following chapters:

- chapter 1: Introduction;
- chapter 2: Site Description;

- chapter 3: Description of the development;
- chapter 4: Planning Policy considerations;
- chapter 5: Alternatives;
- chapter 6: Traffic;
- chapter 7: Air Quality;
- chapter 8: Noise;
- chapter 9: Hydrogeology;
- chapter 10: Cumulative Impacts; and
- chapter 11: Summary and Conclusions

Volume 2 of the ES contains a number of technical appendices, including a Phase 1 Ecological Report, Traffic Assessment, Noise Appendices, Hydrogeology Drawings and a Flood Risk Assessment (FRA), with associated appendices. A Land Quality report, including a preliminary Contamination Assessment and a Soil Contamination Assessment Report (April 2006) are also included.

A non Technical Summary (NTS) to the ES (Volume 3) and an Odour Management Plan (OMP) has been submitted.

The application has been treated as a departure from the Development Plan and has been referred to the Mayor of London.

3.3 Relevant Planning History

Comment on Relevant Planning History

The existing recycling facility is located on two sites and has been the subject of separate planning applications. Relevant planning history of the application site is given below:

Pylon Farm

Planning permission was granted on 13 September 2002 for change of use from agriculture to organic composting site for open windrows (Ref:12579/M/99/2048). Since Council policy aims to increase green waste recycling, this was considered sufficient special circumstances to justify the use in this location, to the extent that the harm on the openness of the Green Belt had been outweighed. Therefore, even though the application was contrary to Green Belt policy, approval was recommended subject to a S106 Agreement to divert public footpath U36. Engineering and development of the compost maturation area (application site) commenced in May 2004 and the facility was opened to accept waste on 16th July 2004.

There are no restrictions governing the level of use on this site other than that the windrows shall not exceed 1.5 metres in height (condition 9). However, this permission was temporary until 6 May 2006.

On March 6th 2006 an application (Ref 12579/APP/2006/673) was submitted to allow the continued use of the original maturation area for a further five years and was granted. The permission expired on 17th August 2011.

On May 18th 2006 another application (ref:12579/APP/2006/ 1524) was granted on 18/8/2006 for increasing the size of the maturation area (to allow operations to become more efficient). The permission expired on 17 August 2011.

On 19th February 2007 an application Ref: 12579/APP/2007/534 submitted to relocate the drainage lagoon to the northern end of the site. The application was approved on

24/5/2007. The permission expired on 16th August 2011.

Further planning permissions were granted in October 2011, for the above mentioned temporary approvals for an period of one year, to allow maturation operations to continue whilst this planning application and associated Environmental Statement were being prepared.

Highview Farm

A permanent planning permission ref: 39755/APP/2002/3026 dated June 2003 was granted for the reception building and associated infrastructure. A further permanent planning permission ref: 39755/APP/2006/1446 was granted in June 2006 for the erection of 16 further vessels (June 2006).

There are restrictions governing the level of use on this site to a maximum of 50,000 tonnes of waste per annum.

4. Planning Policies and Standards

All London Plan Policies referred to in this report relate to Further Alterations to the London Plan (FALP) March 2015.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM11 (2012) Sustainable Waste Management
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- 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

EC5	Retention of ecological features and creation of new habitats
MIN16	Waste recycling and disposal - encouragement of efficient and environmentally acceptable facilities
MIN18	Safeguarding of existing civic amenity and waste transfer sites
MIN22	Restriction on development proposals involving waste disposal near sensitive land uses
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
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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LPP 5.17	(2011) Waste capacity
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 6.12	(2011) Road Network Capacity
LPP 7.14	(2011) Improving air quality
LPP 7.16	(2011) Green Belt
LPP 7.21	(2011) Trees and woodland
NPPF	
NPPF10	
NPPF11	
NPPF9	

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **25th December 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The application has been advertised as a development that does not accord with the provisions of the Development Plan. Site notices were posted and 18 adjoining owner/occupiers have been notified. In addition, Harefield and Ruislip Residents Associations were notified. No responses have been received.

GREATER LONDON AUTHORITY

The Mayor considers that the application does not comply with the London Plan, for the reasons

set out in paragraph 60 of the Stage 1 Report; However, there are possible remedies set out in paragraph 60 of that report which could address these deficiencies.

If your Council subsequently resolves to make a draft decision on the application, it must consult the Mayor again under Article 5 of the Order and allow him fourteen days to decide whether to allow the draft decision to proceed unchanged, or direct the Council under Article 6 to refuse the application, or issue a direction under Article 7 that he is to act as the Local Planning Authority for the purposes of determining the application. You should therefore send me a copy of any representations made in respect of the application, and a copy of any officer's report, together with a statement of the decision your authority proposes to make, a statement of any conditions the authority proposes to impose and (if applicable), a draft of any planning obligation it proposes to enter into and details of any proposed planning contribution.

Stage 1 Report (Summary)

No change to the size and form of the buildings on site are proposed. However, the intensification of the use may pose some negative impacts on the Green Belt and surrounding receptors and sites, some of which have SSSI designations. Similarly it may pose impacts on environmental receptors and thus the applicant will need to demonstrate that this proposal does not negatively impact on the openness of the Green Belt in line with National Planning Policy Framework paragraphs 87-89; 122-124.

Clarification is required from the applicant as to whether the IVC infrastructure has the capacity to process a further increase in tonnage of green waste. The EA has indicated through discussions that the IVC is subject of a condition which restricts its throughput to 50,000 tpa for environmental reasons. However the planning statement presumes that the facility can increase its throughput as the IVC potentially has a capacity of 100,000 tpa, hence the proposal to trial an additional 25,000 tpa

The GLA has been in liaison with the EA and it is understood that there is further work required on the part of the applicant to make this proposal acceptable. The GLA will require this information alongside the additional material specified within this report.

The GLA supports this proposal as it is contributing to increasing composting levels in London. The intensification of the land use for increased throughput is supported subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. The applicant is however requested to clarify the following:

- where the feedstock is coming from
- whether there is sufficient storage and drying maturation land space to accommodate the increased tonnage of green waste intake
- what the market is for the end product and
- whether the end product is pas 110 standard

It is not clear if the cumulative impact of this development and any other permitted development has been assessed and this should be clarified.

The Air Quality assessment indicates that there have been some complaints made. It is not clear whether these are to the EA, applicant or Hillingdon Council. The consultants opinion is that the level of complaints during the period is non-trivial.

The information on the following is also required: potential pathways, odour emissions, odour exposure criterion, background levels (of odour), model description, emission parameters. The outstanding information is required by the GLA and Hillingdon Council to assess the potential impact. It is expected that the EA will also raise such issues.

The operation will handle more waste material and therefore, without changes to the operation odour nuisance would be expected to increase. In addition, since the original operation was permitted by the EA the assessment criterion has become tighter, reducing from 5 ouE/m³ as a 98th percentile to 3 ouE/m³ as a 98th percentile.

Studies indicate that bio aerosols generated during composting are reduced to background levels within 200 metres of a source and the Environment Agency suggests a risk based approach where composting occurs within 250 metres of a receptor. As there are residential receptors within 250m of the windrows a bio aerosol risk assessment should be provided.

The year of the data should be specified in para 6.68 of the AQ assessment. Ideally several years data should be considered as year to year variation can occur, for instance, in 2010 there was a significant proportion of winds from the northeast. However, this data is not directly used to assess impact and therefore looking at further years would not add anything to this report.

Further work and clarification is required to fully assess the application in terms of noise. The report should be updated to fully address any relevant planning and noise requirements of London Borough of Hillingdon and wider London planning & noise policies. A full BS4142 assessment should be carried out at the nearest noise sensitive receptors including St Leonards Farm and Elm Tree Farm.

The site lies in close proximity to numerous SSSI sites and nature reserves. It is also on the Green Belt and as such Natural England has advised the applicant to undertake an assessment of protected species at the site and to consider the Council's Biodiversity Action Plan (BAP). The applicant should refer to London Plan policy 7.19 (biodiversity and access to nature) to ensure that its assessment is compliant with the London Plan.

Water Supply/Land Contamination

The Council to mitigate against [potential groundwater pollution] and will require the imposition of conditions to prevent such pollution.

TFL recommends that a construction logistics plan (CLP) and a delivery and servicing plan (DSP) are submitted for approval by Hillingdon Council and suggests this is secured by condition.

TFL recommends that the proposals are supported by a travel plan. Although one is not required for the scale of the development, it is suggested that one is devised to encourage sustainable travel. TFL also suggest additional cycle parking is provided on site to encourage sustainable travel.

(Comment: The applicant has responded to the points raised in the GLA Stage 1 report and the issues have been addressed in the main body of the report. There is no construction phase. A delivery service plan/travel plan has been secured by condition).

ENVIRONMENT AGENCY

This site is in an extremely sensitive location for groundwater quality and resources. The site lies within a Source Protection Zone (SPZ1) designated to protect the groundwater source in the chalk below. As this groundwater will be abstracted for public water supply nearby it is important that its quality is protected at present and for the future. We would normally object in principle to new developments of this nature in this location. However having reviewed the details of the application, we are satisfied that this is classed as intensification rather than new development. As this planning application seeks to increase the tonnage processed on site by 50% and is not new development we have no objections to the proposed planning application as submitted, subject to the inclusion of the following planning conditions detailed below. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition 1

Hydrogeological Risk Assessment

Within 12 months of the granting of planning permission (or other date as may be agreed in writing by the Local Planning Authority), a Hydrogeological Risk Assessment (HRA) for the activity on site must be submitted to and approved in writing by the Local Planning Authority. The findings of this assessment shall be implemented as approved.

The HRA will include:

- 1) The collection of relevant site specific data to characterise the aquifer and local geological conditions.
- 2) A Detailed Quantitative Risk Assessment (DQRA) which will consider the risk the operation and current management techniques pose to groundwater should be produced, based on the findings of part 1).
- 3) Based on the risks identified in part 2), a review of available mitigation measures should be undertaken and following interpretation of the DQRA and the available mitigation measures, proposals to minimise risks to groundwater should be undertaken and justified.
- 4) Recommendations and findings of part 3 should be provided in the HRA.

Reasons

Ongoing development and intensification of this site poses a significant risk to groundwater. The application as submitted fails to give adequate assurances that the risks the activity poses to groundwater are fully understood or that the sensitivity of the environmental setting has been appropriately considered. As previously identified in our response dated 16 March 2012 and supported by our position in GP3 (Groundwater: Protection, Policy & Practice), a more in depth assessment is required to assess the risk at this site. The site is located above a principal aquifer and within 50 days travel time of the public abstraction (SPZ1) at Ickenham. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area.

Condition 2

Surface Water Drainage scheme to be agreed

The development (the increased tonnage) hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved.

Reasons

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater. The existing use has the potential to impact the quality of the water within the aquifer. We support the commitment to upgrade the drainage system, as mentioned in chapter 6 of the Environmental Statement (SLR, Sept 2012).

Condition 3

SUDS Infiltration of surface water into ground

No infiltration of surface water drainage into the ground at the site is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons

To ensure that all drainage from the site is adequately managed to protect the quality of the sensitive groundwater. This condition will complement but not duplicate any drainage conditions in the environmental permit. This is due to the permit controlling waste management areas and this condition applying to all other areas of the site.

We support the proposed upgrade to the drainage system, as mentioned in chapter 6 of the Environmental Statement (SLR, Sept 2012).

To ensure that the relevant aims and objectives of the Water Framework Directive are met. The Radlett Tertaries and mid-Chilterns Chalk groundwater body management plan requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the impact of contamination entering the land on site or in the catastrophic failure scenario could cause deterioration of a quality element to a lower status class and/or prevent the recovery of a protected area because it would:

- result in failure of the prevent or limit objective for groundwater and cause rising trends in chemicals in the waterbody and result in release of priority hazardous substances.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

Condition 4

Flood Risk

The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) SLR Ref: 416.00996.00006 August 2012 and the following mitigation measures detailed within the FRA:

Limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason

To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

Advice to LPA/Applicant

Infiltration

Of the drainage options for a site, infiltration techniques generally pose the highest risk of polluting the groundwater. Therefore, some general information is provided below in relation to the use of infiltration techniques. Ultimately, any drainage design must be protective of the groundwater and in line with our Groundwater Protection Policy (GP3) for the use of infiltration techniques to be approved.

- infiltration should not be focused in areas where ground contamination has been identified. Surface water infiltrating through contaminated ground can mobilise contaminants and result in pollution of the groundwater. If contamination is present in areas proposed for infiltration, we will require the removal of all contaminated material and provision of satisfactory evidence of its removal;
- the point of discharge should be kept as shallow as possible to ensure the maximum distance between the point of discharge and the groundwater table is achieved. Deep bored infiltration techniques are not acceptable;
- the point of discharge should not intercept the groundwater table;
- the distance between the point of discharge and the underlying groundwater should be a minimum of five metres;
- only clean, uncontaminated roof water should be discharged into the ground within SPZ1.

Environmental Permitting

There is a history of odour complaints in the local area from this composting activity, and also from a nearby composting operation. The operator has submitted additional documentation relating to the

odour management and any other improvements to operations, in light of the proposed increased tonnages. These are currently being reviewed by our Environmental Management team as part of the permitting regime. Please note that we have not reviewed these documents as odour is not one of our considerations when commenting on planning applications.

(Comment: These conditions have been incorporated in the recommendation for approval).

NATURAL ENGLAND

The continuation of existing recycling operations at land to the North and South of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years Location: West London composting land & land to the north and south of New Years Green Lane Harefield.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

This application is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England is satisfied that there is not likely to be an adverse effect on this site as a result of the proposal being carried out in strict accordance with the details of the application as submitted. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Aside from the comments on designated sites above, we would expect the LPA to assess and consider the other possible impacts resulting from this proposal on the following when determining this application:

Protected species

If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice on BAP and protected species and their consideration in the planning system.

Natural England Standing Advice is available on our website to help local planning authorities better understand the impact of development on protected or BAP species should they be identified as an issue for particular developments.

Paragraph 98 and 99 of ODPM Circular 06/2005 Page 2 of 2

This also sets out, when, following receipt of survey information, the authority should undertake further consultation with Natural England.

Local wildlife sites

If the proposal site is on or adjacent to a local wildlife site, e.g. Site of Nature Conservation Importance (SNCI) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local wildlife site before it determines the application.

Local landscape

Natural England does not hold information on local landscape character, however the impact of this proposal on local landscape character (if any) is a material consideration when determining this

application. Your authority should therefore ensure that it has had regard to any local landscape character assessment as may be appropriate, and assessed the impacts of this development (if any) as part of the determination process.

Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity. Section 40(3) of the same Act also states that conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.

Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.

TRANSPORT FOR LONDON

Site and Surroundings

The West London Composting Land site is split across two separate areas of land located north and south of New Years Green Lane. The majority of the northern site is bounded by open land, with 4 residential units to the south west and St Leonard's Farm to the south east of the site, the south boundary is New Year s Green Lane. The south site is bounded by New Years Green Lane to the north, open land to south, east and west with Elm Tree Farm situated to the north east of the site.

The nearest section of Transport for London Road Network (TLRN) is the A40 Western Avenue, which lies 2.6km to the south of the site. The nearest section of the Strategic Road Network (SRN) is the A404 Rickmansworth Road located approximately 3.5km north of the site.

Bus route 331 operates between Ruislip Station and Belmont Road; this can be accessed from Leaholme Way, approximately 1km from the site. West Ruislip Station which is 2km to the east of the site and provides both a Central line service between Epping and West Ruislip and mainline service to Marylebone and Gerrards Cross. The West London Composting Land site is estimated to have a poor Public Transport Accessibility Level (PTAL) of 2, on a scale of 1-6 where 6 is most accessible.

The site is located on New Years Green Lane, which is not part of or in close proximity to either the TLRN or SRN. Therefore TfL is satisfied that the proposed development is unlikely to impede vehicle movements on the TLRN or SRN.

TfL recommends that a Construction Logistics Plan (CLP) and a delivery and Servicing Plan (DSP) are submitted for approval by Hillingdon Council and suggest this is secured by condition.

In accordance with London Plan policy 8.3, Community Infrastructure Levy, the Mayor agreed to commence CIL charging for developments permitted on or after 1 April 2012. It is noted that the proposed development is within the Borough of Hillingdon, where the Mayoral charge is £35 per square metre Gross Internal Area (GIA). The levy will raise £300 million towards the delivery of Crossrail. Further details can be found at: <http://www.london.gov.uk/publication/mayoral-community->

infrastructure-levy.

HAREFIELD RESIDENTS ASSOCIATION: No response.

RUISLIP RESIDENTS ASSOCIATION: No response.

WARD COUNCILLOR

I have previously informed Jean Palmer of ongoing air quality problems emanating from this site, and I have also had several meetings with the Environment Agency in the last few years to discuss this problem. A series of "action plans" have failed to resolve this, and on one occasion the waste licence was rescinded by the EA. Whilst I welcome any changes which might help to improve the situation - the prospect of an increase in waste throughput does concern me at a time when I am hearing from residents about air quality blight on a regular basis. I believe this to be a genuine planning consideration - and would be unhappy to see this granted without getting the best possible advice on measures which will prevent these air quality problems in the future - and with appropriate conditions. I would also question whether the road network will be adequate to deal with increased vehicle movements.

(Comment: Odour issues would be addressed by conditions on the Environmental Permit issued by the Environment Agency. Additional conditions for odour control are recommended for the open maturation site. These issues have been covered in the main body of the report).

Internal Consultees

POLICY AND ENVIRONMENTAL PLANNING

Proposal: The continuation and formalisation of existing recycling operations for an In Vessel Composting Facility (IVC) operation to handle a maximum throughput of 75,000 tonnes per annum of organic waste for a temporary period of five years.

West London Waste Plan

1. Plan status: The draft West London Waste Plan (WLWP) Proposed Sites and Policies Consultation Document (February 2011) is a material consideration - it has been published for public consultation.

2. WLWP Policy 1: Waste development on sites not listed for safeguarding will need to comply with other WLWP policies. The site has not been identified as a waste management site considered having potential for development; as an existing waste treatment use it is safeguarded by the WLWP (in line with London Plan policy 5.17 G (a)).

3. WLWP Policy 2: All waste development proposals will be required to demonstrate

- adequate means of controlling dust, noise, odours and other emissions
- no significant adverse effects on established, permitted or allocated land uses and where necessary produce an Environment Impact Assessment
- that the development is of a scale, form and character appropriate to its location
- the development has no significant adverse effects on biodiversity
- no significant impact on the quality of surface and ground water

4. Composting: European, UK legislation and the London Plan require increasing amounts of waste to be recycled, composted and processed in facilities closer to the source of waste. The WLWP supports the management of waste according to the waste hierarchy as identified in the Waste Strategy for England (2007, DEFRA) and the London Plan, which states that we should firstly try and

reduce and reuse waste, then recycle waste into useful materials and if this is not possible, recover energy from waste before considering disposal of waste (usually landfill) as a last resort. The waste hierarchy is as follows:

- Waste Prevention (First)
- Re-use
- Recycle/compost
- Energy recovery
- Disposal (Last)

5. Location within Green Belt: The site is located within designated Green Belt and as such, any intensification would be inappropriate and go against National, Regional and Local Green Belt policy.

The National Planning Policy Framework (March 2012) core planning principles include protecting the Green Belt. Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The use is not one specified at paragraphs 89 and 90 as an appropriate use for locating in the Green Belt.

6. Intensification of use: The proposal is to increase the throughput from 50,000 tonnes per annum of organic waste to 75,000 tonnes per annum. This is an increase of 50%, and it seems likely that such an intensification of use would create a number of adverse environmental impacts e.g. through increased traffic generation, operational noise and odour.

7. Adverse effects - noise, odours: Noise - The GLA report notes that the applicant has submitted a noise assessment but that there are matters that need further clarification. One such matter is the choice of noise measurement locations. The ones identified in the noise report were not the closest noise sensitive receptors available, and therefore the actual noise levels for residential units closest to the composting site might be significantly higher than those reported.

Odours - the GLA report notes that although the odour is within the remit of the Environment Agency (EA) and controlled under the existing environmental permit, there have been odour complaints over a long period regarding the site (para. 37). An enforcement notice was issued in 2009, and an Odour Management Plan was required as part of the permit. However, the Odour Impact Assessment is incomplete. It is expected that the increase in waste throughput will increase odour nuisance.

8. Road traffic: According to the GLA, the site will give rise to 30 extra vehicle movements per day. An independent assessment by the GLA states that the impact from road traffic emissions will be negligible. However, the current number of vehicle movements per day is not stated. It is possible that additional vehicle movements could have a substantial impact on local traffic, local residential areas and noise levels.

9. Biodiversity: The site lies close to several SSSIs, nature reserves and woods. According to the GLA report, Natural England has advised the applicant to undertake an assessment of protected species at this site (biodiversity impact assessment). The WLWP requires all applications to demonstrate that the development has no significant adverse effects on biodiversity.

10. Water contamination: WLWP Policy 2 requires all applications to demonstrate that the development will have no significant impact on the quality of surface and ground water. According to the GLA report, it is apparent that this proposal for intensification is likely to lead to ground water pollution (para.50) which would be against WLWP Policy 2.

11. Proximity to residential development: As well as the farms and public house mentioned in the GLA report, there is a major residential development within 750 metres of the site. Intensified operations on the site are likely to increase noise, odours and traffic impacts on neighbouring

developments and need to be taken into consideration.

12. Conclusion: Whilst the WLWP is committed to minimising waste and ensuring that waste is managed as far up the waste hierarchy as possible, it also seeks to protect the environment and balance the needs of west London's communities.

Ideally, the composting facility should be located somewhere more suitable, outside the Green Belt. Due to the many negative impacts that are affecting the environment and local communities with the current level of throughput, the WLWP would not support an increase in tonnage of waste throughput.

FLOOD AND DRAINAGE OFFICER

The proposals put forward, which include improvements to the surface water management system, to ensure water quality is managed, are considered acceptable. These will also have benefits to ensure that surface water is managed for all return period rainfall events, including climate change.

The standard SUDS condition would be appropriate.

ENVIRONMENTAL PROTECTION UNIT (EPU)

Air Quality

The following information was submitted with the application for air quality:

- Chapter 6 of the Environment Statement Volume 2A Air Quality by SLR, dated September 2012

Chapter 6 did not include an air quality assessment. There was some review of odour issues from the existing development. We are not recommending any specific air quality conditions for the following reasons:

- The development site is located outside of the AQMA and the additional capacity would result in up to 30 more vehicle movements a day (the reason for a lack of air quality assessment, although the transport assessment suggests there will be an additional 22 vehicle movements a day);
- The development does not appear to include a construction phase;
- Odour issues at the site have been identified in the air quality review. These can be addressed by conditions on the Environmental Permit by the Environment Agency, as they have been to date; and
- As the site is located within the LEZ (Low Emission Zones) it is assumed the vehicle fleet are compliant with LEZ requirements (where this is not the case, it may be necessary to include the Fleet Management Condition).

The following was noted when reviewing chapter 6 and 7 of the Environment Statement:

- It is not clear why air quality impacts on the SSSI (Ruislip woods) to the north of the site were not considered as part of the air quality review. There is no reference to this in the air quality chapter although in chapter 10 Cumulative Impacts, it states the potential effects of air quality emissions on ecological receptors has also been considered with regard to the existing background and no exceedances of applicable standards are predicted, so no cumulative impacts as a result of the proposed increase in tonnage have been identified.
- The Transport chapter (7) indicates at present there are 56 inbound vehicles and 56 outbound vehicles per day and this will increase to 67 inbound vehicles and 67 outbound vehicles per day. Condition 13 on planning permission 12579/APP/2006/1524 indicates vehicle movements should be limited to 26 in and 26 out per day. It is not clear if the above figures are accurate and if a written

application to vary this condition was submitted.

It is advisable to include updated versions of planning conditions 13, 17, 18 and 19 on planning permission 12579/APP/2006/1524 on any new approval, to limit emissions from the development.

CONTAMINATION

Odour: This is within the remit of the EA and controlled under the environmental permit. There have been odour complaints over a long period regarding the site and this has been an issue with some Member involvement. Given the permit the EPU has been working in a liaison role between residents, the EA and West London Composting, 'WLC'. As odour emissions from the site are controlled under the Environmental Permit, complaints are now referred by the EPU to the Environment Agency, or more often made direct to the Agency on their hotline. The permit covers the North and South areas of the site. There is an Odour Management Plan, 'OMP' for the site. The current version dates to 2009 following an enforcement notice dated 15/2/2009 by the EA. The OMP is a requirement of the permit and odour is controlled by two conditions, 3.4.1 and 3.4.2 of permit, EPR/UP3893EC dated 29/3/2011. The EA have indicated that they will vary the permit given the increased tonnage from 50,000 to 75,000 tonnes. As a consequence the EA indicate they will require an assessment of the odour implications, and modifications to the OMP if necessary. The Council is consulted on variations to environmental permits and will receive the details of any proposed changes to the permit conditions for comment.

Some of the permissions being consolidated have odour conditions. The odour conditions seem to apply to the northern maturation site, requiring an odour suppression system around this part of the site (where the maturation mounds are rather than the southern composting vessels area). We consider that odour will be controlled under the permit using the OMP. However the conditions for the northern area could be retained to protect the adjacent cottages from any odour from the maturation heaps. Odour can emanate from both the north and south areas and the odour controls in the OMP are quite detailed, including process controls for the vessels.

I would advise an informative explaining that odour is controlled under the EA permit is added to any new permission. There is an informative on 12579/APP/201/1991 indicating that the EA have other requirements but this probably needs to clarify that environmental matters are controlled by an EA permit under the Environmental Permitting Regulations 2010 as amended.

I would also recommend adding a condition:

Any modifications to the current 'Odour Management Plan' as agreed under the environmental permit with the Environment Agency shall be submitted to the Council by the developer within 2 weeks of issue'.

Reason: To ensure that the LPA are updated on the current and future odour controls at the site in accordance with Policy OE6 of the Hillingdon UDP Saved Policies 2007 .

Contaminated Land: As regards the contaminated land information, there have been site investigations by SLR consultants at the development, and the site investigations for the northern maturation area are included in the Environmental Statement. These are reports from 2005, 2006, 2007 and 2011. All of the investigations were for the northern area apart from the 2007 report which was on the area for the extension of the in-vessel composting units to the south. One of the northern reports was for an old pig slurry pit in the field beyond the site boundary. The 2007 report was submitted with the application to extend the in vessel area in 2007 but I cannot find this report in the ES. The reports show that there was some fill on the Northern maturation area but there did not appear to be a human health risk in the locations given the commercial use. Likewise the 2007 report showed some fill and contamination in the southern area, but a low risk was again concluded given the commercial use. The risk would be low and therefore we would not be looking for a further site

investigation on the land if permission is given for this development.

From the previous reports by SLR consultants there does not appear to be a significant human health risk given the commercial use. Therefore we would not require further contaminated land investigations at this site as regards human health.

Groundwater Issues: This is within the remit of the EA and they have made their concerns clear in their consultation letter. However the EPU has a strong interest in the groundwater quality in the area given the issues with pollution from New Years Green Landfill Site. SLR consultants have advised an up-gradient and down-gradient borehole. This would mean a borehole on the maturation area and south of the composting site. Currently we are discussing installing boreholes using EA funding south of the site for our investigations of New Years Green landfill and the public water supply borehole. The EA are looking to prove that there is sufficient depth of clay so there is no risk to groundwater as indicated by SLR consultants. It is likely that the EA will require this information. The ES provides information on 'Hydrogeology and Hydrology' and references many of the investigations carried out on groundwater pollution in the area, the composting site falling into the source protection zone of the public water supply.

Having referred to previous permissions now being consolidated, it appears the main conditions are the odour conditions, one on the odour system around the maturation plant and one on the restriction of wastes to organic biodegradable (eg's: condition 8 and condition 9 of 12579/APP/201/1991 or condition 14 and condition 15 of 12579/APP/2006/1524). Providing these do not conflict with the permit, they could be retained. There are also some noise conditions that are still required (eg: conditions 14 and 17 of 12579/APP/2006/1524).

TREES AND LANDSCAPE OFFICER

LANDSCAPE CONTEXT: The site is occupied by an existing food and green waste composting operation at land to the north and south of New Years Green Lane. Many of the trees and hedge screens which exist on site were planted in compliance with previous planning approvals associated with the current land use. Trees on the site are not protected by Tree Preservation Order or Conservation Area designation, although they are to be retained and managed in accordance with the approved plans.

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

- No trees or other significant landscape features will be affected by the proposal
- The increased throughput will be accommodated and processed utilising the existing facilities and space required for the current (approved) operations of 50,000 tonnes per annum.
- The native woodland planting along the site boundaries, planted in accordance with previous applications, is now well-established and is providing a visual screen and natural buffer between the site activities and vantage points from the surrounding Green Belt - including Bayhurst Wood to the north and local public footpaths.
- Following the successful establishment of the planted buffer on the western boundary of the maturation site (north side of Newyears Green Lane) a line of golden conifers has been established to provide an evergreen re-inforcement at the top of the slope. This will become an alien feature in the Green Belt if it is permitted to grow unchecked. It is recommended that this hedge should be annually maintained at a maximum height of 4 metres in order to protect the visual amenities of the locality.

RECOMMENDATIONS: No objection, subject to the above considerations and a condition to retain existing shelter belts and hedge planting and to restrict the height of the golden conifer hedge to 4 metres above ground level

S106 OFFICER

The Highway Engineer has advised that there will be a need for highway improvements to the carriageway at the entrance to the site. S106 and highways agreements will need to be entered into, to secure these works. I do not consider there to be any other planning obligations required as a result of this proposal.

HIGHWAY ENGINEER

Further to undertaking a site visit and an assessment in relation to the above, I would comment as follows.

The development proposals are for the continuation of the existing composting operation at the site and to allow for an increase in capacity from 50,000 to 75,000 tonnes per annum. The increase in capacity will be contained within the existing site and will not require additional staff, plant or equipment to be provided.

As part of the development, it is proposed to widen and resurface a section of carriageway adjacent to the western site access to provide an improved link between the north and south of the site along New Years Green Lane.

When considering the proposals it is noted that New Years Green Lane is narrow highway, which varies in width. However, there are a number of passing places located along the carriageway, which allow vehicles to pass side by side. Additionally, it is noted that mud and other debris are brought onto the carriageway by vehicles travelling between the north and south of the site over the adjacent highway.

In order to identify the impact of the development along the adjacent highway network, a Transport Assessment (TA) has been included within the Environmental Impact Assessment submitted with the planning application. The TA considers the increase in vehicle trips based on the existing operation at the site and provides a capacity analysis of the priority junction of New Years Green Lane and Breakspear Road South. Additionally, an analysis of accidents along the surrounding highway has been undertaken.

When determining the additional traffic generated from development proposals, it is considered that there will be an increase of 48 two way trips during the working day (between 0730 hrs and 1800 hrs) above that of the existing operation at the site. This will include 24 additional two way trips by HGV's, equating to an overall total of 82 two way HGV trips generated by the development based on an output 75,000 tonnes per annum.

As a result of the increase in vehicle trips, an assessment of the junction of New Years Green Lane and Breakspear Road South has been undertaken, which has demonstrated that the junction will continue to operate within capacity during the future year assessment 2017 in both the AM and PM peak hours, with additional trips assigned to the highway network.

Analysis of accidents along the highway adjacent to the site has been undertaken for a 5 year period up to October 2011. It is noted that the study area within the TA extends from the development site to the junction of the A40, some 3.5km to the south. However, for the purpose of this assessment, consideration has been given to those accidents that occurred adjacent to the site.

The analysis has identified that no accidents have occurred along New Years Green Lane during the study period or at the junction of New Years Green Lane and Breakspear Road South. However, 4 accidents occurred at the junction with New Years Green Lane and Harvil Road, 3 of which were classified as slight and 1 classified as fatal. Additionally, 5 accidents have been identified at the

junction of Breakspear Road and Breakspear Road South, which were classified as slight.

From the analysis it is noted all accidents involved cars except for one, which involved a motorcycle and it has been demonstrated that all accidents occurred due to driver behaviour. Therefore, it is considered that there are no established patterns identifying specific road safety issues that relate to the current operation of the site.

When considering the proposed improvements along the highway adjacent to the western access to the site, it is noted that the carriageway will be widened and resurfaced to provide an improved link between the north and south of the site. It is clear that these works are required as a result of continued use by large vehicles transporting compost within the site, which has caused significant damage to the carriageway. As a result, the carriageway at this location is required to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The extent of the works are shown on drawing 001 Proposed Highway Improvements (February 2012), provided as part of the TS.

Therefore, it is considered that the development would not be contrary to the policies of the adopted Hillingdon Local Plan, 2012, (Part 2) provided that a suitable planning condition/S106 Agreement is imposed on the planning consent, requiring the following.

1 The total number of traffic movements to and from the site shall not exceed 100 in and 100 out in any one day.

2 The total number of HGV movements (those vehicles above 7.5t) to and from the site shall not exceed 50 in and 50 out in any one day.

3 The highway improvements that are proposed as part of the development access shall also include for the strengthening of the carriageway, which shall be implemented prior to any increase in capacity/production at the site, at the applicants expense.

4 Wheel-washing facilities are required to be provided prior to any increase in capacity/production within both parts of the site, adjacent to the western access and thereafter retained for the lifetime of the development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application seeks an intensification of use of the composting facility at both Pylon and Highview Farms and an extension of the temporary use of the maturation site (Pylon Farm), both for a period of 5 years. With regard to Pylon Farm, the existing open composting, although contrary to Green Belt Policy, was previously considered to outweigh the harm to Green Belt objectives. National and local requirements to increase green waste recycling still apply and it is considered that this need continues to constitute the very special circumstances to justify inappropriate development. This policy justification is set out below.

The application site is located in the Green Belt and both the London Plan and the Hillingdon Local Plan (parts 1 and 2) contain policies based on national guidance enshrined in the NPPF, which seek to protect Green Belts from inappropriate development, unless very special circumstances have been demonstrated.

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

'The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance'.

Policies in the Hillingdon Local Plan endorse national and London Plan guidance. Strategic Part 1 Policy EM2: (Green Belt, Metropolitan Open Land and Green Chains) states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains and that any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Local Plan Part 2 Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

Commercial composting, if it is not small scale or ancillary to a residential or farm use, is normally considered to be an industrial use, being a form of recycling, where waste undergoes a process that will break down the matter and be converted into useable material. In principle this type of use is to be encouraged (policy MIN16 of the Hillingdon Local Plan: Part 2 Saved UDP Policies) in an appropriate location. However, proposals for industrial and waste uses are not normally considered appropriate in a Green Belt location. The continued use of the maturation site (Pylon Farm) for composting is therefore contrary to Saved Policy OL1 of the Local Plan part 2 and constitutes inappropriate development within the Green Belt. It is therefore necessary to demonstrate very special circumstances as to why it should be located and continue to operate from this location. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The very special circumstances for this proposal are set out below:

- The need to achieve national, regional and local recycling and composting targets and move to more sustainable waste management options;

Government planning policy is primarily set out in the National Planning Policy Framework (NPPF). However the NPPF does not contain waste planning policies, as these will be set out in the forthcoming National Waste Management Plan. PPS10: Planning for Sustainable Waste Management therefore remains in place until the National Waste Management Plan is published. These address general principles and policies, together with detailed guidance on waste management, and form a material consideration to the consideration of a planning application.

PPS10 focuses on achieving a step change in the way waste is handled and moving the management of waste up the waste hierarchy of reduction, re-use and recycling. Paragraph 1 of PPS10 recognises that in achieving a more sustainable waste management framework, this can only be achieved through significant new investment in waste management facilities.

PPS10 looks for the achievement of sustainable waste management based on the

following objectives:

- Help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource and looking to disposal as the last option but one which must be adequately catered for;
- Provide a framework in which communities take more responsibility for their own waste, and enable sufficient and timely provision of waste management facilities to meet the needs of their communities;
- Help implement the national waste strategy, and supporting targets, and are consistent with obligations required under European legislation;
- Help secure the recovery or disposal of waste without endangering human health and without harming the environment and enable waste to be disposed of in one of the nearest appropriate installations;
- Reflect the concerns and interests of local communities, the needs of waste collection authorities, waste disposal authorities and business and encourage competitiveness; and
- Protect green belts but recognise the particular locational needs of some types of waste management facilities when defining detailed green belt boundaries and, in determining planning applications, that these locational needs, together with the wider environmental and economic benefits of sustainable waste management are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

Policy EM11 of the Hillingdon Local Plan: Part 1- Strategic Policies deals with waste management and aims to reduce the amount of waste produced and to work to identify and allocate suitable new sites for waste management facilities within the Joint West London Waste Plan. It also commits the Council to promote waste as a resource and encourage increased re-use and recycling and to maximise the use of existing waste management sites through intensification and co-location. The proposed development is therefore considered to comply with Policy EM11, by seeking to maximise the use of an existing waste management site.

Relevant Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) waste policies include MIN16, which encourages the provision of facilities for the efficient and environmentally acceptable recycling of waste materials with which the proposed development complies.

MIN18 safeguards existing civic amenity and waste transfer sites. Although this facility does not fall strictly into the aforementioned categories, it is considered that this approach could also be applied to other types of waste management facilities, such as the application site.

The applicant has also put forward a case for the need of the development. The applicants currently have contracts with 3 of the 6 constituent boroughs of the West London Waste Authority (West Waste), to accept green waste and household foodstuffs from kerbside and civic amenity collections and submits that they need this facility to continue to operate. The current facility enables the applicant to accept all of the contracted green waste and kerbside collected foodstuffs from the Borough and West Waste, thus meeting the requirements of the local market and conforming to the proximity principle.

The proposed development is considered to be in accordance with the need to achieve national, regional and local recycling and composting targets and move to more sustainable waste management options. The composting of organic material is considered to be in accordance with the objectives for sustainable waste management, as it will

maximise the recovery of materials which would have previously been landfilled. By driving the management of this waste up the waste hierarchy, it will contribute to relevant national, regional and local targets for recycling.

- The need to maintain existing and provide additional capacity within London, to enable the sufficient and timely provision of waste management facilities to meet the needs of the local community;

The London Plan (2015) Policy 5.16 (Waste Self Sufficiency) seeks to ensure that as much as London's waste as practicable is managed within London and that authorities work towards zero biodegradable waste to landfill by 2031. It is considered that the proposed continuation of composting activities, with an increase in capacity, will help to deliver both elements of this policy.

London Plan Policy 5.17 (Waste Capacity) identifies the criteria against which proposals for waste management will be evaluated. This includes: locational suitability, proximity to waste, nature and scale of activity, positive carbon outcome of waste treatment method, environmental impact on the surrounding area and the transport related impacts. It also seeks land to manage the Borough waste apportionments to come forward through protecting and facilitating the maximum use of existing sites. The continuation of composting activities at an existing site, which has already been considered and found acceptable for this use, is considered to comply with this policy.

Paragraph 5.76 of the London Plan recognises that increasing London's waste processing capacity is a major mayoral priority. The proposed development will help deliver this objective. It is considered that the development proposals would provide additional capacity and would be in compliance with the waste policies of the London Plan, to allow for greater waste processing capacity within London.

With regard to this application, the Mayor in the GLA Stage 1 report supports the intensification of the land use for increased throughput, as it would contribute to increasing composting levels in London, subject to all other environmental impacts being reviewed and there being no adverse impact from the intensification. It is considered that the continuation of this facility will enable the Borough to continue to provide a local composting facility, without which waste would have to be exported from London for treatment.

It is noted that with respect of the application site, the loss of this facility would lead to an immediate shortfall in capacity and would lead to waste being exported from London for treatment, contrary to the aims of the London Plan.

- The lack of suitable alternative sites identified in the emerging West London Waste Plan;

Consideration has also been given to the emerging Local Plan. Of particular weight is the West London Waste Plan. Six west London Boroughs (Brent, Ealing, Harrow, Hounslow, Hillingdon and Richmond upon Thames) have joined together to prepare the West London Waste DPD, known as the West London Waste Plan in the plan area up to 2026. The draft West London Waste Plan (WLWP) Proposed Sites and Policies Consultation Document (February 2011) is a material consideration and has been published for public consultation.

WLWP Policy 1 states that waste development on sites not listed for safeguarding will need to comply with other WLWP policies. This site has not been identified as a waste management site considered having potential for development. However, as an existing waste treatment use, it is safeguarded by the WLWP, in line with London Plan policy 5.17

G (a).

Whilst it is noted that the application site is not allocated within the WLWP, the plan does outline the approach towards unallocated sites, which includes the need to demonstrate that the allocated sites are not suitable for the use proposed, that identified sites have not come forward and there is an emerging shortfall in capacity.

The sites currently allocated in the West London Waste Plan appear to be industrial sites, which are not always best suited to accommodating composting facilities, which require a more rural location, with a large land take for the open maturation phase of the composting process.

- The environmental and economic advantages of locating waste management facilities as close as practicable to where the waste arises without having an unacceptable impact on those communities.

The principle of composting development at this location on a permanent basis for up to 50,000 tonnes per annum has already been established on Highview Farm and a series of temporary permissions for the maturation site have been granted over the years for the maturation site at Pylon Farm.

The underlying principles of current National and Regional planning policy and guidance relate to the Proximity Principle, the Waste Hierarchy and Regional Self-Sufficiency.

With regard to particular locational needs, the applicant has submitted that these are;

- the need for the open maturation of the compost after the in vessel stage and
- the principle use of the compost produced being applied to agricultural land.

Composting facilities, both for green waste and in-vessel, are therefore considered to be best suited to a more rural location, where the required site area is available and a suitable accommodation with adjoining uses can be achieved, rather than established industrial sites. It is therefore considered that this proposal has particular locational needs.

In addition, PPS10 acknowledges that, whilst Green Belts should be protected, the particular locational needs of some types of waste management and that the wider environmental and economic benefits of sustainable waste management are material considerations that should be given significant weight in determining whether proposals should be given planning permission.

CONCLUSION

It is considered that the reasons given above are the very special circumstances to justify the intensification of use of the composting facility and the continued temporary use of green waste maturation site for a 5 year period, to the extent that the harm on the openness of the Green Belt has been outweighed. Therefore, even though the use is contrary to Policy OL1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), no objections are raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

Not applicable to this development.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

The change of use from agricultural land to an open composting maturation site and the intensification of use of the facility as a whole will involve development within the Green Belt, Colne Valley Park and within proximity to nationally protected woodland. There is therefore potential for long-term effects on biodiversity, landscape character, visual impacts on these areas and on the amenity of the Green Belt for its users.

However, there are no physical changes proposed as part of this application. The original proposal for the maturation site (Pylon Farm) included young woodland and hedgerow plantations to the north and west of the site, to provide shelter and visual screening. This planting was required, in order to screen and mitigate the visual impact of the windrows when viewed from surrounding public footpaths. These existing hedgerows and field/hedgerow trees around the site are now established and will not be affected by the proposal.

The site is an existing waste management facility and no new buildings or extension of the currently permitted area is sought. The proposal is to utilise spare capacity within the existing composting facility. The assessments undertaken in the ES demonstrate that there will be no material increase in impacts as a result of the proposed increased in tonnage and emissions will continue to be controlled by the Environmental Permit regime.

The permission is for a temporary period and given there is no increase in buildings or operational area of the composting facility, it is considered that there will be no additional impact on the openness of the Green Belt as a result of the proposed development, in compliance with Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.06 Environmental Impact

Environmental considerations relating to this application, namely air and ground water quality, have been addressed in the relevant sections of this report.

7.07 Impact on the character & appearance of the area

This issue has been dealt with at Section 7.07 above.

7.08 Impact on neighbours

The main impact on neighbours arising from the continued use of the composting facility relate to air quality and noise. These matters have been dealt with in relevant sections of this report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM1, AM2, AM7, AM9, AM14 and AM15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) are concerned with traffic generation, road capacity, on-site parking, access to public transport and provisions for parking for people with disabilities.

A Transport Assessment (TA) has been included within the Environmental Impact Assessment, submitted with the planning application. The TA considers the increase in vehicle trips based on the existing operation at the site and provides a capacity analysis of the priority junction of Newyears Green Lane and Breakspear Road South. Additionally, an

analysis of accidents along the surrounding highway has been undertaken.

In terms of the additional traffic generated from development proposals, the Highway Engineer estimates that there will be an increase of 48 two way trips during the working day (between 0730 hrs and 1800 hrs) above that of the existing operation at the site. This will include 24 additional two way trips by HGV's, equating to an overall total of 82 two way HGV trips generated by the development, based on an output 75,000 tonnes per annum.

An assessment of the junction of Newyears Green Lane and Breakspear Road South has been undertaken, which has demonstrated that the junction will continue to operate within capacity during the future year assessment (2017) in both the AM and PM peak hours, with additional trips assigned to the highway network.

It is noted that Newyears Green Lane is unsuitable for HGV traffic for much of its length, due to the width of the road and further traffic increases ought to be discouraged. The applicants have already implemented measures to ensure that delivery and collection vehicles use only the short stretch of Newyears Green Lane, between the site and Breakspear Road (South). These measures include site signage and profiling the junction to the access road to Highview Farm, so that vehicles are physically prevented from turning towards Harvil Road. In addition, operators are informed of the preferred route for all vehicles entering and leaving the site. These measures were secured by conditions on the previous consents and have been incorporated into the Waste Management Licence, issued by the Environment Agency. It is recommended that these conditions be re-imposed on this application, in the event of an approval.

Analysis of accidents along the highway adjacent to the site has been undertaken for a 5 year period up to October 2011. The analysis has identified that no accidents have occurred along Newyears Green Lane during the study period or at the junction of New Years Green Lane and Breakspear Road South, although some accidents occurred further afield. Nevertheless the Highway Engineer considers that there are no established patterns identifying specific road safety issues that relate to the current operation of the site.

The application includes proposals to widen and resurface the carriageway between the two sites, to provide an improved link between the north and south of the site. The Highway Engineer notes that these works are required as a result of continued use by large vehicles transporting compost within the site, which has caused significant damage to the carriageway. As a result, the Highway Engineer requires the carriageway at this location to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The proposed mitigation measures can be secured by way of a S106 Agreement.

In summary, the Highway Engineer raises no objections to the scheme subject to the above highway improvements and conditions securing the following:

- 1 limiting the total number of traffic movements to and from the site to 100 in and 100 out in any one day.
- 2 limiting the total number of HGV movements (those vehicles above 7.5t) to and from the site to 50 in and 50 out in any one day.
- 3 Wheel-washing facilities are required to be provided prior to any increase in capacity production, within both parts of the site, adjacent to the western access and thereafter retained for the lifetime of the development.

Subject to the above, it is considered that the development would not be contrary to the

policies of the adopted Hillingdon Local Plan, 2012, (Part 2).

7.11 Urban design, access and security

There are no urban design issues associated with this application.

7.12 Disabled access

There are no disabled access issues associated with this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

LANDSCAPING:

The young woodland and hedgerow plantations to the north and west of the site which were planted as part of the original scheme are now well established. It is considered that the maturation area benefits from good screening on all boundaries. No landscape or visual effects have been identified by allowing the continuation or intensification of use of the facility for a further 5 years.

The Tree and Landscape Officer advises that the management, maintenance and replacement planting of any failed trees or shrubs should continue, in accordance with the previous approvals. No objections are raised, subject to the above considerations and a condition to retain existing shelter belts and hedge planting and to restrict the height of the golden conifer hedge to 4 metres above ground level. Subject to compliance with landscape conditions, the development is considered to comply with Saved Policy BE38 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

ECOLOGY:

The application site is in close proximity to Ruislip Woods Site of Special Scientific Interest (SSSI). However, given the nature and scale of this proposal, Natural England considers that the proposal is not likely to be an adverse effect on this SSSI site, which does not therefore represent a constraint in determining this application.

An Extended Phase I Habitat survey has been undertaken of the application site. Habitats on site mainly comprise hard-standing, composting vessels and port-a-cabins; around the periphery is screen planting on a low bank with small patches of unmanaged grass areas, with plant species recorded typical of nutrient enriched soils/disturbed ground, such as common nettle *Urtica dioica* and creeping thistle *Cirsium arvense*.

There are no features or habitats of particular ecological significance on site. Around the periphery of parts of the site are habitats with some potential to support common reptile species, great crested newt (if present in ponds within the wider landscape), and nesting birds; there was one building of low bat roost potential, and an off-site tree with potential to support small numbers of roosting bats.

No mitigation measures are considered necessary, as no habitats of significant ecological value were recorded. Overall, it is concluded that there would be no significant residual impacts associated with the application, with respect to ecology. It is therefore considered that the scheme will not have an adverse impact on ecology and nature conservation in the area, in accordance with Saved Policies EC1 and EC3 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and London Plan Policy 7.19.

7.15 Sustainable waste management

This is an application for the continued use of a composting facility, which will help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource.

7.16 Renewable energy / Sustainability

This is an application for the continued use of a composting facility, which will help deliver sustainable development through driving waste management up the waste hierarchy, addressing waste as a resource.

7.17 Flooding or Drainage Issues

The potential environmental effects of the proposed development on the geological, hydrogeological and hydrological environments have been assessed in the Environmental Impact Assessment, submitted in support of this application.

CONTAMINATION

Given the nature of the operations on the site, the protection of ground water and flooding / drainage issues are closely interlinked. London Plan Policy 5.14 seeks to protect and improve water quality, whilst Policy OE11 of the the Hillingdon Local Plan: Part 2 - Saved UDP Policies seeks to protect the environment from toxic or harmful substances. The NPPF at paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution.

The site currently undertakes the composting of up to 50,000 (tpa) of waste, using in-vessel systems, followed by maturation in open windrows. The applicant maintains that effective operation and management of the facility is already in place to contain contaminated effluent within the site, where it is treated as leachate. Measures are already in place to minimise the risk of abnormal operational conditions resulting in increased risk of effluent release to receptors on the form of a Surface Water Management System. This includes water quality treatment and mitigation measures, comprising bunded and contained surface water drainage and attenuation storage, which reduces the overall risk to downstream receptors.

A detailed review of the existing Surface Water Management System has been undertaken to establish whether it contains adequate capacity to prevent the release of potentially contaminated surface water runoff from the site for all return period rainfall events up to and including 100 years, including consideration of climate change. The hydrogeological review has found the overall capacity of the network to provide attenuation storage and containment of contaminated water within the site to be good, although there is a requirement for slight upgrade of certain areas of the system, to ensure containment throughout all stages of extreme rainfall events over the lifetime of the development. Without the upgrade of the existing surface water management system, the ES recognises that the more intensive operation of the facility has the potential to impact on the quality of surface and ground waters.

The ES concludes that the likelihood of groundwater contamination by fuels and other potentially polluting liquids, including leachate in contaminated runoff from site operations is negligible. However, in order to further minimise any potentially negative impacts on groundwater, additional safeguards are identified. In addition the ES concludes that surface water run-off from the compost treatment and maturation areas has the potential, without appropriate upgrades to existing mitigation measures to result in pollution of nearby

watercourses, although the probability of occurrence is considered to be low and the magnitude of impact is assessed as being moderate. It is also concluded that the likelihood of occurrence of significantly altering or reducing the groundwater recharge would be negligible, due to the presence of the existing facility (no change in form), and the presence of a significant thickness of London Clay beneath the site, which will have minimal recharge potential. Therefore the magnitude of impact is assessed as negligible with a corresponding near zero level of overall risk.

A slight impact may also arise from the minor excavation of additional storage within the surface water lagoon, although the Site Investigation Report indicates the presence of made ground and a significant thickness (at least 12m) of clay (London Clay and Lambeth Group Clay) beneath the site. The excavations are likely to be minor and unlikely to expose the chalk layer or result in a reduction in the clay thickness between the base of the pond and the upper chalk layer at depth; therefore no impacts related to the loss of soils are anticipated.

Given the above conclusions of the ES with regard to potential contamination, a number of operational mitigation measures and best available techniques have been incorporated into the scheme design, which would reduce the potential risk to ground and surface water. The following prevention measures are proposed:

- Expansion of attenuation lagoon to increase storage volume
- Raising of bund around perimeter of the northern (maturation) site
- Intercept drainage at entrance to reception hall to isolate potentially contaminated surface water and contain it within site;
- Full CQA testing of the base and bunds (including the northern attenuation lagoon) will be undertaken to ensure the site is fully impermeable;
- All surface water from treatment areas to be treated as leachate and directed to a separate sump to be tankered off site for processing. Surface water will be contained within hard surfaced pad area using bunding and contouring and the input of speed humps/topographical barriers to flow in the southern composting site;
- Surface water filter screens on inlets to storage areas;
- Upgrade wheel wash facilities as appropriate; and
- Upgrade/input Petrol Interceptor.

It is also proposed as an additional safeguard, to install groundwater monitoring boreholes up and down gradient of the site to provide further confirmation of site geology and to monitor groundwater quality in the Upper Chalk beneath the site.

The following upgrades to the existing surface water management system, in addition to those outlined above, are also proposed:

- Increase volume of attenuation lagoon and include 300mm freeboard on the embankment to allow for fluctuating water levels. Include emergency overflow weir on southern bank to direct water back within site;
- Increase bund height on western boundary of northern maturation area to provide additional floodable areas including 300mm freeboard for fluctuating water levels;
- Input intercept drainage on eastern boundary of northern (maturation) and southern (composting) sites to direct surface water flooding from land to east away from site;
- Input intercept drainage at gateway to northern (maturation) area to prevent inflow of surface water from offsite areas;
- Divert water from storage tank/sump to tanks in Area B, where spare capacity exists to prevent surcharge of existing attenuation storage; and
- Input topographical barriers to flow at entrances to composting areas to provide additional

floodable area for surface water storage including 300mm freeboard.

It is considered that the above measures will help to reduce the risk to both surface water and groundwater quality. Nevertheless, the Environment Agency notes that this site is in an extremely sensitive location for groundwater quality and resources. The site lies within a Source Protection Zone (SPZ1), designated to protect the groundwater source in the chalk below. As this groundwater will be abstracted for public water supply nearby, it is important that its quality is protected at present and for the future. This abstraction point is a very sensitive receptor and requires a high level of protection to conserve water resources to provide public drinking water in the area. The Agency considers that the ongoing development and intensification of this site poses a significant risk to groundwater and would normally object in principle to new developments of this nature in this location. However given that this is intensification of use rather than new development, the Agency raises no objections subject to the inclusion of a condition requiring a Hydrogeological Risk Assessment (HRA) for the activity on site. This should include the collection of relevant site specific data, a detailed Quantitative Risk Assessment and a review of available mitigation measures to minimise risks to groundwater.

The Environment Agency explain that the reason for imposing this condition is that not withstanding the submitted information and proposed mitigation measures summarised above, the application as submitted, fails to give adequate assurances that the risks the activity poses to groundwater are fully understood, or that the sensitivity of the environmental setting has been appropriately considered. A more in depth assessment would therefore be required to assess the risk at this site.

FLOODING AND DRAINAGE

Policies OE7 and OE8 of the Hillingdon Local Plan Part 2 (Saved UDP Policies) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding. Policy 5.12 of the London Plan seeks to minimise the risks of flooding. A Flood Risk Assessment has been submitted as part of the application, taking into consideration the principles of the National Planning Policy Framework (NPPF) and other relevant regional and local policies.

As stated above, measures have been proposed in the site design to upgrade the existing Surface Water Management Systems, which manage and control surface water runoff, so that the application site would not pose an increased flood risk to users of the site or downstream land and property.

The applicants point out that the upgrade to the Surface Water Management Systems is not required as a direct result of surface water flood risk, as there will be no changes to the site layout or form. However measures are proposed to upgrade the potentially contaminated areas of the site, to ensure the continued containment of all potentially contaminated surface water from the composting and maturation areas and separate treatment as leachate. In order to reduce the risk of failure of the pond embankment the following measures would be implemented:

- 300mm freeboard to allow for settlement/fluctuations in water level;
- The embankment would be constructed using engineering best practice and under the guidance of a geotechnical specialist to ensure that risks of collapse or failure are appropriately mitigated. This would include the input of inclinometers to alert the team to excessive settlement or potential failure;
- The embankment will continue to be inspected regularly by a competent engineer under

the guidance of a geotechnical specialist to ensure that its structural integrity is maintained and that maintenance is carried out, as required, to prevent the risks of collapse or failure;

- An emergency spillway would be provided directing water back to within the sites open drainage channel network and floodable areas;
- A water level monitor would be installed to ensure that the site facilities manager is alerted in the event of excessive water levels.
- A site Management Plan exists which would be updated to account for the upgrades to the surface water management and treatment systems. This will include the following measures:
 - Visual inspection of Surface Water Management and Treatment Systems;
 - Management and Maintenance of the sites Surface Water Management Systems, ensuring the removal of silts and sediments from waters discharged from the site and
 - the regular removal of sediment build up from site Surface Water Management Systems;
 - Visual inspection of the bunds on the attenuation lagoon and at the site perimeters;
 - Continued monitoring to ensure the impermeability of the pad and surface water isolation systems to prevent seepage to groundwater; and
 - Good site management to ensure no rubbish or debris enters the sites Surface Water Management System or local watercourses/drainage channels.

The Environment Agency has requested a condition requiring the development to be carried out in accordance with the approved Flood Risk Assessment (FRA) and the mitigation measures detailed within the FRA, limiting the surface water run-off generated by the 1 in 100 year plus climate change critical storm, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site. This is to prevent flooding, by ensuring the satisfactory storage of/disposal of surface water from the site.

With regard to drainage, the Environment Agency has recommended a condition requiring a Surface Water Drainage scheme to be agreed, in order to ensure that all drainage from the site is adequately managed, to protect the quality of the sensitive groundwater, as the existing use has the potential to impact the quality of the water within the aquifer.

The Environment Agency also requires a condition prohibiting surface water drainage into the ground, other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. Again, this is to ensure that all drainage from the site is adequately managed, to protect the quality of the sensitive groundwater. The Agency notes that this later condition will complement, but not duplicate any drainage conditions in the Environmental Permit. This is due to the permit controlling only the waste management areas, whilst the condition will apply to all other areas of the site.

Subject to the above mentioned conditions being imposed and discharged, it is considered that the continued and intensified use of the facility for an additional 5 year period would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected, in compliance with Policies OE7, OE8 and OE11 of the Hillingdon Local Plan Part 2 (Saved UDP Policies), Policies 5.12 and 5.14 of the London Plan (2015) and the provisions of the NPPF.

7.18 Noise or Air Quality Issues

AIR QUALITY:

The decomposition of organic materials in the composting process produces characteristic odours. Aerobic decomposition is characterised by a sweet woody smell. If however, conditions within the decomposing material become anaerobic, the odours

become stronger, sulphurous and more offensive in nature.

An assessment of the air quality impacts associated with the proposed development has been undertaken in the ES. The assessment has considered:

- Air Quality Strategy Pollutants from vehicle exhausts; and
- Odour, dust and bioaerosol emissions during the operational phase.

The assessment of dust and bioaerosols has found that the additional risk of impacts associated with the increased tonnages is insignificant, given the controls in place and regulation by the Environment Agency.

In terms of air quality, during 2005, a significant volume of odour complaints from the residents of neighbouring residential developments in the Ruislip and Harefield area were received by the Environment Agency (EA) and the Council's Environmental Protection Unit (EPU). The odours were attributed to two composting facilities, one of which was West London Composting (the application site). Approximately 100 odour complaints were received by the EA during this period.

There were 25 odour complaints to the Council's EPU in 2005, 22 in 2006, 20 in 2007, 56 in 2008, 17 in 2009, 6 in 2010 and 1 in 2011. (It is noted that 2008 was the year when the expansion of vessels came online and there were some teething problems with the operation.)

It is noted that effective from 6th April 2008 the new Environmental Permitting Regulations 2007 requires regulated waste sites such as this to hold an Environmental Permit, in place of the former Waste Management Licence. Critically, this legislation ended local authority powers under the Environmental Protection Act 1990, to take action for statutory nuisance against regulated waste sites. The intention was to remove the 'double jeopardy' for operators that had existed under Waste Management Licences. As a result, the Environment Agency is effectively the sole regulator and members of the public are advised to contact them directly. Therefore complaints to the Council's Environmental Protection Unit would reflect this in recent years from 2009 to date.

It is also noted that in 2006, the applicant produced an action plan, which included a number of measures to improve the operations at the composting facility, in order to mitigate the air quality (odour) issue. All these measures have been put in place, allowing the composting process to be lengthened, thereby discouraging the formation of malodorous substances. The increasing of the number of vessel clamps has enabled a more stable compost before it is transported to the open maturation area (Pylon Farm). A more stable compost at this stage has led to less odour being produced during the maturation process.

The applicant has submitted that the enclosed composting system used at the site is designed to ensure that aerobic conditions are maintained within the waste at all times, reducing the potential for creating obnoxious odours. Air is drawn through the material via a series of fans and pipework within the enclosed bays. The maturation pile (open windrows at Pylon Farm) also has the potential to generate and release bio-aerosols. However careful management of the moisture content of the pile minimises their formation and dispersal.

The applicant has stated that in the interest of air quality and amenity of the wider area the development proposals will continue to adopt the following good practice odour

management techniques:

- storage of feedstock on site will be minimised;
 - feedstock handling operations will be minimised;
 - the development of anaerobic conditions will be minimised through the use of aeration systems and an appropriate compost turning regime;
 - the site will be kept as clean as possible including approach roads; and
 - moisture within the composting material will be controlled to prevent the material becoming water-logged and restricting the movement of air
- Any open facility has the potential to generate dust, which can be spread around the local area during windy conditions. During the open air maturation stage, the generation of dust is controlled by spraying with water in dry and windy conditions. Road and surfaced areas are similarly damped down with water to prevent dust generation. Material movements can be suspended if very high winds develop. There is provision for water storage from both the roofs of buildings and pad water runoff. There will be sufficient recycled water to be able to adequately control the moisture content of the material thereby prevent dust formation.
- vehicles would be sheeted to prevent loss of materials off-site;
 - storage locations for all materials that create dust, including soil, would be located away from development boundaries as far as practicable;
 - regular inspection of local roads to check for dust deposits and any deposits removed;
 - use water as a dust suppressant as and when required; and
 - a trained site manager (or his deputy) would be on site during working hours to be responsible for proper implementation of dust mitigation measures.

The environmental design measures to mitigate the risk of odour generation and release during the operation of the proposed development will also continue to be adhered to as follows:

- enclosure of the handling and sorting of wastes within a building;
- fast acting roller action doors to ensure effective containment within the building;
- adoption of good housekeeping measures which would minimise the magnitude of odour generation, to include regular cleaning of waste reception area and minimise the storage time of raw waste; and
- extraction of air from within reception building and effective odour abatement;

In response to concerns raised by the Mayor in the GLA Stage 1 report, the applicant notes that the original development at Highveiw Farm in 2004 saw 16 vessels being built, 8 in Barrier 1 and 8

in Barrier 2. The site was extended and a further 16 vessels were built and came into use in 2008. The new bank of 16 vessels incorporated 4 biofilters, allowing for greater odour control in the

first part of the process (Barrier 1). The original 16 vessels now are all used as Barrier 2, or the second stage in the process. The additional space also allowed for more flexibility regarding retention times for the material in the vessels especially at peak periods.

The total capacity the site could therefore handle in theory would be 100,000 tpa although the current permit only allows for 50,000 tpa. The applicant also has a permit variation application lodged with the EA, to increase this to 75,000 tpa, alongside this planning application. The applicant submits that this additional unused capacity results in there being empty vessels on site throughout the year, which could be employed in the future to house the additional tonnage.

There is an existing Odour Management Plan, 'OMP' for the site. The current version dates to 2009 following an enforcement notice dated 15/2/2009 by the EA. The OMP is a

requirement of the permit. The proposed increase in the allowed tonnage of material to be accepted for composting will require a variation to the Environmental Permit for the site, which is regulated by the Environment Agency. Odour can emanate from both the north and south areas and the odour controls in the OMP are quite detailed, including process controls for the vessels.

As part of this Permit variation process, detailed assessments of odour management, monitoring and control techniques (an Odour Management Plan (OMP)), and other fugitive releases (i.e. dust and bioaerosols) will be submitted for approval to the EA. As part of the OMP, the EA will need to be satisfied that the additional tonnages can be effectively treated within the existing infrastructure, without compromising environmental protection. The Council will be consulted on variations to environmental permits and will receive the details of any proposed changes to the permit conditions for comment.

The Council's Environmental Protection Unit (EPU) notes that the development site is located outside of the Air Quality management area (AQMA) and the development does not include a construction phase. Whilst odour issues at the site have been identified in the air quality review, EPU notes that these can be addressed by conditions on the Environmental Permit by the Environment Agency (referred to above), as they have been to date. In addition, whilst the additional capacity would result in more vehicle movements a day, as the site is located within the LEZ (Low Emission Zones), it is assumed the vehicle fleet are compliant with LEZ requirements.

EPU previously recommended a number of conditions in connection with the open maturation site, in order to ensure that the odour mitigation measures are effective as possible. These included a requirement that an odour suppression system is installed around the proposed extended maturation site, to mitigate odour emanating from the windrows, while the hours of operation were to be controlled. It is recommended that these conditions be re-imposed in the event that a further 5 year temporary permission is granted, to protect the adjacent cottages from any odour from the maturation heaps, in accordance with Policy OE11 of the Local Plan Part 2.

Notwithstanding the above, it is acknowledged that this composting process is ground breaking technology and there remains some uncertainty surrounding the effectiveness of the improved management of the facility to reduce the potential for creating offsite odours. The temporary permission for the continued but more intensive use of the facility will allow the Council to continue to monitor the site and assess the impact on the amenities of the locality.

Overall, subject to adherence with the suggested conditions and the updated Odour Management Plan, it is concluded that there would be no significant environmental effects associated with the application, with respect to air quality and odour.

NOISE

An assessment of noise has been carried out with reference to British Standard and other government guidance. Noise issues relating to the operation of the proposed development have been considered to the nearest noise-sensitive properties surrounding the site. The assessment has considered the potential for noise generated by heavy good vehicles to give rise to impacts at the closest noise-sensitive receptors and has found that there would be a minor, barely perceptible impact on the ambient noise levels at all the noise-sensitive receptors assessed. No mitigation measures are considered necessary to reduce the

impacts of heavy goods vehicle movements. Based on the results of the assessment, noise should not pose a material constraint for the proposed development.

In order to continue to mitigate the likelihood of complaints during the operational phase it is proposed that all doors at the facility continue to remain closed during operational hours.

A number of conditions in connection with the open maturation site were imposed on previous permissions, in order to protect the residential amenity of the adjacent cottages. It is recommended that these conditions be re-imposed in the event that a further 5 year temporary permission is granted. Subject to this condition, it is considered that there would be no significant environmental effects associated with the application, with respect to noise, in accordance with Policy OE3 of the Hillingdon Local Plan Part 2 (Saved UDP Policies).

7.19 Comments on Public Consultations

One response from a local councillor has been received. The primary concern relates to odour, noise and traffic impacts. These issues have been dealt with in the main body of the report.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan Part 2 (Saved UDP Policies) states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals.'

The applicant has agreed to widen and resurface the carriageway (Newyears Green Lane), between the western access to Highview Farm and the maturation site. This section of carriageway is regularly used by operational vehicles transferring semi processed waste from the enclosed composting vessels at Highview Farm to the open maturation site at Pylon Farm. The Highway Engineer notes that damage to the carriageway has occurred as a result of continued use by large vehicles transporting compost within the site. As a result, the Highway Engineer requires the carriageway at this location to be reconstructed and strengthened and not just resurfaced, to allow for the continued and increased use at the site. The proposed mitigation measures can be secured by way of a S106 Agreement.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

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

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

(protection of property) and Article 14 (prohibition of discrimination).

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

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

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

10. CONCLUSION

The proposed development would continue to make a significant contribution to waste management in this part of Hillingdon and the surrounding area of West London and maximise the diversion of waste from landfill. It is considered that national and local requirements to increase green waste recycling constitute the very special circumstances to justify the continued and intensified use of the facility. These circumstances are considered to outweigh the fact that the proposals are inappropriate development in the Green Belt.

The proposals have been fully assessed through a comprehensive EIA process, the findings of which are reported in an Environmental Statement, which concludes that with the detailed mitigation proposed, the increase in tonnage would be acceptable for a temporary period of five years at the site.

It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal. It is not considered that the scheme will have an adverse impact on ecology and nature conservation in the area, or on the highway network

Subject to adherence with the suggested conditions and the updated Odour Management Plan, it is concluded that there would be no significant environmental effects associated with the application, with respect to air quality and odour. In addition, subject to the recommended conditions being imposed and discharged, it is considered that the proposal would not compromise the statutory functions of the Environment Agency, the risk of flooding will be minimised and the quality of the water environment will be protected.

It is recommended that a further 5 year temporary permission be granted for the continued use of the existing open maturation site and and for the intensification of use of the facility as a whole, to handle an increased maximum throughput of up to 75,000 tonnes per annum of organic waste. The temporary permission will allow the Council the opportunity to monitor the site and assess the effectiveness of the proposed mitigation measures on the amenities of the locality and the environment. On this basis approval is recommended.

11. Reference Documents

NPPF

The London Plan (2015)

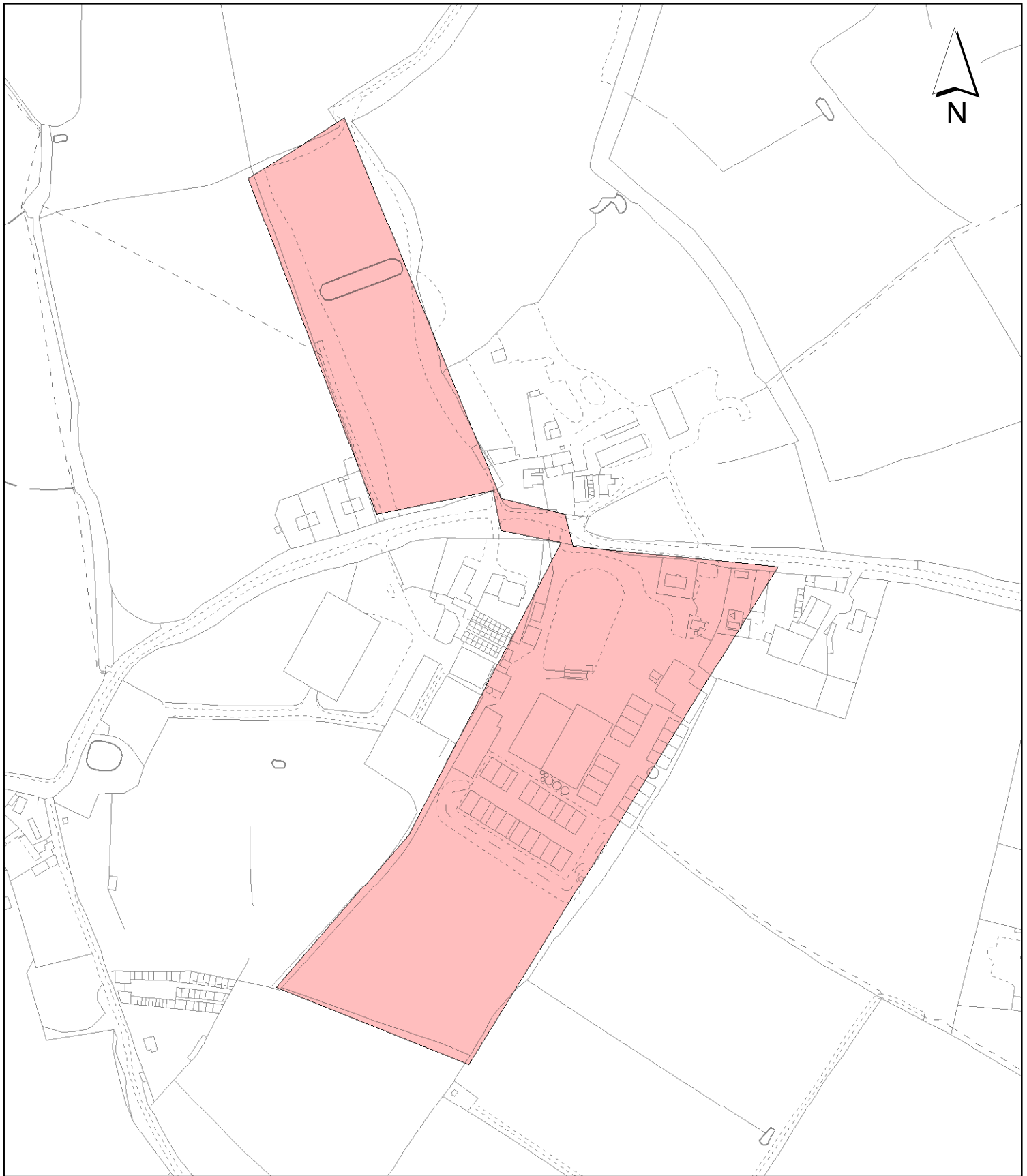
Hillingdon Local Plan: Part 1 - Strategic Policies (Adopted November 2012)

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

Planning Policy Statement 10: Planning for Sustainable Waste Management
European Directive (revised Waste Framework Directive)
Government Review of Waste Policy in England (June 2011)
West London Waste Plan (WLWP) - Adopted July 2015
Waste Management Plan for England - December 2013
National Waste Prevention Plan (December 2013)

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**West London composting land
 and land to the north and south of
 Newyears Green Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

12579/APP/2012/2366

Scale:

1:3,400

Planning Committee:

Major

Date:

September 2015



HILLINGDON
 LONDON

Agenda Item 7

Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

Development: Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping.

LBH Ref Nos: 585/APP/2015/2657

Drawing Nos: RM Residential Covering Letter
(00)AP001
(00)AP002
(00)AP003
(00)AP004 H
(00)AP005 E
(00)AP010 D
(00)AP012 J
(00)AP013 J
(00)AP014 H
(21)AD306 A
(21)AD308
(21)AD307 B
(21)AS305 C
(21)AD311 D
(21)AD312 D
(00)AP401 D
(00)AP402 D
(00)AP404 D
5105977-ATK-UXB-TCE-DR-C-0204 P01
5105977-ATK-UXB-TCE-DR-C-0200 P02
5105977-ATK-UXB-TCE-DR-C-1301 P03
P109-2444-Resi-B
BDP_STM/UXB/RMR/9
(00)AP031 J
(00)AS111 B
(00)AS114 E
(00)AP015 G
(00)AP016 G
(00)AP017 E
(00)AP018 K
(00)AP019 M
(00)AP020 L
(00)AP021 L
(00)AP022 F
(00)AP025 J
(00)AP026 J
(00)AP027 C
(00)AP033 D
(00)AS101 B

(00)AS110 B
(00)AS116 B
(00)AE201 D
(00)AE202 D
(00)AE203 D
(00)AE204 E
(00)AE205 E
(00)AE206 C
(00)AE208 C
(00)AE209 C
(00)AE211 C
(00)AE212 D
(21)AD301 E
(21)AD302 F
(21)AD303 F
(21)AS304 B
(00)AP405 A
(00)AP410 C
(00)AP412
(74)AP701 B
2152-STM-LA-02 P2
2152-STM-LA-03 P1
2152-STM-LA-05 P1
2152-STM-PP-02 P2
2152-STM-TS-01 P1
DAS_Inclusive Access_Gf
(00)AP029 K
5105977-ATK-UXB-TCE-DR-C-0101 P1
5105977-ATK-UXB-TCE-DR-C-0102 P02
2152-STM-TS-02 P1
5105977-ATK-UXB-TCE-DR-C-0103 P02
5105977-ATK-UXB-TCE-DR-C-0104 P02
5105977-ATK-UXB-TCE-DR-C-0105 P02
5105977-ATK-UXB-TCE-DR-C-0106 P02
5105977-ATK-UXB-TCE-DR-C-0201 P02
5105977-ATK-UXB-TCE-DR-C-0202 P02
5105977-ATK-UXB-TCE-DR-C-0203 P02
(00)AP403 E
(00)AE207 E
(00)AP028 K
(00)AP024 L
(00)AE210 D
(00)AP032 C
(00)AP030 K
(00)AP023 L
(00)AP011 G
2152-STM-PP-03 P3
2152-STM-DT05 Rev A
DAS_Inclusive Access_LGF_
(21)AS308 (Typical Fabric Section)

Date Plans Received: 14/07/2015
Date Application Valid: 14/07/2015

Date(s) of Amendment(s): 01/09/2015
03/09/2015
14/07/2015
02/09/2015

1. **SUMMARY**

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for 249 residential units within the Town Centre Extension of the St Andrew's Park development.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site.

The proposed development has been designed in accordance with the parameter plans and design code, which were approved at outline stage and the Section 73 application for the Town Centre Extension Phase of the St Andrew's Park development. The design and appearance of the buildings are considered to have a positive impact on the visual amenities of the surrounding area.

The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

2. **RECOMMENDATION**

That delegated powers be given to the Head of Planning and Enforcement to grant planning permission subject to consent being issued for the new Town Centre Extension layout as proposed under application reference 585/APP/2015/84, and that if approved the following conditions be imposed subject to changes negotiated by the Head of Planning and Enforcement prior to issuing the decision:

1 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:

(00)AP001
(00)AP002
(00)AP003
(00)AP004 H
(00)AP005 E
(00)AP010 D

(00)AP011 G
(00)AP012 J
(00)AP013 J
(00)AP014 H
(00)AP015 G
(00)AP016 G
(00)AP017 E
(00)AP018 K
(00)AP019 M
(00)AP020 L
(00)AP021 L
(00)AP022 F
(00)AP023 L
(00)AP024 L
(00)AP025 J
(00)AP026 J
(00)AP027 C
(00)AP028 K
(00)AP029 K
(00)AP030 K
(00)AP031 J
(00)AP032 C
(00)AP033 D
(00)AS101 B
(00)AS110 B
(00)AS111 B
(00)AS114 E
(00)AS116 B
(00)AE201 D
(00)AE202 D
(00)AE203 D
(00)AE204 E
(00)AE205 E
(00)AE206 C
(00)AE207 E
(00)AE208 C
(00)AE209 C
(00)AE210 D
(00)AE211 C
(00)AE212 D
(21)AD301 E
(21)AD302 F
(21)AD303 F
(21)AS304 B
(21)AS305 C
(21)AD306 A
(21)AD308
(21)AD307 B
(21)AD311 D
(21)AD312 D
(00)AP401 D

(00)AP402 D
(00)AP403 G
(00)AP404 D
(00)AP405 A
(00)AP410 C
(00)AP412
(74)AP701 B
2152-STM-LA-02 P2
2152-STM-LA-03 P1
2152-STM-LA-05 P1
2152-STM-PP-02 P2
2152-STM-PP-03 P3
2152-STM-TS-01 P1
2152-STM-TS-02 P1
2152-STM-DT-05 Rev A
5105977-ATK-UXB-TCE-DR-C-0101 P10
5105977-ATK-UXB-TCE-DR-C-0102 P02
5105977-ATK-UXB-TCE-DR-C-0103 P02
5105977-ATK-UXB-TCE-DR-C-0104 P02
5105977-ATK-UXB-TCE-DR-C-0105 P02
5105977-ATK-UXB-TCE-DR-C-0106 P02
5105977-ATK-UXB-TCE-DR-C-0201 P02
5105977-ATK-UXB-TCE-DR-C-0202 P02
5105977-ATK-UXB-TCE-DR-C-0203 P02
5105977-ATK-UXB-TCE-DR-C-0204 P01
5105977-ATK-UXB-TCE-DR-C-0200 P02
5105977-ATK-UXB-TCE-DR-C-1301 P03
P109-2444-Resi-B

BDP_STM/UXB/RMR/9

(21) AS308; 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).

2 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:

Design and Access Statement
Arboricultural Impact Assessment
Landscape Management Specification
Landscape Specification
Tree Protection Method Statement
Planning Statement
Transport Statement

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

3 COM27 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, allocation of parking spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015)

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE5	Siting of noise-sensitive developments
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
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 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.13	(2015) Sustainable drainage
LPP 5.12	(2015) Flood risk management
LPP 6.1	(2015) Strategic Approach
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking

LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.1	(2015) Implementation
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development.

The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site. To the west of the application site are the remaining elements of the Town Centre Extension (hotel, theatre, retail, cinema and residential uses). To the north of the application site is part of Phase 5 of St Andrews Park, which will consist of sheltered housing, residential properties or a mixture of these uses. To the east are further residential units known as 'The Dice' buildings and beyond is the northern part of the district park which is located within the green belt. To the south are further residential phases of the St Andrew's Park development.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks to discharge the reserved matters relating to Layout, Scale, Appearance and Landscaping for the a triangular plot of land within the Town Centre Extension that has been approved for residential use. The proposal is for the erection of 249 dwellings comprising four separate buildings providing 3no. studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping. In accordance with Condition 29 on the outline planning permission, 24 wheelchair accessible units are provided.

The 249 units in this reserved matters application are to be constructed in four apartment blocks with a combination of basement and ground level parking. The buildings have been arranged as a series of blocks running west to east. The vehicular entrances to the basement car parks are accessed from Grays Road. The majority of pedestrian entrances are accessed from within the development site, with the exception of an access to Block A which is on St Andrew's Road.

A 'Green Link' is proposed between Blocks B and C which will provide a pedestrian link between the Town Centre and the District Park. It is proposed that this link is one-way to deter through-traffic. Private courtyards are provided between the blocks, which will provide shared amenity space for residents.

The building heights of each of the residential blocks will increase towards the west, which accentuates the contrast between the urban and parkland settings. Blocks A, B and C are 5 - 6 storeys, and Block D is 4 -5 storeys. The buildings have been designed to reflect their use as residential buildings. The primary facade materials are light cream coloured and brown coloured bricks. Entrance cores will be in zinc cladding. Window and balcony doors will use a copper coloured aluminium frame. The balconies will have a powder coated metal balustrade.

In response to Council comments during the pre-application advice process the proposal has been adjusted to reduce proportion of one bed units. There is also a marginal increase in the number of residential units within this phase from the 238 units agreed at outline stage. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.

Affordable housing will be provided within Block D. 17% of the total number of dwellings will be affordable. In accordance with the requirements of the outline planning permission, the development will achieve Code for Sustainable Homes Level 4, Lifetime Homes, and will include security measures to achieve the 'Secured by Design' accreditation.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was approved on 18th January 2012 under application reference 585/APP/2009/2752 for the following:

1. Outline application (all matters reserved, except for access) including demolition of some existing buildings and:

- a. Creation of up to 1,296 residential dwellings (Class C3) of between 2 to 6 residential storeys;
- b. Creation of up to 77 one-bedroom assisted living retirement accommodation of between 3 to 4 storeys;
- c. Creation of a three-form entry primary school of 2 storeys;
- d. Creation of a hotel (Class C1) of 5 storeys of up to 90 beds;
- e. Creation of a 1,200 seat theatre with ancillary cafe (Sui Generis); office (Class B1a) of up to 13,860 sq m; in buildings of between 4 to 6 storeys as well as a tower element associated with the theatre of up to 30m;
- f. Creation of a local centre to provide up to 150 sq m of retail (Class A1 and A2) and 225 sq m GP surgery (Class D1); means of access and improvements to pedestrian linkages to the Uxbridge Town Centre; car parking; provision of public open space including a district park; landscaping; sustainable infrastructure and servicing.

2. In addition to the above, full planning permission for:

- a. Creation of 28 residential dwellings (Class C3) to the north of Hillingdon House of between 2 to 3 storeys as well as associated amenity space and car parking;
- b. Change of use of Lawrence House (Building no. 109) to provide 4 dwellings (Class C3), associated amenity space and car parking including a separate freestanding

garage;

c. Change of use and alterations to the Carpenters building to provide 1 residential dwelling (Class C3);

d. Change of use and alterations to the Sick Quarters (Building No. 91) to provide 4 dwellings (Class C3) as well as associated amenity space and car parking;

e. Change of use of Mons barrack block (Building No. 146A) to provide 7 dwellings (Class C3) as well as associated amenity space and car parking;

f. Change of use of the Grade II listed former cinema building to provide 600sqm Class D1/2 use (no building works proposed);

g. Change of use and alterations to the Grade II listed Hillingdon House to provide 600 sq m for a restaurant (Class A3) on the ground floor and 1,500 sq m of office (Class B1) on the ground, first and second floors.

Since the approval various Reserved Matters Applications relating to early Phases of the development have been submitted and approved along with numerous discharge of conditions applications. An application for a non-material amendment to vary the Phasing Plan was approved in January 2015 (ref. 585/APP/2014/4023). This enabled the Town Centre Extension to be brought forward as and when the improving market allowed.

A further non-material amendment was submitted and approved in July 2015 (ref. 585/APP/2015/1609) that allowed for an increase in height of 19m to 21m for the residential blocks relevant to this application within the Town Centre Extension Phase.

A Section 73 application (reference 585/APP/2015/848) was submitted to alter the layout of the proposed Town Centre Extension. This application was approved on XXX.

4. Planning Policies and Standards

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

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

London Plan (March 2015)

National Planning Policy Framework

Hillingdon Supplementary Planning Document - Residential Layouts

Hillingdon Supplementary Planning Document - Residential Extensions

Hillingdon Supplementary Planning Document - Accessible Hillingdon

Hillingdon Supplementary Planning Document - Noise

Hillingdon Supplementary Planning Guidance - Air Quality

Hillingdon Supplementary Planning Guidance - Community Safety by Design

Hillingdon Supplementary Planning Guidance - Land Contamination

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

PT1.EM6 (2012) Flood Risk Management

PT1.EM8 (2012) Land, Water, Air and Noise

- PT1.EM11 (2012) Sustainable Waste Management
- PT1.H1 (2012) Housing Growth
- PT1.H2 (2012) Affordable Housing
- PT1.T1 (2012) Accessible Local Destinations

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- 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.
- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE11 Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
- OE5 Siting of noise-sensitive developments

OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL5	Development proposals adjacent to the Green Belt
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 3.1	(2015) Ensuring equal life chances for all
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 3.6	(2015) Children and young people's play and informal recreation (strategies) facilities
LPP 3.7	(2015) Large residential developments
LPP 3.8	(2015) Housing Choice
LPP 3.9	(2015) Mixed and Balanced Communities
LPP 3.10	(2015) Definition of affordable housing
LPP 3.11	(2015) Affordable housing targets
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 5.7	(2015) Renewable energy
LPP 5.10	(2015) Urban Greening
LPP 5.13	(2015) Sustainable drainage
LPP 5.12	(2015) Flood risk management
LPP 6.1	(2015) Strategic Approach
LPP 6.7	(2015) Better Streets and Surface Transport
LPP 6.9	(2015) Cycling
LPP 6.10	(2015) Walking
LPP 6.13	(2015) Parking
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 8.1	(2015) Implementation

- LPP 8.2 (2015) Planning obligations
LPP 8.3 (2015) Community infrastructure levy

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- **19th August 2015**
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to circa 45 local owner/occupiers and the North Uxbridge Residents' Association. Site notices were also posted. No letters of objection have been received.

NATS

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria.

Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

HEATHROW AIRPORT LIMITED (HAL)

We have now assessed the proposed landscaping relating to conditions 2 & 3 for the above application against safeguarding criteria and can now recommend that these conditions are discharged from a Heathrow Airport Ltd point of view.

Internal Consultees

FLOOD AND WATER MANAGEMENT OFFICER

Permeable paving and rain gardens are proposed along the original line of the swales included in the overall agreed drainage strategy, which is generally considered acceptable subject to the detail of the drainage and suitable controls for surface water for this area being provided.

ENVIRONMENTAL PROTECTION UNIT

With reference to this application I have no adverse comments.

SENIOR TRANSPORT PLANNER

I have no comments on this reserved matters application.

HIGHWAYS OFFICER

The periphery of the site has a PTAL of 4 which is 'good'. Overall there is no change in the numbers of residential units and the level of car parking provision. As such there are no changes to the trip generation from those granted approval at the outline stage.

The spine road (Churchill Road) carriageway is 6.1 m wide and is the only road within this residential phase that is to be adopted. Parking bays shown on this road will be adopted too. They are not and cannot be allocated to the residents.

The proposal is for 249 dwellings comprising 3 studios, 92 one bedroom, 130 two bedroom and 24 three bedroom units. The total parking provision including some on the street is 151 including 20 disabled bays. Details of parking allocation need to be conditioned, with none allocated to the studios

and one bedroom flats.

The standard Traffic Arrangements - submission of details Condition (COM 27) is required.

Subject to the above Condition no objections are raised on highway grounds.

CONSERVATION AND DESIGN

The final scheme appears to be as discussed and as developed during the lengthy pre-application negotiations.

The blocks are large and quite urban in character, which is fairly unusual for the Borough, but are in line with the design approach of the original outline approval.

It is anticipated that the modulation and detailing of the elevations, for example, the decorative brickwork, cladding and elements such as the balconies; together with the varied choice of materials, in a discrete palette of colours, will be sufficient to reduce the perceived scale of the buildings. These features will add visual interest on a number of levels- from the street, when viewed from the garden areas and in longer views from the adjacent parkland.

The quality of the hard and soft landscaping will be vital in the success of this scheme.

ACCESS OFFICER

The details submitted with this reserved matters application demonstrate that accessibility has been incorporated into the landscape design and into the blocks at ground floor level.

However, given the scale of this development, can you please ask for details showing the route for wheelchair users from the car area(s) to the principal entrance of each block. To ensure that the requisite level access can be achieved into all four blocks, a detailed drawing of the entrance level threshold, waterbar, including the design of any necessary drainage, should also be submitted.

Case Officer comments:

The above comments were passed on to the developer who provided the information requested by the Council's Access Officer.

ACCESS OFFICER (2nd comments)

The red line showing the route for wheelchair users is acceptable to allow the application to progress

LANDSCAPE ARCHITECT (following a request for additional information)

I consider them (the details provided) to be acceptable. However, the applicant confirmed that additional details are/will be prepared by their engineers with regard to the precise construction detailing and drainage.

It has been agreed in discussion with the Council's flood and Water Management Officer that these further details are captured under the SUDS conditions (attached to the outline consent).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the proposal, including the proposed residential use and scale of development was considered and approved as part of the original outline consent (reference 585/APP/2009/2752, dated 18th January 2012). The amended layout of the Town Centre Extension was considered and approved under application reference 585/APP/2015/848.

The principle of the development is therefore deemed acceptable.

7.02 Density of the proposed development

The Reserved Matters Application proposes the creation of 249 residential units within this section of the Town Centre Extension Phase of the wider St Andrew's Park development. This is a marginal increase in the number of residential units within this phase from the 238 units agreed at outline stage. However, there has been a shortfall in the delivery of residential units within phases 1 to 3, and therefore, the overall number of dwellings (1,340) permitted by the outline planning permission will not be exceeded.

The increase of 11 units is not considered significant against the 238 unit density which has already been approved for this phase of the development through the outline consent. As such the proposed density is considered to be acceptable.

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

A condition was attached to the outline consent (reference 585/APP/2009/2752, dated 18th January 2012) requesting an appropriate archaeological survey to be undertaken. A Written Scheme of Investigation for the Archaeological Evaluation was submitted and reviewed by the Conservation and Urban Design Officer and English Heritage who were satisfied the proposal would meet the required programme of archaeological work. The condition was therefore discharged under application reference 585/APP/2012/2163 (dated 25/09/15).

7.04 Airport safeguarding

The proposed use and general scale of development were considered and approved under the original outline application and the Section 73 application to alter the layout of the Town Centre Extension phase of the wider St Andrews Park development site. NATS and Heathrow Airport Ltd were consulted as part of both previous applications and raised no objections to the proposals.

A further non-material amendment was submitted and approved in July 2015 (ref. 585/APP/2015/1609) that allowed for an increase in height of 19m to 21m for the residential blocks relevant to this application within the Town Centre Extension Phase. NATS were consulted on the proposals and again raised no objections.

Both NATS and HAL have also been consulted on the current proposals and again have raised no objections.

The proposed development is therefore deemed acceptable from an airport safeguarding perspective.

7.05 Impact on the green belt

The proposed use, building heights and scale of development were considered and approved under the original outline application and the Section 73 application to alter the layout of the Town Centre Extension phase of the wider St Andrews Park development site. The proposed development is within the parameters approved under these consents and will be partially separated from the green belt by the 'dice' residential blocks to the east.

The development is considered to be appropriately designed to ensure no significant harm would occur to its setting adjacent to the green belt. The buildings have been aligned so that they are positioned east to west rather than presenting large facades onto the green belt. Therefore, the application is considered to comply with Policy OL5 of the Hillingdon Local Plan.

7.07 Impact on the character & appearance of the area

The Council's Conservation and Design Officer has been involved throughout the pre-application process and raises no objections to the design of the proposals. Residential buildings were approved in this location as part of the section 73 consent for the development and the buildings have been designed to a high standard with architectural interest.

It is anticipated that the modulation and detailing of the elevations, for example, the decorative brickwork, cladding and elements such as the balconies; together with the varied choice of materials, in a discrete palette of colours, will be sufficient to reduce the perceived scale of the buildings. These features will add visual interest on a number of levels - from the street, when viewed from the garden areas and in longer views from the adjacent parkland.

The design of the proposals are therefore considered to be acceptable.

7.08 Impact on neighbours

The principle of residential buildings has already been approved in this location as part of the section 73 consent for the development. The closest existing residential properties are to the north with the only properties within 50m of the site being derelict. Given the distance of separation and the existing principle of the proposals being consented the impact on neighbouring occupiers is deemed acceptable.

7.09 Living conditions for future occupiers

The proposed development maintains urban frontage to the western end of the site creating 19m separation distance between proposed buildings and future phases of the town centre extension. This deviation from 21m rule has been discussed with previously with the Council in detail and agreed as appropriate for the location. Due to the splaying nature of the layout the distances between 'fingers' at the western end of the site vary from 16m to 14m. These 'pinch points' have been addressed by elevational treatment of the blocks and introduction of the angled windows. These windows ensure that there is no overlooking between opposite habitable rooms as well as focus the room views towards the park.

All typical single bed units have a southern aspect with living space and private balcony orientated to enable views to the park as private amenity space or the 'Green Link'. All two and three bed units will have dual aspect with living spaces and private balconies facing south and gaining park views. Some of the balconies have been angled to maximise park views.

The proposed development exceeds the Council's usual amenity space requirements, as set out by HDAS: Residential Layouts, which requires 5870 sqm. The proposed development will provide a total of 6525 sqm of amenity space. This is broken down as balconies: 1460 sqm, private amenity at GF level: 545 sqm and shared amenity space: 4520 sqm.

Following minor amendment to 5 units, all of the proposed flats conform with, or in most cases, exceed the minimum floor space standards required by the London Plan (March 2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The periphery of the site has a PTAL of 4 which is 'good'. The proposal is for 249 dwellings comprising 3 studios, 92 one bedroom, 130 two bedroom and 24 three bedroom units. The total parking provision including some on the street is 151 including 20 disabled bays.

The Council's Highways Officer has reviewed the details submitted with the application and

raised no objection to the proposals subject to the attachment of a condition requiring details of parking allocation. As such the proposed details are considered acceptable.

7.11 Urban design, access and security

In accordance with the requirements of the outline planning permission, the development will achieve Code for Sustainable Homes Level 4, Lifetime Homes, and will include security measures to achieve the 'Secured by Design' accreditation.

7.12 Disabled access

The Council's Access Officer has reviewed the details submitted with the application and following a request for further information, which has been provided, has raised no objections to the proposals.

7.13 Provision of affordable & special needs housing

The S106 which supported the original outline consent required a provision of 15% of the residential units across the site to be affordable. Affordable housing for this phase of the development will be provided within Block D with 17% of the total number of dwellings to be affordable.

The overall level of affordable housing to be provided is slightly higher than that required in the S106 Agreement. However the applicant has indicated that overall 15% will be provided between this site, Phase 4 and Phase 5 (south).

As such the affordable housing provision for the development proposed is acceptable and in accordance with the outline consent and S106.

7.14 Trees, landscaping and Ecology

The Council's Landscape Officer has reviewed the details submitted with the application and following a request for further information, which has been provided, has raised no objections to the proposals.

7.15 Sustainable waste management

A Waste Management Strategy has been developed to reflect the Council's waste management policy requirements.

Waste and recycling stores are located adjacent to each circulation core at the lower ground floor level. Residents will be able to take their refuse directly from their homes down to the lowest level using the stairs or lift. The stores are suitably sized for each location to hold general refuse, dry recyclables and food waste. The provision is:

Block A general waste 13000ltr; recycling 2600ltr

Block B general waste 10800ltr; recycling 2000ltr

Block C general waste 8000ltr; recycling 1600ltr

Block D general waste 6200ltr; recycling 1200ltr

On collection days the bins will be moved to the central collection point at ground floor level next to the car park entrance, which is within 10m of the waste vehicle setting down point.

The Council's Waste Strategy Officer has been consulted on the application and raised no objections to the proposal.

7.16 Renewable energy / Sustainability

The housing development has been designed to achieve Code for Sustainable Homes Level 4 and in accordance with recent developments in GLA policy, the building is targeting a 19% reduction in CO² emissions over and above current building regulations, 25% over and above 2010 regulations.

On site renewable energy will be generated through photovoltaic panels set on the roof in order to achieve the above targeted betterment. The current design includes for the installation of highly efficient modular gas fired boiler plant located in the basement, serving heat interface units in each apartment but is designed to be able to link up to a future district heating network.

In accordance with the requirements of the outline planning permission, the development will accord with the Energy Strategy agreed at outline stage. The proposed details are therefore deemed acceptable.

The Council's Sustainability Officer has been consulted on the application and raised no objections to the proposal.

7.17 Flooding or Drainage Issues

Permeable paving and rain gardens are proposed along the original line of the swales included in the original drainage strategy. The Council's Flood and Water Management Officer has reviewed the details submitted with the application and has raised no objections to the proposals, subject to the detail of the drainage and surface water control for this area being provided.

A Condition was attached to both the outline consent and the s73 application to amend the layout of the Town Centre Extension that required details of the Drainage Strategy to be approved by the Council. Therefore drainage details will be resolved at this stage.

7.18 Noise or Air Quality Issues

NOISE

The noise assessment provided as part of the outline consent raised no issues with regard to noise and EPU have raised no objections to the proposals

AIR QUALITY

The air quality report provided as part of the outline consent raised no issues with regard to Air Quality and EPU have raised no objections to the proposals.

7.19 Comments on Public Consultations

No public consultation responses were received.

7.20 Planning obligations

The planning obligations for the development of the site were secured as part of the Outline Planning Permission and the following s73 application.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

None

10. CONCLUSION

The application seeks to discharge the reserved matters relating to Layout, Scale,

Appearance and Landscaping for 249 residential units within the Town Centre Extension of the St Andrew's Park development.

The application site forms part of St Andrews Park (the former RAF Uxbridge Site), for which outline consent was granted under application reference 585/APP/2009/2752 for a residential led, mixed-use development. The Reserved Matters application relates to a triangular plot of land, located in the eastern area of the Town Centre Extension Phase of the St Andrews Park Site.

The proposed development has been designed in accordance with the parameter plans and design code, which were approved at outline stage and the Section 73 application for the Town Centre Extension Phase of the St Andrew's Park development. The design and appearance of the buildings are considered to have a positive impact on the visual amenities of the surrounding area.

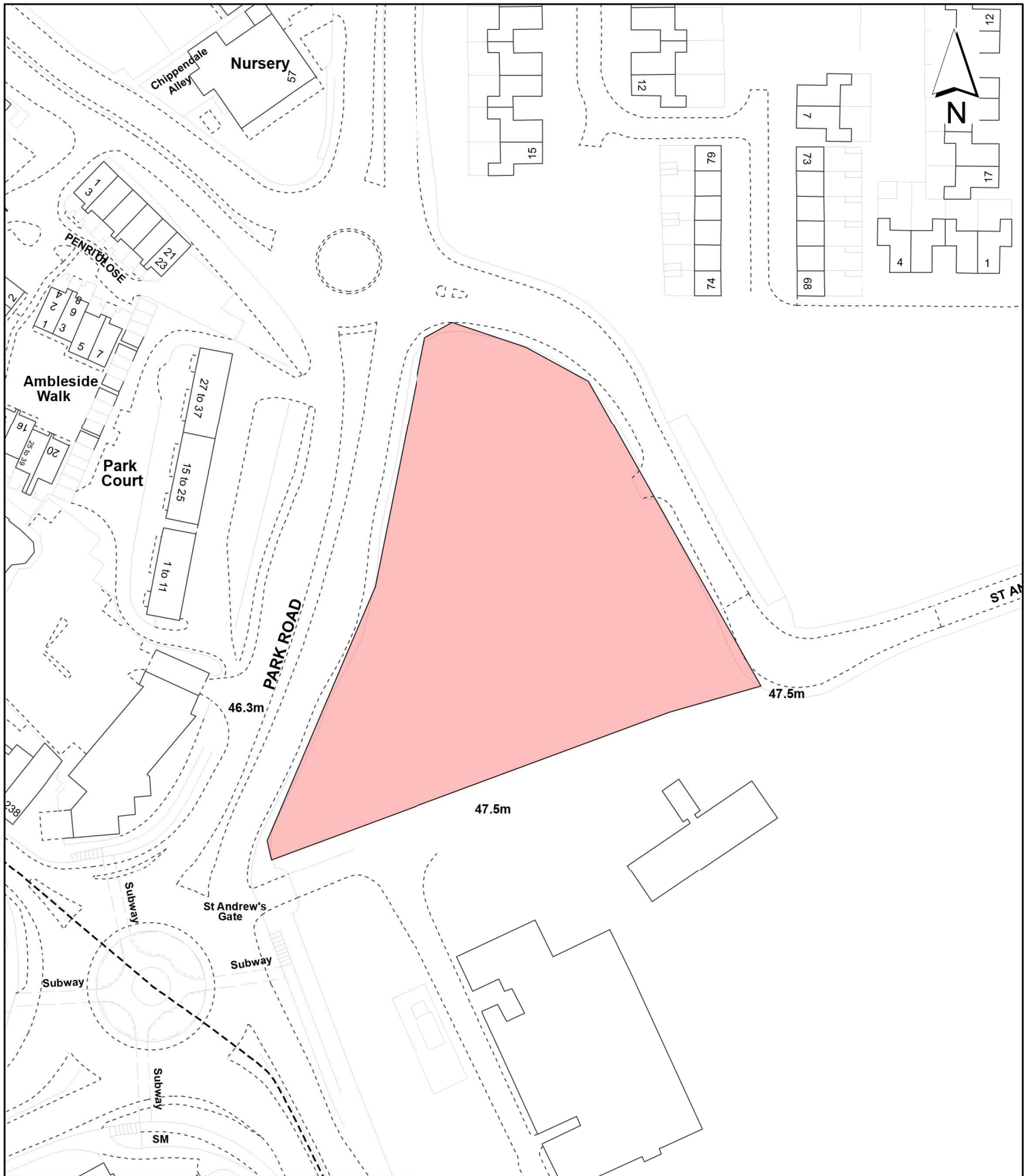
The overall development will provide a significant number of residential units in accordance with the outline consent, therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2015)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Residential Layouts
Hillingdon Supplementary Planning Document - Residential Extensions
Hillingdon Supplementary Planning Document - Accessible Hillingdon
Hillingdon Supplementary Planning Document - Noise
Hillingdon Supplementary Planning Guidance - Air Quality
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Land Contamination

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**ST ANDREWS PARK
HILLINGDON ROAD
UXBRIDGE**

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

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

Planning Application Ref:

585/APP/2015/2657

Scale:

1:1,250

Planning Committee:

Major Page 75

Date:

September 2015



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE BOAT HOUSE RESERVOIR ROAD RUISLIP

Development: DEMOLITION OF THE EXISTING BOAT HOUSE BUILDING AND ERECTION OF A NEW BOAT HOUSE BUILDING WITH ASSOCIATED EXTERNAL WORKS

LBH Ref Nos: 1117/APP/2015/2787

Drawing Nos: 01
02B
06B
Ruislip Lido Arboricultural Impact Survey Rev ,
03A
07B
2015D154/P V2
04A
05A

Date Plans Received: 27/07/2015

Date(s) of Amendment(s): 24/07/2015

Date Application Valid: 27/07/2015

1. SUMMARY

This application is for full planning permission for the demolition of the existing boat house building and the erection of a new boat house building associated with the running of the Ruislip Lido. The proposal will involve the demolition of existing buildings and their replacement with a building within the footprint and with elevations that are similar to the existing structure. The only noticeable difference being that the external material has changed from green powder coated corrugated steel sheets to horizontal cedar cladding.

It is considered that the proposed replacement building will improve the appearance of the Green Belt and, accordingly, there is no objection to the principle of the development in this location.

It is demonstrated that the proposal will have an acceptable impact on the surrounding highway network and on the overall function of the Lido. In addition, it is considered that the development will not result in a risk of flooding at the Lido and it will not have any significant detrimental impacts on the amenity of occupants of the nearest residential properties.

The proposal is considered to comply with relevant LB Hillingdon and London Plan policies in addition to objectives within the National Planning Policy Framework and, accordingly, 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 04A, 05A, 06B and 07B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 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:

- .Design and Access Statement,
- .Secured by Design Statement,
- .Transport Statement,
- .Arboricultural Impact Assessment, and
- .Accessibility Statement

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

REASON

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

4 NONSC Facilities for People with Disabilities

The use of the building shall not commence until the development has been provided with a layout and facilities which meet the requirements set out in BS 8300:2009 (Code of Practice on Design of buildings and their approaches to meet the needs of disabled people).

The layout and all facilities which form part of the scheme shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that London's visitor infrastructure is accessible and welcoming to all sections of the population, including older and disabled people in accordance with policy AM13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and policies 3.1, 3.8 and 7.2 of the London Plan (2011).

5 COM7 Materials (Submission)

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

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

REASON

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

6 COM10 Tree to be retained

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM10	Incorporation in new developments of additions to the proposed cycle network
AM11	Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
AM13	AM13 Increasing the ease of movement for frail and elderly people

and people with disabilities in development schemes through (where appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE13	New development must harmonise with the existing street scene.
BE16	New development on the northern frontage of the A4 (Bath Road)
BE17	Design and layout of new development at Heathrow Airport
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE32	Development proposals adjacent to or affecting the Grand Union Canal
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
EC4	Monitoring of existing sites of nature conservation importance and identification of new sites
EC5	Retention of ecological features and creation of new habitats
EC6	Retention of wildlife habitats on derelict or vacant land
EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
EM6	(2012) Flood Risk Management
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 2.2	(2015) London and the wider metropolitan region
LPP 2.6	(2015) Outer London: vision and strategy
LPP 2.8	(2015) Outer London: Transport
LPP 5.10	(2015) Urban Greening
LPP 5.12	(2015) Flood risk management
LPP 5.7	(2015) Renewable energy
LPP 6.10	(2015) Walking
LPP 6.12	(2015) Road Network Capacity

LPP 6.13	(2015) Parking
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 6.4	(2015) Enhancing London's Transport Connectivity
LPP 6.9	(2015) Cycling
LPP 7.14	(2015) Improving air quality
LPP 7.16	(2015) Green Belt
LPP 7.18	(2015) Protecting local open space and addressing local deficiency
LPP 7.19	(2015) Biodiversity and access to nature
LPP 7.2	(2015) An inclusive environment
LPP 7.3	(2015) Designing out crime
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 8.3	(2015) Community infrastructure levy
LPP 8.4	(2015) Monitoring and review for London
NPPF	National Planning Policy Framework
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

3 I14C Compliance with Building Regulations Access to and use of

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

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

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

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

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

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

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

4 115 Control of Environmental Nuisance from Construction Work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

- (i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;
- (ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;
- (iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and
- (iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

3. CONSIDERATIONS

3.1 Site and Locality

Ruislip Lido is located within the Green Belt and includes a large man-made reservoir surrounded by semi-natural woodland, scrub and grassland habitat. It is managed as a recreational and educational facility for the community, with visitor attractions including a miniature (narrow gauge) railway, a cafe, a pub and a visitor's centre, plus associated toilet

facilities. It is largely surrounded by Ruislip Woods National Nature Reserve (NNR) and Site of Special Scientific Interest (SSSI), which it directly borders to the east, north and west. The existing boat house building supports the recreational use of the site.

The development site is on the south west of the Lido between the waters edge to the east and a LB Hillingdon open depot to the west. To the west there is also residential development predominantly in the form of two storey housing.

Much of the circulation space in the immediate vicinity of the development area is surfaced in tarmac with the remainder open space being laid to lawn. The whole area is set within a wooded setting (to the south and east) with a number of fine specimen trees among the buildings and recreational facilities.

Trees on the site are managed and maintained by Hillingdon Council and are, therefore, not protected by Tree Preservation Order or Conservation Area designation.

3.2 Proposed Scheme

This application seeks full planning permission to demolish an existing single-storey corrugated steel building and to erect a single storey replacement building within the same footprint. The new modular building is required as to replace the existing boat house building, which is in poor condition and will be of a similar footprint, form and scale to the existing boat house. The building will measure 6.3m x 25m and is proposed with a shallow pitch and Cedar cladding finish so that it blends in to the context of the surrounding areas.

The application is supported by a number of reports that assess the impact of the proposal and include a Design and Access Statement, a Secured by Design Statement, a Transport Statement, an Arboricultural Impact Assessment and an Accessibility Statement.

No additional general visitor trips are forecast to occur as a consequence of the provision of the replacement building. Therefore, there will be no impact upon the public parking provision and management of the car parking within Ruislip Lido.

It is worth noting that the footprint of the building was amended to fall entirely within the land under full LB Hillingdon control. These are minor amendments with no consequences in the determination of this application, however, this means that the building for which permission is being sought is marginally smaller than the existing corrugated steel building.

3.3 Relevant Planning History

Comment on Relevant Planning History

Ruislip Lido is a man-made reservoir dating back to the nineteenth century. There have been numerous applications for minor development over the years, none of which are directly relevant to the current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI1 (2012) Community Infrastructure Provision
- PT1.CI2 (2012) Leisure and Recreation
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation

Part 2 Policies:

- AM10 Incorporation in new developments of additions to the proposed cycle network
- AM11 Improvement in facilities and promotion of safety and security at bus and rail interchanges; use of planning agreements to secure improvement in public transport services
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- BE13 New development must harmonise with the existing street scene.
- BE16 New development on the northern frontage of the A4 (Bath Road)
- BE17 Design and layout of new development at Heathrow Airport
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE32 Development proposals adjacent to or affecting the Grand Union Canal
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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	area
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SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
SPG-CS	Community Safety by Design, Supplementary Planning Guidance, adopted July 2004

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

57 adjoining households and Ruislip Residents Association were notified. One response has been received, the content of which is summarised below:

"The building has not been used for community use for some years and is only used for Green Spaces activities. para 2.3 Access: is through a metal gate used by several groups and should not be blocked as it provides emergency access to the lake and buildings at Woody Bay. Dwg P/04: Toilets opening onto the mess room (used for food?) without an intervening lobby. P/06: shows a storage container in the compound at the back. Why cannot the storage be included in the undercroft? P/05: No roller shutters described in Design statement are not shown on the elevations. Has maintenance access to the low pitch roof on the rear of the building been considered? P/07A: Undercroft clad in undecorated GRP - in what colour? What access is provided to access the undercroft for maintenance etc? None shown on drawing. Cedar Cladding is specified - please can this be part of the planning consent to match the Woodland centre and to prevent the use of printed cladding as on the toilet blocks.

Officer comments: The majority of issues raised in the letter are covered in the main body of this report or are not material planning considerations that can carry any weight in the determination of this application, including the matters relating to maintenance or access to parts of the building for maintenance purposes. Other matters raised are regulated by separate legislation and the Building Control department, such as the issues raised regarding the position of access to the toilets. Officers' consider that the information provided with the application is adequate and sufficiently accurate to formulate the recommendation for approval supported by this report. The issues raised in relation to the external finish of the building and external storage container have been dealt with in the report and where necessary, conditioned.

Internal Consultees

Landscape Architect

This site is not covered by a TPO, nor within a Conservation Area. Significant trees / other vegetation of merit in terms of Saved Policy BE38: The proposals are very close to a valuable Lawson Cypress, however pile and beam type foundations have been prescribed and this will mitigate any risk of harm to the tree's roots. Recommendations: None. Conclusion (in terms of Saved Policy BE38): Acceptable

Environmental Protection Unit
No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work
Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

Highways

No objection is raised to this application. The proposal would seem to have no adverse effect or impact on the highway network.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal is to replace an existing building which has reached the end of its life cycle with a marginally smaller building, which is proposed with a cedar cladding finish. Although the application seeks to improve from the existing situation, the site is located within Green Belt Land and therefore there are implications in terms of Green Belt policy.

The essential characteristics of Green Belts are their openness and permanence. Paragraph 87 of the NPPF advises that 'inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.' Paragraph 88 advises that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'. At paragraph 89, the NPPF goes on to advise that the replacement of a building is acceptable development within the Green Belt, provided the new building is in the same use and not materially larger than the one it replaces.

Policy 7.16 of the London Plan (March 2015) and policies in the adopted Hillingdon Local

Plan (November 2012) endorse national planning framework, in particular, Policy PT1.EM2 and Saved Policies OL1 and OL4 which assess new buildings in the Green Belt.

The current proposals would be for a marginally smaller building and it does not seek to change the existing function of the site. The proposal would improve from the appearance of the existing building, maintaining the existing character and reducing visual impact. The proposal therefore meets the criteria set out in Paragraph 89 of the NPPF and, as such, it represents appropriate development within the Green Belt. In this instance 'very special circumstances' do not need to be demonstrated.

As such, the scheme is considered to be in accordance with the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2015) and Policy PT1.EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

There are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the immediate vicinity of the site. Accordingly, no objections are raised in this respect.

7.04 Airport safeguarding

Not applicable to this development.

7.05 Impact on the green belt

The principle of the development has been discussed in detail within section 7.01 of this report and it has been established that the proposal constitutes appropriate development within the Green Belt. Accordingly, this section will focus on design issues and whether the development so far as possible minimises harm to the green belt.

Overall, given that the proposal is for a replacement building in an area of the Lido that has been previously developed, and the proposed external finish represents a marked improvement from the existing situation, it is considered that the visual impacts of the proposal are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt.

It is therefore considered that the amenity and openness of the Green Belt would not be harmed. As such, the application proposals are in accordance with Policy 7.16 of the London Plan (March 2015) and Policies OL2 and OL5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

This issue has been covered in Section 7.05 of this report.

7.08 Impact on neighbours

The nearest residential property is situated some 20 metres distance from the proposed building and the proposal is for a replacement building marginally smaller than the existing building it seeks to replace.

It is therefore considered that the proposal would not result in an over dominant form of development, or that there would be a material loss of privacy, daylight or sunlight to surrounding properties which would detract from the amenities of neighbouring occupiers, in compliance with Policies BE20, BE21 and BE24 of the UDP Saved Policies (September 2007) and relevant design guidance.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Saved Policies AM2 and AM7, of the UDP are concerned with traffic generation and road capacity. Saved Policies AM9, AM14 and AM15 of the UDP relate to the provision of adequate car parking and secure cycle storage.

The proposal is for the replacement and upgrade of an existing facility and it is not anticipated that there would be any increase in vehicular movements to the Lido as a result of the development.

Therefore, it is not considered that the proposed development will have a detrimental impact upon the adjacent highway network, particularly during peak weekday traffic periods.

In terms of parking for the larger Ruislip Lido site, there is an existing free-to-use 260 space permanent car park, close to the bus turning circle area at the end of Reservoir Road. In addition, there is a further 150 space overflow car park on the western edge of the Lido.

Public transport access to the site is through the H13 bus service which stops on Reservoir Road in the vicinity of the proposed building siting.

It is considered that the existing parking facilities at the Lido will continue to cater for any parking demand as a result of the proposal.

As such, no objections are raised on the highways aspect of the proposals, which are considered to be in compliance with Saved Policies AM2 and AM7, AM9, AM14 and AM15 of the UDP.

7.11 Urban design, access and security

The current building has a corrugated metal finish which is at the end of its natural life cycle. Albeit marginally smaller, the proposed modular building would match the footprints of existing buildings as close as possible and includes a timber (Cedar) external cladding finish to the elevations, to create a simple aesthetic that is sympathetic to the semi rural character of the Lido site and will allow the buildings to sit comfortably in the Green Belt setting. Details of external materials are secured by condition.

Insufficient details have been provided with regard to the external storage structure. Although this storage facility is a relatively small structure which will not require foundations details, the precise siting, appearance and screening of the structure is secured by condition.

Subject to the above mentioned conditions, it is considered that the proposals to upgrade the building would provide a unified architectural approach and improve their setting in this rural environment, in compliance with Policy BE13 of the UDP Saved Policies (September 2007).

Security

In terms of security, the proposals show the use of weatherproof bulkhead lighting with presence detectors to be installed externally above entrance doors, aluminium powder coated roller shutters to be installed on all doors and windows and the retention of the existing 2m high steel palisade fence to secure the rear enclosed outdoor space.

7.12 Disabled access

The applicant has stated that the proposed boat house will comply with The Equality Act 2010 and with Part "M" Building Regulations, Part "B" Building Regulations, or application of access design codes as best practice.

Level access thresholds are incorporated at all entrances and exits and an accessible WC has been incorporated in the design. Main entrance double doors will be 1.8m wide (structural opening) and internal door openings will be 1m wide (structural opening), though the standard WC will have a 0.8m wide (structural opening).

The main entrance doors will be wide enough for wheelchair-access and buggy access. The mess room area has a 1500 diameter turning circle.

Subject to conditions to ensure the provision of facilities designed for people with disabilities are provided prior to commencement of use, the scheme is considered to comply with Saved Policy R16 of the UDP.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING ISSUES

Saved Policy OL2 seeks landscape improvements within the Green Belt. Saved policy OL26 seeks the protection and enhancement of trees, woodland and landscape features. Saved policy BE38 seeks the retention of topographical and landscape features and the provision of new planting and landscaping associated with development proposals.

The replacement building is proposed in close proximity of a Lawson Cypress tree. The Tree and Landscape Officer notes that the use of pile and beam foundations for the building would ensure that the proposal will have a negligible impact on this tree. Moreover, there are no trees that have been identified for removal which would ensure that the proposal will have a negligible impact on the woodland or on the setting of this site.

The Tree and Landscape Officer raises no objections to the proposals.

ECOLOGY:

The application is for a replacement building set within the same footprint of the existing building and therefore it is considered that the scheme will safeguard the existing nature conservation interests on the site in compliance with Policies EC2 and EC5 of the Local Plan Part 2 and Policy 7.19 of the London Plan (March 2015).

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

The site is not shown to lie within flood zone 2 or 3 on the Environment Agency's flood zone maps. In addition, the site is not shown to be at risk in a 1 in 1000 year event (flood zone 2) on the updated modelling related to the operational water levels in the Lido. As a consequence, there is no need for a flood risk assessment. No objections are therefore raised to the proposed development with regards to flood risk.

7.18 Noise or Air Quality Issues

In terms of activity, no additional general visitor trips are forecast to occur as a consequence of the development. There are no functions proposed for this building and no residential properties within the immediate vicinity of the site. As such, it is not considered that the proposed development would result in the occupiers of the nearest surrounding properties suffering any significant additional noise and disturbance, in compliance with Saved Policy OE5 of the UDP.

7.19 Comments on Public Consultations

Two responses to the public consultation have been received. The issues raised have been dealt with in this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues relating 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

None.

10. CONCLUSION

The general principle of the development is considered acceptable, as the proposal is for a replacement building that is sited within the same footprint and is marginally smaller than the building it seeks to replace. It is considered that the proposal fully complies with the NPPF, Saved UDP and London Plan Green Belt Policies.

In terms of the impact on the Green Belt, the proposal does not require any changes to the landform whilst no trees will need to be lost. As such, it is considered that the visual impacts of the proposal will not be of significant detriment to the character of this part of the Green Belt.

Similarly, there will be no impact upon the public parking provision and management of the car parking serving Ruislip Lido. The proposals would be unlikely to lead to conditions detrimental to highway and pedestrian safety or to traffic congestion on the local road network.

The application is therefore recommended for approval.

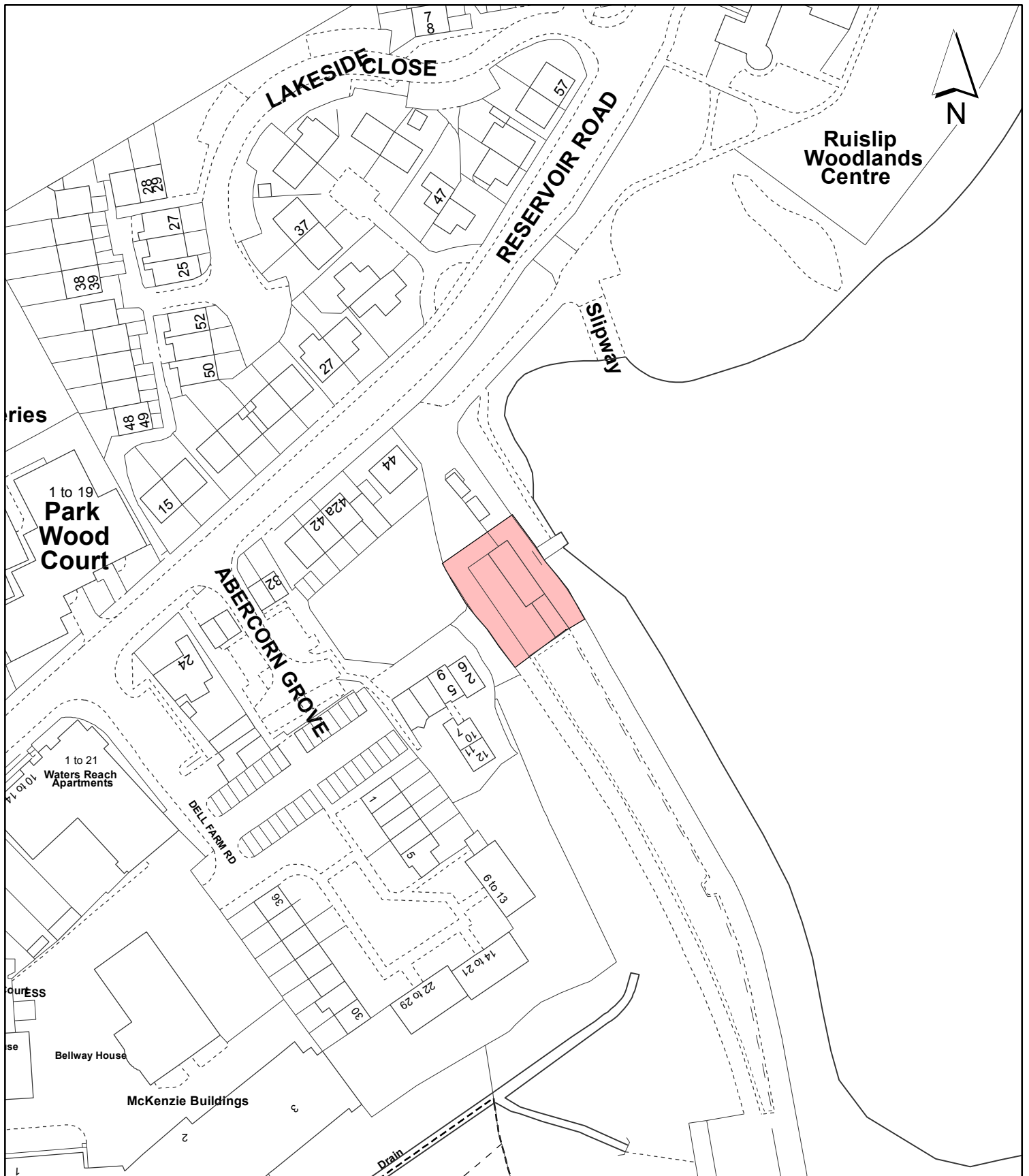
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
London Plan (March 2015)
National Planning Policy Framework
National Planning Policy Guidance
Hillingdon Supplementary Planning Document: Accessible Hillingdon
Hillingdon Supplementary Planning Guidance - Community Safety by Design
Hillingdon Supplementary Planning Guidance - Noise
Hillingdon Supplementary Planning Document - Air Quality

Hillingdon Green Belt Assessment Update (September 2013)

Contact Officer: Tiago Jorge

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**The Boat House Reservoir Road
 Ruislip**

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

Planning Application Ref:
1117/APP/2015/2787

Scale:
1:1,250

Planning Committee:
Major Page 94

Date:
September 2015



HILLINGDON
 LONDON

Plans for Major Applications Planning Committee

15th September 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk
Page 95

Report of the Head of Planning, Sport and Green Spaces

Address WEST LONDON COMPOSTING LAND & LAND TO THE NORTH AND SOUTH OF NEWYEARS GREEN LANE HAREFIELD

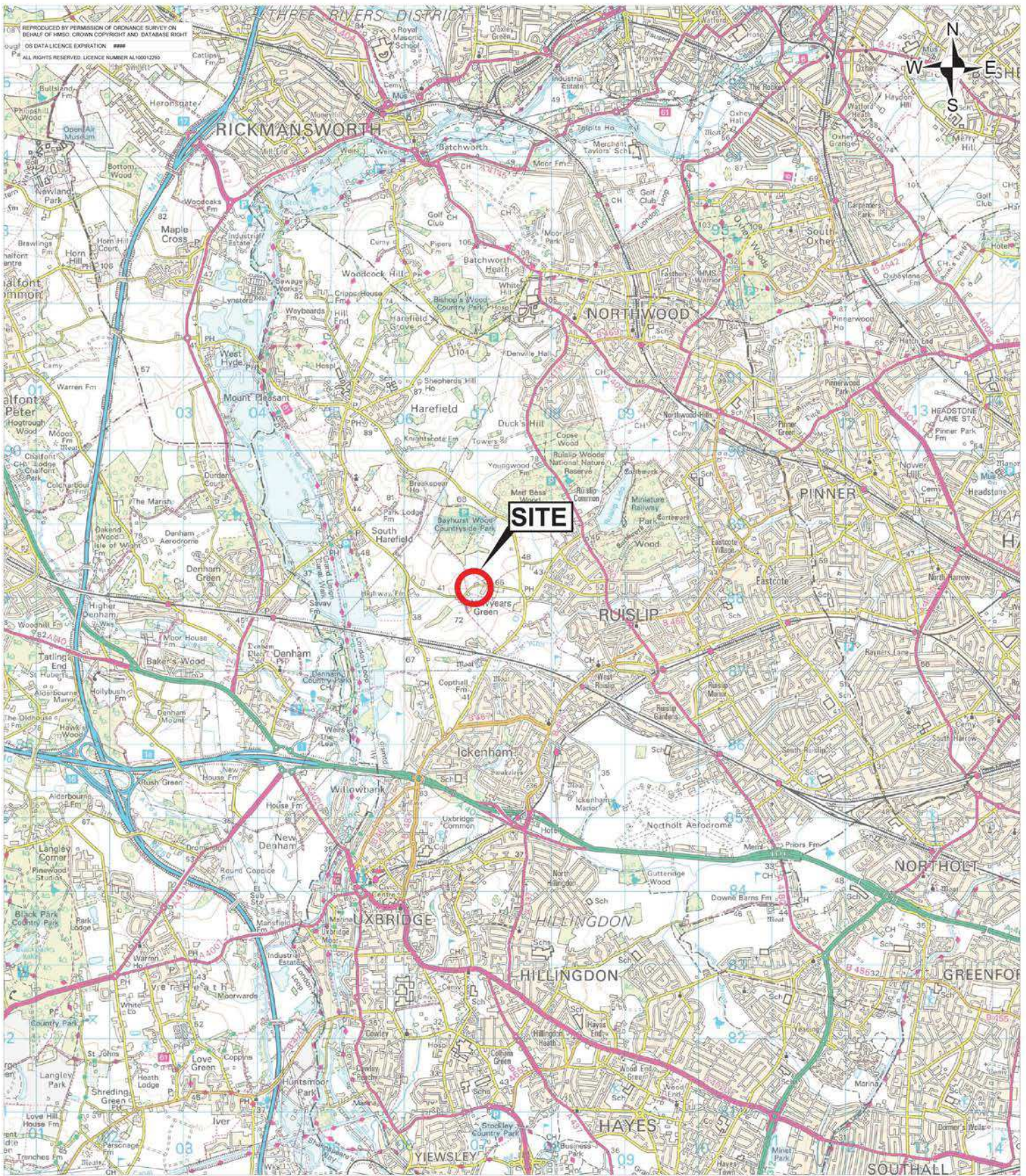
Development: The continuation of existing recycling operations at land to the North and Sout of New Years Green Lane for an organic composting facility operation to handle a maximum throughput of up to 75,000 tonnes per annum of organic waste for a temporary period of five years.

LBH Ref Nos: 12579/APP/2012/2366

Date Plans Received: 27/09/2012

Date(s) of Amendment(s):

Date Application Valid: 08/10/2012



00996.00006.12.FRA 1.0 Site Location Plan.dwg





ASPECT HOUSE
ASPECT BUSINESS PARK
BENNERLEY ROAD
NOTTINGHAM NG6 8WR
T: 01159 647280
F: 01159 751576
www.slrconsulting.com

NEW YEARS GREEN LANE, HAREFIELD

FLOOD RISK ASSESSMENT

SITE LOCATION PLAN

FRA 1

Scale
1:50,000 @ A3

Date
JULY 2012

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LEGEND

 INDICATIVE SITE BOUNDARY (42,394m²)



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109 PEMBROKE ROAD
CLIFTON, BRISTOL
BS8 3EU
T: 01179 064280
F: 01173 179335
www.slrconsulting.com

NEW YEARS GREEN LANE, HAREFIELD
PLANNING APPLICATION
SITE BOUNDARY

002

Scale 1:2000 @ A3

Date AUGUST 2012

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LEGEND



INDICATIVE SITE BOUNDARY (42,394m²)

00896.00006.12.FRA 4.0 Site Boundary.dwg



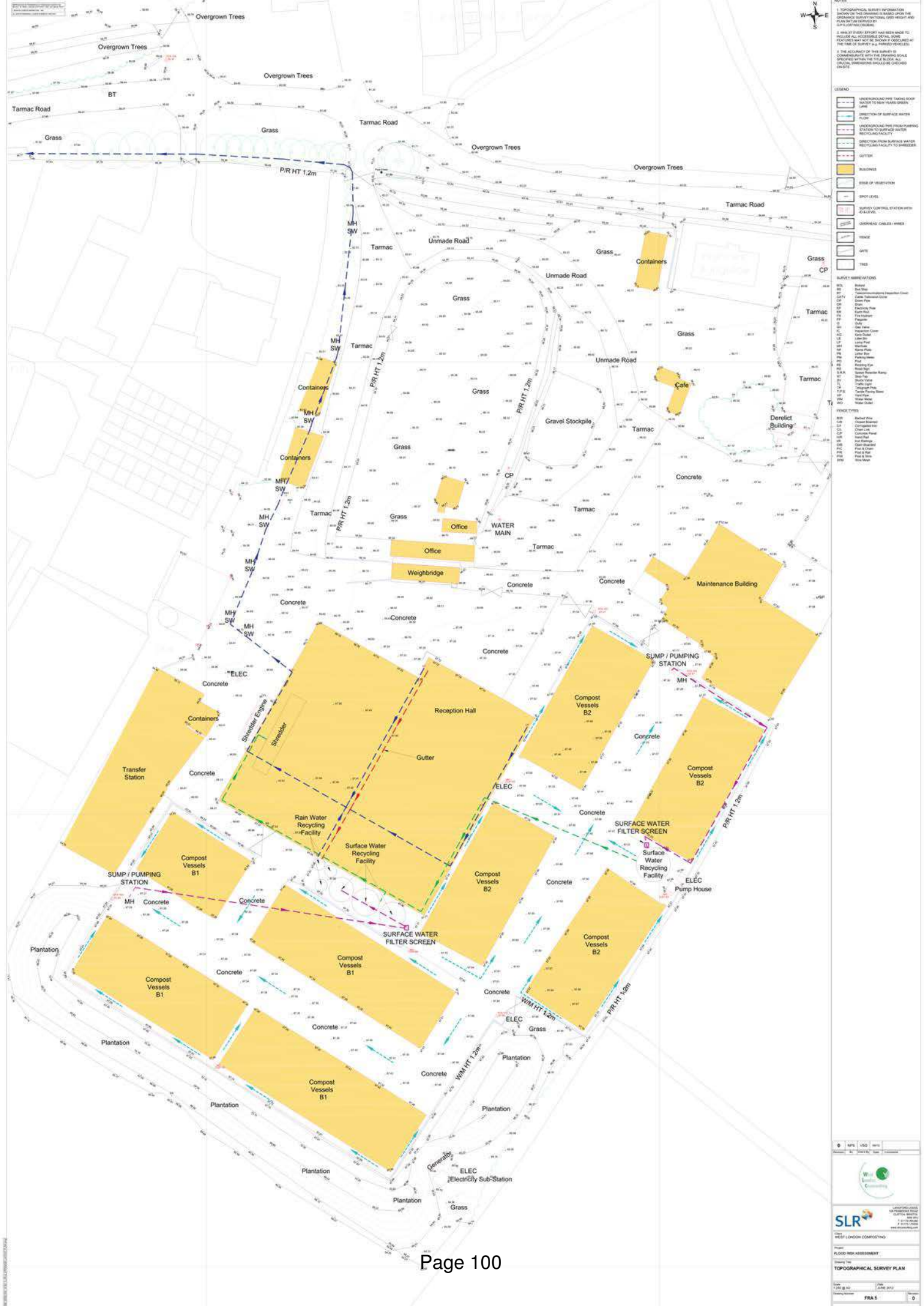
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 ASPECT BUSINESS PARK
 BENNERLEY ROAD
 NOTTINGHAM, NG6 8WR
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 F: 01159 751576
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NEW YEARS GREEN LANE, HAREFIELD
 FLOOD RISK ASSESSMENT
 SITE LAYOUT PLAN

FRA 4

Scale 1:2000 @ A3

Date JULY 2012



- NOTES**
1. TOPOGRAPHICAL SURVEY INFORMATION SHOWN ON THIS DRAWING IS BASED UPON THE APPROVED SURVEY PLANS, FIELD MEASUREMENTS AND PLANS ON FILE PROVIDED BY THE CLIENT.
 2. WHILE EVERY EFFORT HAS BEEN MADE TO PROVIDE AN ACCURATE AND COMPLETE DRAWING, THE ACCURACY OF THIS SURVEY IS CONSIDERED TO BE WITHIN THE TOLERANCES SPECIFIED WITHIN THE TOTAL BLOCK. ANY ADDITIONAL INFORMATION SHOULD BE OBTAINED FROM THE CLIENT.
- LEGEND**
- UNDERGROUND PIPE TAPPING HOOP
 - LOCATION TO SIGN MEASUREMENTS
 - DIRECTION OF SURFACE WATER FLOW
 - UNDERGROUND PIPE FROM EXISTING FACILITY TO SURFACE WATER RECYCLING FACILITY
 - DIRECTION FROM SURFACE WATER RECYCLING FACILITY TO SEWERAGE
 - GUTTER
 - BUILDINGS
 - EDGE OF SETTLEMENT
 - SPOT LEVELS
 - SURVEY CONTROL STATION WITH ELEVATION
 - OVERHEAD CABLES (WIRES)
 - ENCE
 - GATE
 - TREE
- SURVEY INSTRUMENTATIONS**
- BSL: British Standard
 - BT: British Telecom
 - CC: Communications Inspection Cover
 - CP: Catchment Point
 - CPV: Catchment Point Valve
 - CPW: Catchment Point Valve
 - CPX: Catchment Point Valve
 - CPY: Catchment Point Valve
 - CPZ: Catchment Point Valve
 - CPAA: Catchment Point Valve
 - CPAB: Catchment Point Valve
 - CPAC: Catchment Point Valve
 - CPAD: Catchment Point Valve
 - CPAE: Catchment Point Valve
 - CPAF: Catchment Point Valve
 - CPAG: Catchment Point Valve
 - CPAH: Catchment Point Valve
 - CPAI: Catchment Point Valve
 - CPAJ: Catchment Point Valve
 - CPAK: Catchment Point Valve
 - CPAL: Catchment Point Valve
 - CPAM: Catchment Point Valve
 - CPAN: Catchment Point Valve
 - CPAO: Catchment Point Valve
 - CPAP: Catchment Point Valve
 - CPAQ: Catchment Point Valve
 - CPAR: Catchment Point Valve
 - CPAS: Catchment Point Valve
 - CPAT: Catchment Point Valve
 - CPAU: Catchment Point Valve
 - CPAV: Catchment Point Valve
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 - CPAB: Catchment Point Valve
 - CPAC: Catchment Point Valve
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 - CPAE: Catchment Point Valve
 - CPAF: Catchment Point Valve
 - CPAG: Catchment Point Valve
 - CPAH: Catchment Point Valve
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 - CPAK: Catchment Point Valve
 - CPAL: Catchment Point Valve
 - CPAM: Catchment Point Valve
 - CPAN: Catchment Point Valve
 - CPAO: Catchment Point Valve
 - CPAP: Catchment Point Valve
 - CPAQ: Catchment Point Valve
 - CPAR: Catchment Point Valve
 - CPAS: Catchment Point Valve
 - CPAT: Catchment Point Valve
 - CPAU: Catchment Point Valve
 - CPAV: Catchment Point Valve
 - CPAW: Catchment Point Valve
 - CPAX: Catchment Point Valve
 - CPAY: Catchment Point Valve
 - CPAZ: Catchment Point Valve
- FENCE TYPES**
- BT: Barbed Wire
 - CP: Chain Link
 - CPV: Chain Link
 - CPW: Chain Link
 - CPX: Chain Link
 - CPY: Chain Link
 - CPZ: Chain Link
 - CPAA: Chain Link
 - CPAB: Chain Link
 - CPAC: Chain Link
 - CPAD: Chain Link
 - CPAE: Chain Link
 - CPAF: Chain Link
 - CPAG: Chain Link
 - CPAH: Chain Link
 - CPAI: Chain Link
 - CPAJ: Chain Link
 - CPAK: Chain Link
 - CPAL: Chain Link
 - CPAM: Chain Link
 - CPAN: Chain Link
 - CPAO: Chain Link
 - CPAP: Chain Link
 - CPAQ: Chain Link
 - CPAR: Chain Link
 - CPAS: Chain Link
 - CPAT: Chain Link
 - CPAU: Chain Link
 - CPAV: Chain Link
 - CPAW: Chain Link
 - CPAX: Chain Link
 - CPAY: Chain Link
 - CPAZ: Chain Link

SCALE

1:500

DATE

15/08/2017

PROJECT

FLOOD RISK ASSESSMENT

CLIENT

SLR

PROJECT LOCATION

FRAS

PROJECT NUMBER

FRAS

PROJECT TITLE

TOPOGRAPHICAL SURVEY PLAN

PROJECT REFERENCE

FRAS

PROJECT STATUS

FRAS

PROJECT OWNER

FRAS

PROJECT CONTACT

FRAS

PROJECT ADDRESS

FRAS

PROJECT PHONE

FRAS

PROJECT EMAIL

FRAS

PROJECT WEBSITE

FRAS

PROJECT LOGO

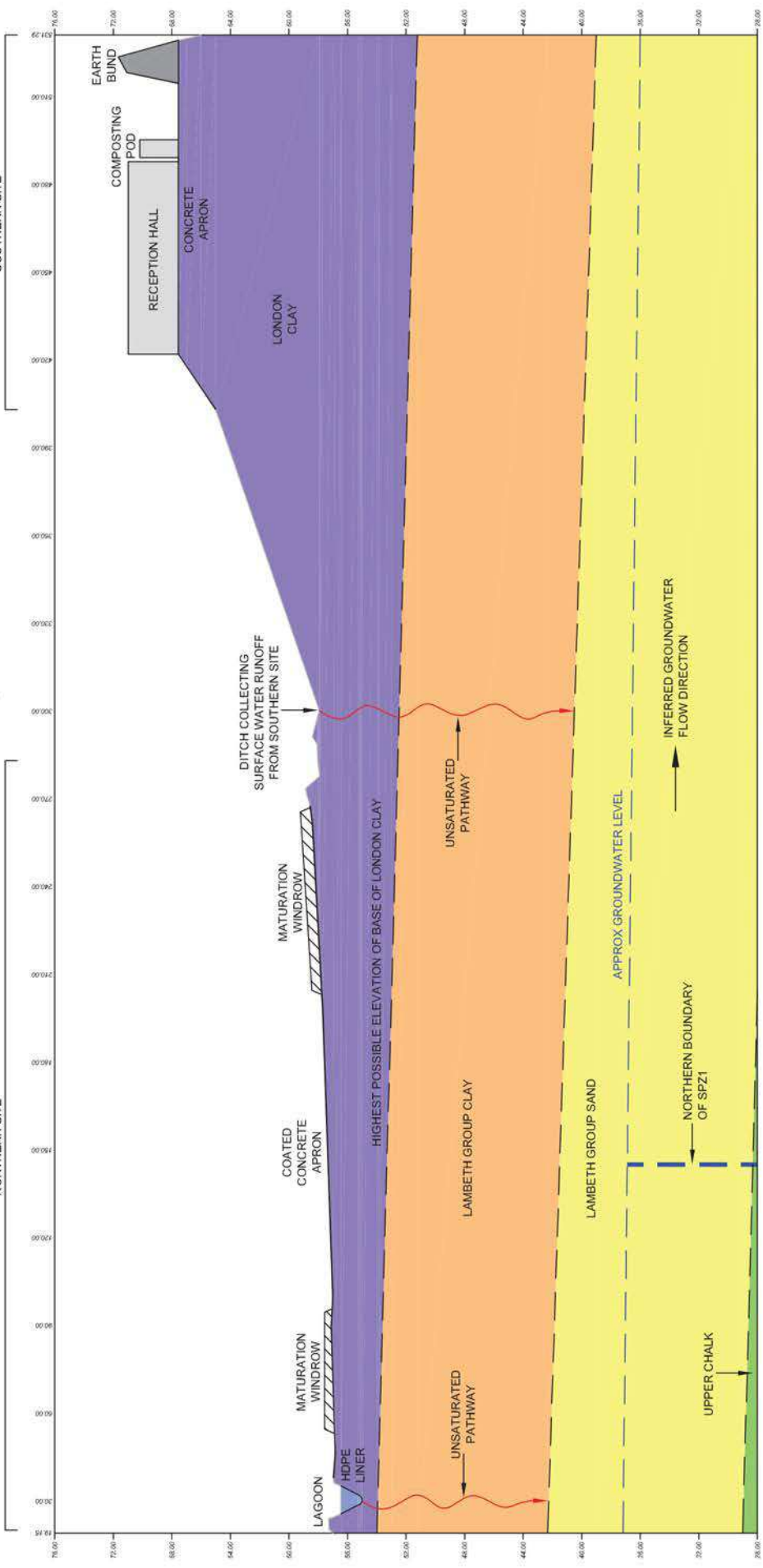


NOTES
THIS CROSS-SECTION IS SCHEMATIC AND NOT TO BE USED FOR DESIGN PURPOSES

HORIZONTAL SCALE 1:1,500

SOUTHERN SITE

NORTHERN SITE



VERTICAL SCALE 1:300

SLR

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F: 0115 9474001
www.aircomposting.com

NEW YEARS GREEN LANE, HAREFIELD
GROUNDWATER RISK ASSESSMENT
SCHEMATIC CROSS SECTION

GWRA 2

Scale AS SHOWN @ A3

Date AUGUST 2012

LEGEND

- SITE BOUNDARY
- 3km RADIUS FROM SITE BOUNDARY
- FAULT LINE (NONE IN SEARCH AREA)
- LAMBETH GROUP
- LEWES MODULAR CHALK FORMATION
- LONDON CLAY FORMATION
- SEAFORD CHALK FORMATION & NEWHAVEN CHALK FORMATION (UNDIFFERENTIATED) - CHALK
- AREA OF 2006 TRIALPITTING
- NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
- BGS BOREHOLES



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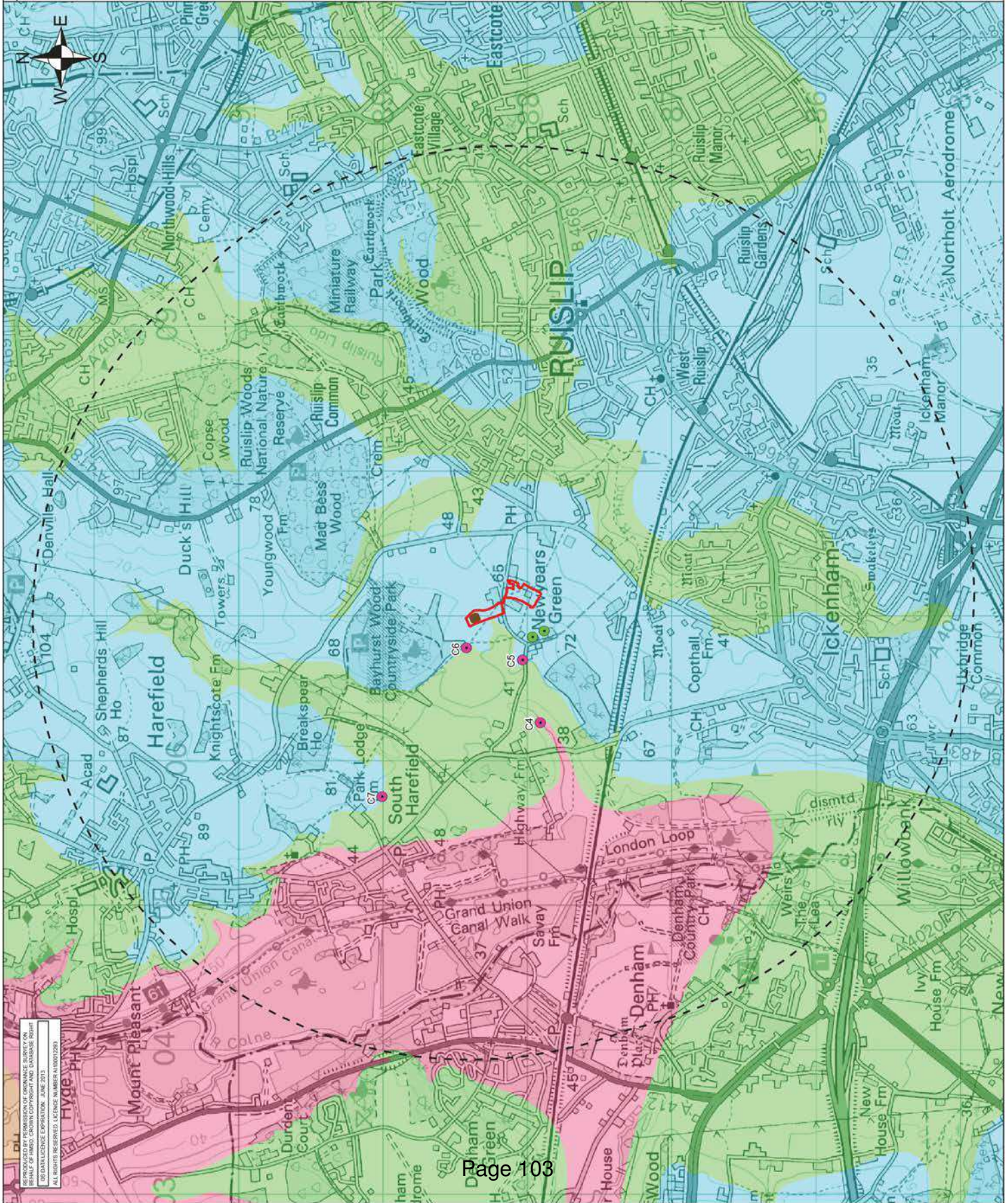


NEW YEARS GREEN LANE,
HAREFIELD

ENVIRONMENTAL STATEMENT
REGIONAL GEOLOGY












9-1


Scale 1:25,000 @ A3 Date AUGUST 2012




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DATE OF DATA COLLECTION: JUNE 2012
DATE OF DATA PUBLICATION: JUNE 2012
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LEGEND

-  SITE BOUNDARY
-  NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
-  BGS BOREHOLES
-  SLR TRIALPIT LOCATIONS (2006)
-  GROUNDWATER LEVEL CONTOURS (MAY 1998)
-  TOPOGRAPHIC CONTOURS BASED ON 1:50,000 OS RASTER
-  SECTION LINE FOR DRAWING GRAZ
-  LAMBETH GROUP
-  LONDON CLAY FORMATION
-  NORTHERN BOUNDARY OF INNER SOURCE PROTECTION ZONE
-  NEW YEARS GREEN LANDFILL



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ASPECT BUSINESS PARK
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F: 0115 947281
www.aspectdmg.com

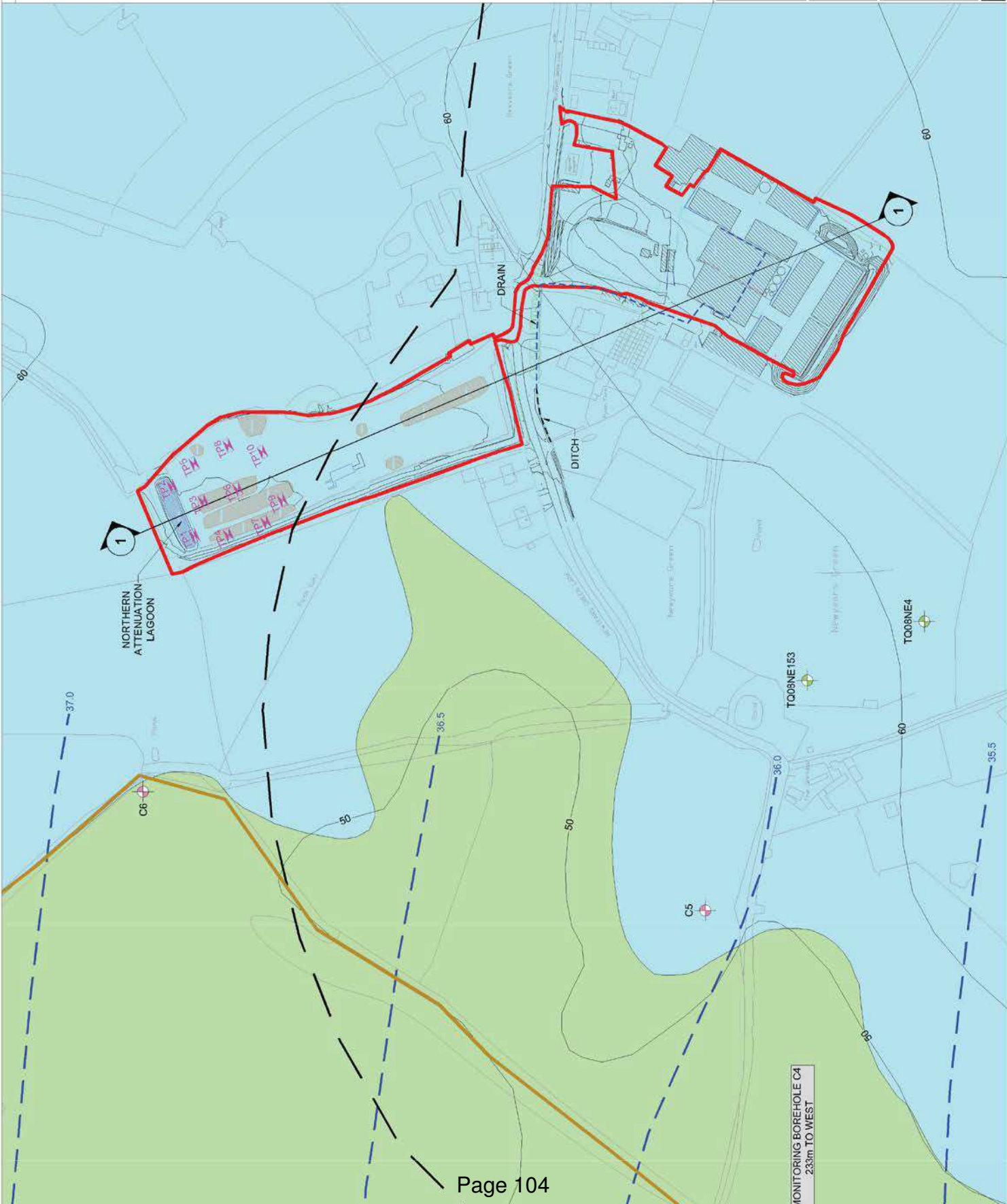


SLR

NEW YEARS GREEN LANE, HAREFIELD
GROUNDWATER RISK ASSESSMENT
LOCAL HYDROGEOLOGY

GWRA 1

Scale 1:2500 @ A3
Date AUGUST 2012



MONITORING BOREHOLE C4
233m TO WEST

LEGEND 	SITE BOUNDARY
	2km RADIUM FROM SITE BOUNDARY
	EXTENT OF EXTREME FLOOD
	FLOODING FROM RIVERS OR SEA WITHOUT DEFENCES
	DISCHARGE CONSENTS
	PARK FARM LANDFILL

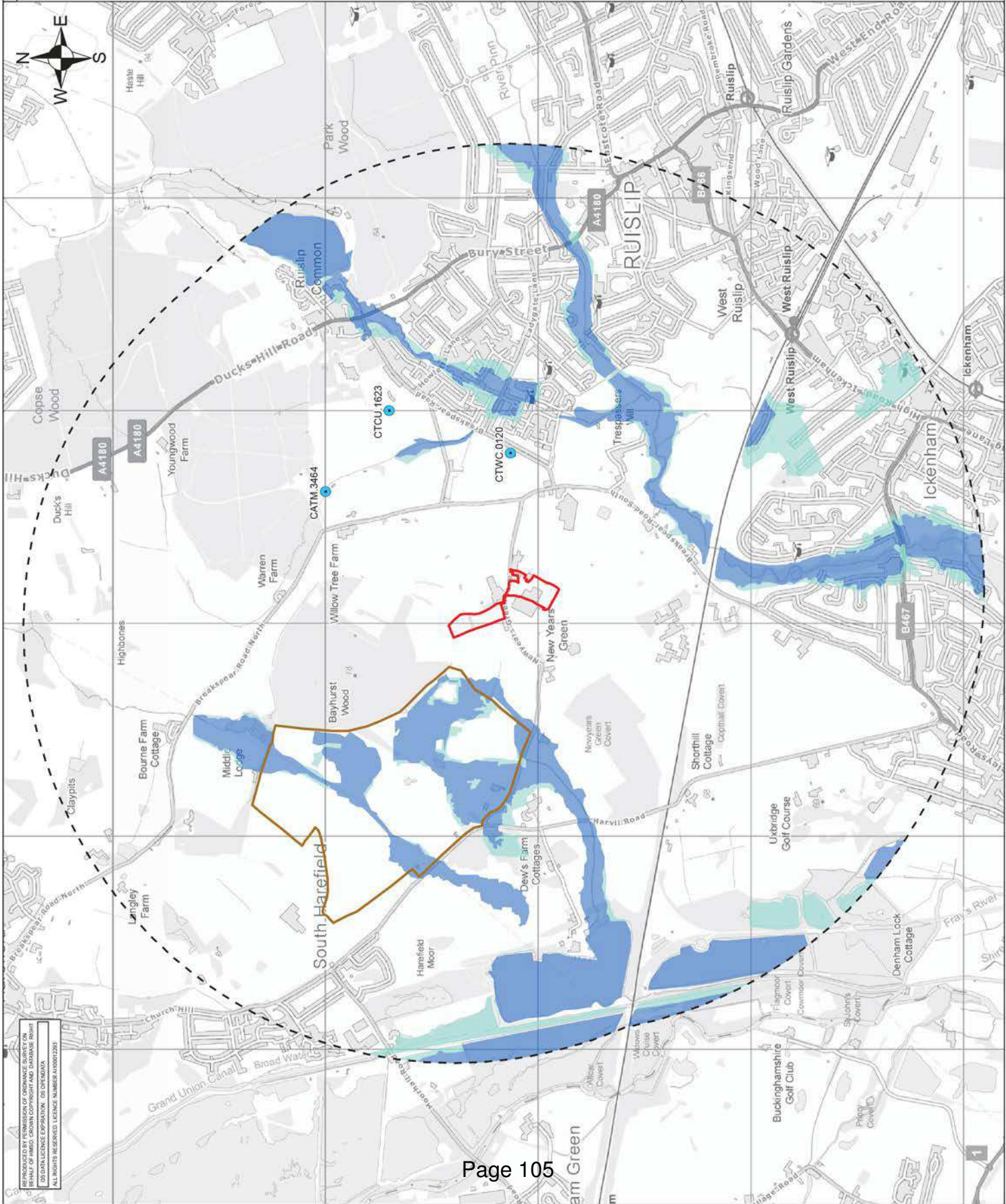
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BRISTOL, BS8 3EU
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www.slranding.com

**NEW YEARS GREEN LANE,
HAREFIELD**

ENVIRONMENTAL STATEMENT
REGIONAL
HYDROLOGY

8-4

Scale 1:17 000 @ A3 Date AUGUST 2012



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LEGEND (MAIN PLAN)

- SITE BOUNDARY
- 2km RADII FROM SITE BOUNDARY
- GROUNDWATER ABSTRACTION LICENCES
- BGS BOREHOLE
- NEW YEARS GREEN LANDFILL MONITORING BOREHOLES
- NEW YEARS GREEN LANDFILL
- GROUNDWATER LEVEL CONTOURS (MAY 1998)

GROUNDWATER SOURCE PROTECTION ZONE

- INNER ZONE (ZONE 1)
- OUTER ZONE (ZONE 2)
- TOTAL CATCHMENT (ZONE 3)

LEGEND (INSET PLAN)

GROUNDWATER VULNERABILITY ZONES

- MAJOR AQUIFER (HIGH)
- MAJOR AQUIFER (LOW)
- MINOR AQUIFER (HIGH)
- MINOR AQUIFER (LOW)

West London Composting

SLR

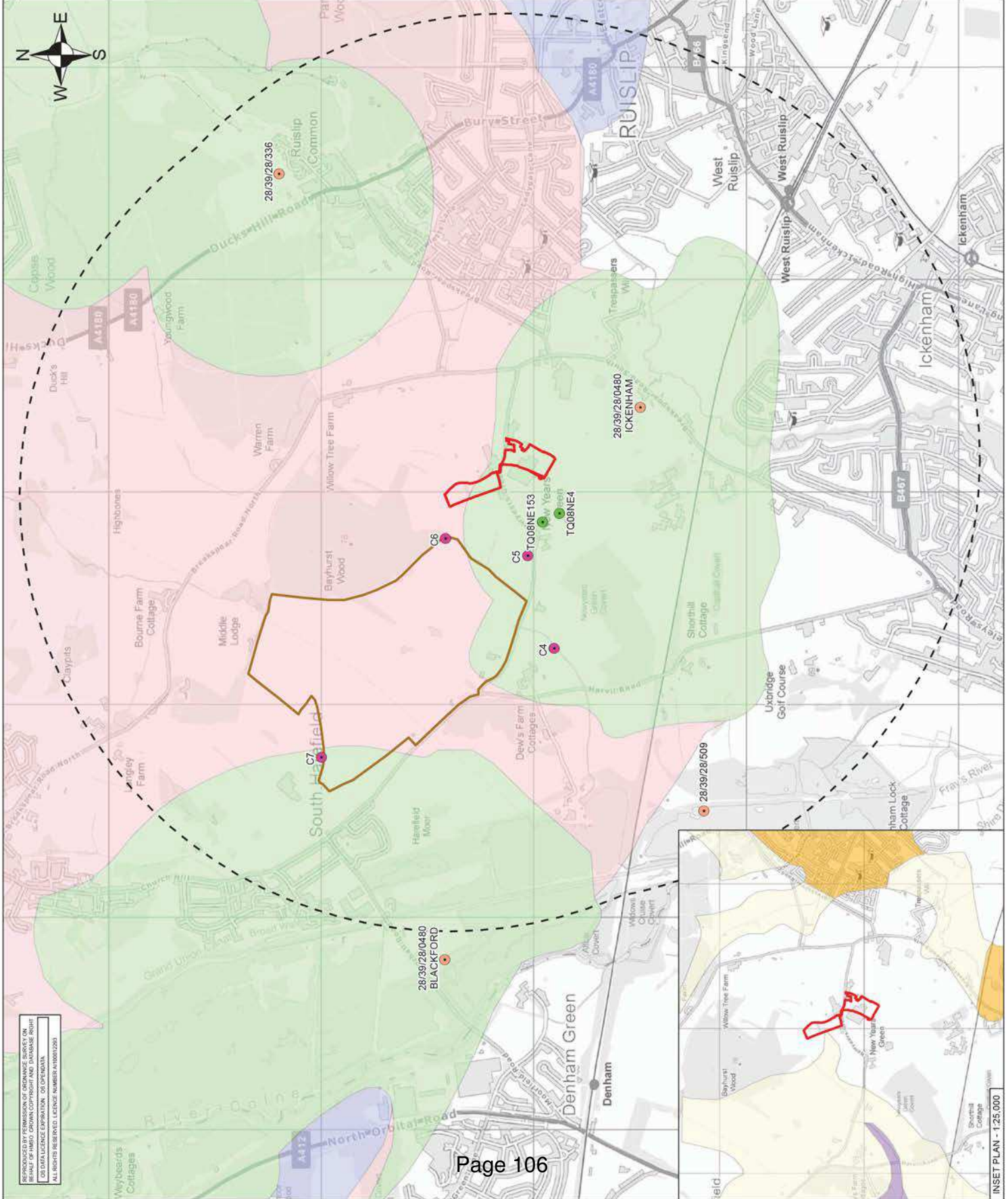
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NEW YEARS GREEN LANE,
HAREFIELD

ENVIRONMENTAL STATEMENT
REGIONAL
HYDROGEOLOGY

9-2

Scale 1:17,000 @ A3 Date AUGUST 2012



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LEGEND

- SITE BOUNDARY
- 2km RADII FROM SITE BOUNDARY
- EXTENT OF EXTREME FLOOD
- FLOODING FROM RIVERS OR SEA WITHOUT DEFENCES
- DISCHARGE CONSENTS
- NEW YEARS GREEN LANDFILL



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BRISTOL, AVON
GL2 0JG
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www.slrcomposting.com



SLR

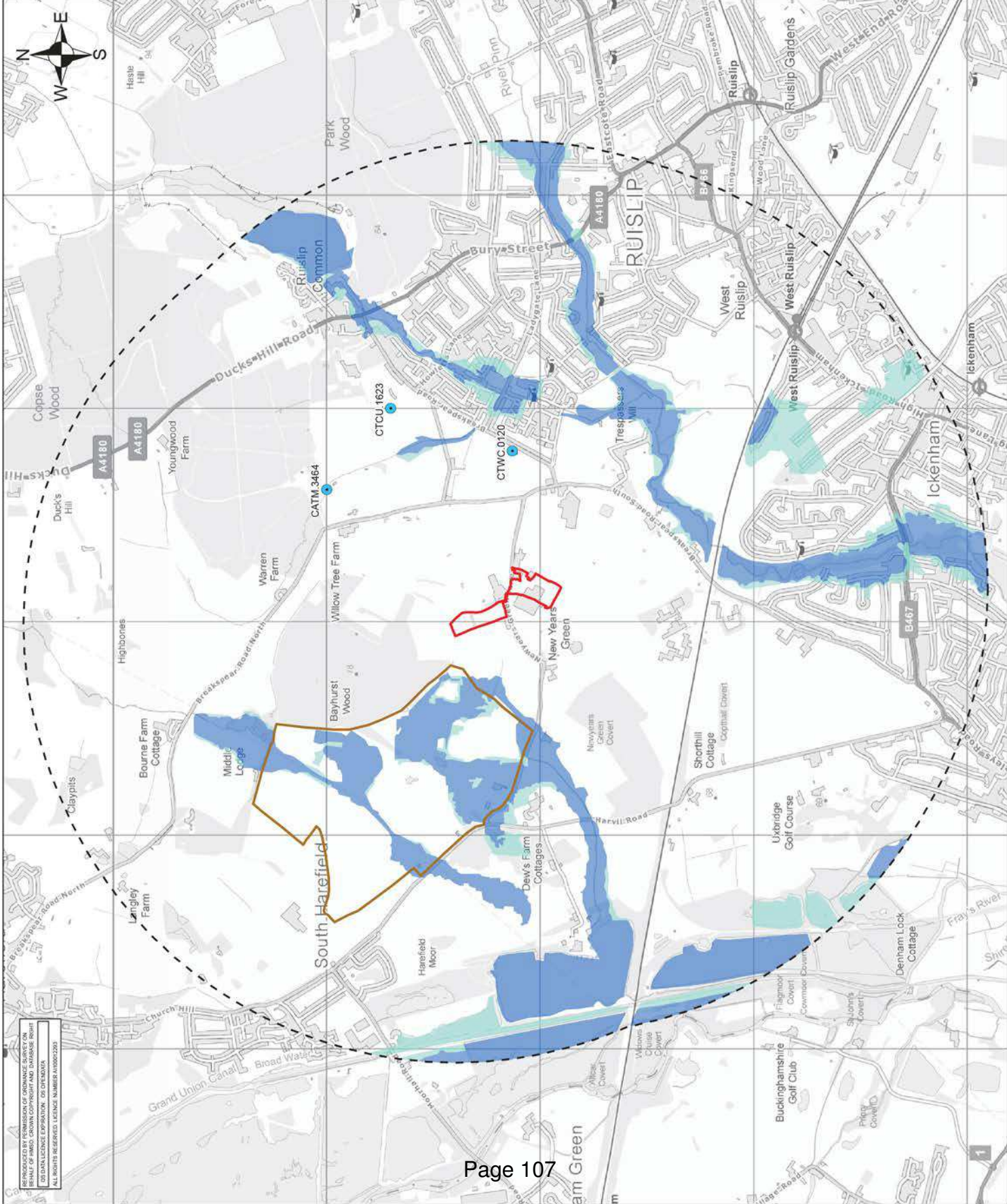
NEW YEARS GREEN LANE,
HAREFIELD

FLOOD RISK ASSESSMENT

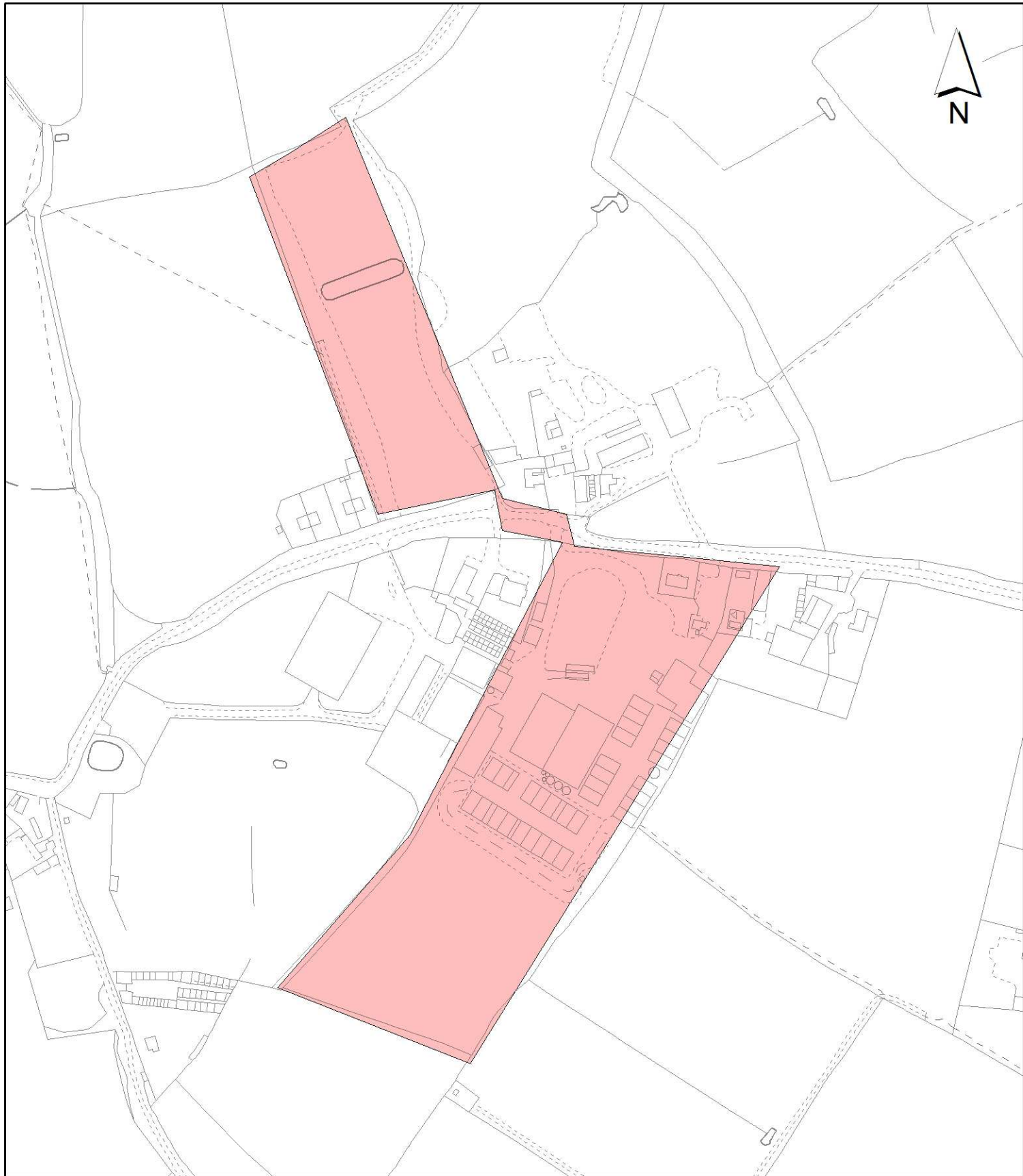
REGIONAL HYDROLOGY

9-3

Scale 1:17 000 @ A3 Date AUGUST 2012



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Site Address:

**West London composting land
 and land to the north and south of
 Newyears Green Lane
 Harefield**

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

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

Planning Application Ref:

12579/APP/2012/2366

Scale:

1:3,400

Planning Committee:

Major Page 109

Date:

September 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address ST ANDREWS PARK HILLINGDON ROAD UXBRIDGE

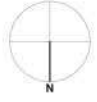
Development: Erection of 249 dwellings comprising 3no studio apartments, 92no. 1bed apartments, 130no. 2 bed apartments, 24no. 3 bed apartments together with associated parking and landscaping, and all details required by Conditions 2 and 3 relating to the reserved matters of layout, scale, appearance and landscaping.

LBH Ref Nos: 585/APP/2015/2657

Date Plans Received:	14/07/2015	Date(s) of Amendment(s):	01/09/2015
Date Application Valid:	14/07/2015		03/09/2015
			14/07/2015
			02/09/2015

BELOW-GROUND SERVICES SHALL BE ACCURATELY LOCATED BY THE MAIN CONTRACTOR AND RECORDED BY THE MAIN CONTRACTOR. ALL DIMENSIONS SHALL BE CHECKED ON SITE. DO NOT SCALE FROM THE DRAWING. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT. ALL DIMENSIONS SHALL BE CHECKED ON SITE.

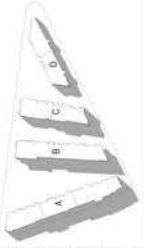
NOTES



Luxbridge St Andrews
P2005494
Proposed Site Plan
© AT
As indicated
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H
(00)AP004



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Issue	SS	22/09/15	SS	11/09/15
H - Amended Layout	SS	22/09/15	SS	11/09/15
G - Amended Layout	SS	10/09/15	SS	10/09/15
F - Amended Layout	SS	10/09/15	SS	10/09/15
E - Amended Layout	SS	22/09/15	SS	17/09/15
D - Amended Layout	SS	17/09/15	SS	10/09/15
C - Amended Layout	SS	10/09/15	SS	10/09/15
B - Amended Layout	SS	10/09/15	SS	10/09/15
A - Amended Layout	SS	10/09/15	SS	10/09/15
FIRST ISSUE	SS	10/09/15	SS	10/09/15

All levels are subject to a tolerance of + or - 0.5m

Falls Legend

Shaded / Person
1 Bed 2 Person
2 Bed 4 Person
3 Bed 5 Person
Wholesaler Design
Complaint Fall

DESIGN DEVELOPMENT PHASES HAVE NOT BEEN COMPLETED BY THE DATE OF THIS DOCUMENT OTHER THAN THAT WHICH HAS BEEN REVIEWED AND CLOSED. ALL DIMENSIONS SHALL BE CHECKED ON SITE.
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NOTES



Lixbridge St Andrews

BDP.

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ST.MODWEN

P2005494
Proposed PV Plan

Scale: 1:250
Date: 10/09/15

E

E - Amended Plan	SS	20/09/15
D - Amended Plan	SS	22/09/15
C - Planning Issue	SS	1/09/15
B - Amended Layout	FB	16/09/15
A - Amended Layout	SS	17/09/15
PRELIMINARY	SS	18/09/15

All levels are subject to a tolerance of +/- 0.5m
Photovoltaic panels layout, area and level to be developed at detail design stage to achieve Code 4 for sustainable Homes requirements
Roof walkways to be provided for maintenance access as necessary.



- Legend**
- Site boundary
 - Existing trees to be retained
 - Proposed tree
 - Proposed hedge planting
 - Proposed shrub and herbaceous planting
 - Specimen shrub planting
 - Raised planters
 - Amenity lawn
 - Play elements
 - Seating
 - Rain garden
 - Cycle stands



BUILDING DESIGN PARTNERSHIP HAVE NOT BEEN CONSULTED FOR THIS DOCUMENT OTHER THAN FOR THAT WHICH IT WAS PREPARED AND ISSUED. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DRAWING ERRORS OR OMISSIONS SHOULD BE BROUGHT TO THE ATTENTION OF BUILDING DESIGN PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES



Frosted Glass Used



Privacy Screens Examples



PROJECT NO.	Urbodge St Andrews
PROJECT NAME	P2005464
DATE	@ A2
SCALE	1 : 500
ISSUE NO.	26/06/15
ISSUE DATE	
ISSUE BY	(00)A/P412



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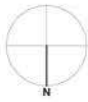
FIRST ISSUE	SS	2015
DATE	SS	2015

Location of Privacy Screens (Typical Floors)

1 : 500

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NOTES



All levels are subject of a tolerance of + or - 0.5m

Total of 24 Electrical charging points provision included for future expansion

- Disabled Space
- Electrical Space

Parking Spaces:

- 66 standard spaces
- 10 disabled spaces
- 21 standard spaces with electric point
- 3 disabled spaces with electric point

TOTAL: 100 spaces

- Plots Legend**
- Studio 1 Person
 - 1 Bed 2 Person
 - 2 Bed 4 Person
 - 3 Bed 6 Person
 - Wheelchair Design
 - Compact Flat

D. Comments Address	SCS	SS	250915
C. Planning Issue	SCS	SS	080915
B. General Approved	FB	SS	050915
A. Core and basement layout changed	SCS	SS	200415
FRIST ISSUE	FB	SS	



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United Kingdom
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Lixbridge St Andrews

P2005494

Proposed Level -1 Floor Plan (Car park - north)

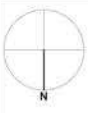
(00)AP010



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NOTES

- Plan Legend**
- Shaded Yellow: Sheds 1 Person
 - Shaded Green: 1 Bed 2 Person
 - Shaded Blue: 2 Bed 4 Person
 - Shaded Purple: 3 Bed 5 Person
 - Shaded Pink: Woodwork Change
 - Shaded Grey: Compliant Fit



All levels are subject to a tolerance of +0/-0.5m

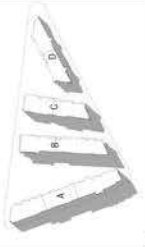
Total of 11 Electrical charging points provided and provision included for future expansion

- Red outline: Disabled Space
- Blue outline: Electrical Space

Parking Spaces:

- 16 standard spaces
 - 7 disabled spaces with electric point
 - 9 standard spaces with electric point
 - 2 disabled spaces with electric point
- TOTAL: 34 spaces**

Code	Description	Quantity	Notes
E - Comments Addressed	SCS	SS	08/07/15
D - Comments Addressed	SCS	SS	25/09/15
C - Planning Issue	SCS	SS	09/09/15
B - General Approved	FB	SS	05/09/15
A - Layout Changes	SCS	SS	20/04/15
FRONT ISSUE	FB	SS	



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United Kingdom
Tel: +44 (0)121 3033111
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Lixbridge St Andrews

P2005494

Proposed Level -1 Floor Plan (Car park - south)

(00)AP011



NOTES

1. All elevations are subject to a tolerance of +/- 0.2m.

2. Final construction elevations shall be subject to change (2) JAN 2025 to (2) MAR 2025.



Block A North Elevation
1:100

All levels are subject to a tolerance of +/- 0.2m.

Final construction elevations shall be subject to change (2) JAN 2025 to (2) MAR 2025.

Item	Rev	Date	By	Appr
1. Planning Notes	1.0	10/01/24	...	...
2. Planning Notes	1.0	10/01/24	...	...
3. Planning Notes	1.0	10/01/24	...	...
4. Planning Notes	1.0	10/01/24	...	...
5. Planning Notes	1.0	10/01/24	...	...



Unitage St Andrews
 2202548
 Proposed North Elevation (Block A) Sheet 2
 1:100
 05/04/2024

REVISIONS AND/OR CHANGES SHALL BE ACCOMPANIED BY A REVISION TABLE TO THE DRAWING. ALL DIMENSIONS SHALL BE CHECKED ON SITE. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

NOTES



Block B North Elevation
1 : 100

All levels are subject to a tolerance of + or - 0.5m
For ventilation opening light details refer to drawings
(21)AD301 to (21)AD312

Issue	Date	By	Check	Notes
E - Planning Issue	SS	SS	SS	10/07/19
D - Planning Issue	SS	SS	SS	10/09/18
C - Planning Issue	SS	SS	SS	10/07/18
B - Core and basement layout changed	SS	SS	SS	20/04/18
A - Stage C Draft	SS	SS	SS	17/04/19
PREP ISSUE	SS	SS	SS	



ST. MODWEN

BDP.

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Uxbridge St Andrews
P2005494
Proposed North Elevation (Block B) sheet 1
1:100
E
(00)AE204

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NOTES



Block C North Elevation
1 : 100

<p>All levels are subject to a tolerance of ± 0.0 or $-0.5m$.</p>	<p>For ventilation opening light details refer to drawings (21)AD301 to (21)AD312</p>		<p>ST.MODWEN</p>	<p>BDP.</p>	<p>Uxbridge St Andrews</p>
					<p>P2005494</p>
<p>Proposed North Elevation (Block C) sheet 1</p>		<p>158 Edward Street Birmingham, B1 2PB T: +44 (0)121 332 3033 www.bdp.com</p>		<p>© A1 1:100</p>	<p>D</p>

ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN METERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NOTES



Block D East Elevation
1 : 100

All levels are subject of a tolerance of + or - 0.5m

For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

C - Planning Issue	SS	10/09/15
B - Planning Issue	SS	03/09/15
A - Stage 2 Draft	FB	10/03/15
FIRST ISSUE	FB	03/09/15



Uxbridge St Andrews
P2005494
Proposed East Elevation (Block D)
Sheet 2
1:100
C
(00)AE211



Block A South Elevation
1 : 100

All levels are subject to a tolerance of $\pm 0.02m$.
For ventilation opening light details refer to Drawing (C) 14-201 to 14-203.

Item	Code	Quantity	Unit
1. Heavy Work	100	1000	m ²
2. Heavy Work	100	1000	m ²
3. Heavy Work	100	1000	m ²
4. Heavy Work	100	1000	m ²
5. Heavy Work	100	1000	m ²
6. Heavy Work	100	1000	m ²
7. Heavy Work	100	1000	m ²
8. Heavy Work	100	1000	m ²
9. Heavy Work	100	1000	m ²
10. Heavy Work	100	1000	m ²



BEARING DESIGN RESPONSIBILITY SHALL BE ASSUMED BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND THE FOUNDATION. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND THE FOUNDATION. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND THE FOUNDATION.

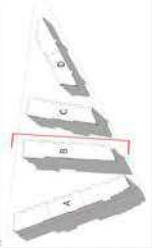
NOTES



Block B South Elevation
1 : 100

All levels are subject to a tolerance of + or - 0.5m
For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

E - Planning Issue	FB	SS	10/07/15
D - Planning Issue	SS	SS	10/07/15
C - Planning Issue	SS	SS	05/05/15
B - Core and basement layout changed	SS	SS	26/04/15
A - Stage D Draft	SS	SS	17/04/15
FIRST ISSUE		SS	



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Lixbridge St Andrews	
P2005484	B/A1
Proposed South Elevation (Block B) sheet 2	1:100
(00)AE205	E

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NOTES



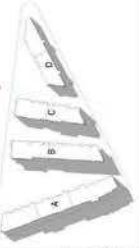
Block C South Elevation

1 : 100

All levels are subject to a tolerance of + or - 0.5m

For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

C - Planning Issue	ISS	10/04/15
B - Planning Issue	ISS	03/05/15
A - Stage 2 Draft	FB	02/02/15
FIRST ISSUE	FB	ISS



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P2005494

Proposed South Elevation (Block C) sheet 2

(00)AE208

C

1:100

@A1

BEING DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR ANY WORK OF THE OCCUPANT THAT IS NOT PART OF THE CONTRACT DOCUMENTS. ALL DIMENSIONS SHOULD BE CHECKED ON SITE. DO NOT SCALE FROM THIS DRAWING. ANY DIMENSIONS SHOWN ON THE DRAWING OF A BUILDING OR COMPONENT THEREOF SHALL BE THE DIMENSIONS SHOWN ON THE CONTRACT DOCUMENTS.

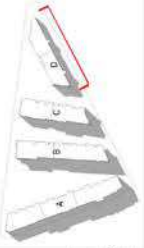
NOTES



FFL 43.500 m Level 05
 FFL 39.450 m Level 04
 FFL 36.300 m Level 03
 FFL 33.150 m Level 02
 FFL 43.500 m Level Parking

Block D West Elevation
1 : 100

All levels are subject to a tolerance of + or - 0.5m



Issue	Date	By	Check
C - Planning Issue	10/04/15		
B - Planning Issue	03/05/15		
A - Stage 2 Draft	03/02/15		
FIRST ISSUE			

ST.MODWEN

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Uxbridge St Andrews
 P2005494
 Proposed West Elevation (Block D) sheet 1
 @ A1
 1:100
 (00)AE210
 C

BEHALF OF THE ARCHITECT, THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY AS-BUILT OF THIS DOCUMENT OR FOR THE QUALITY OF THE WORK THAT IS NOT PREPARED AND ISSUED BY THE ARCHITECT. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK PREPARED AND ISSUED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE WORK THAT IS NOT PREPARED AND ISSUED BY THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE WORK THAT IS NOT PREPARED AND ISSUED BY THE ARCHITECT.

NOTES



Block A East Elevation
1 : 100



Block A West Elevation
1 : 100

REVISION	DATE	BY	CHKD
D - Planning Issue	18/07/15	SS	SS
C - Planning Issue	10/06/15	SS	SS
B - Planning Issue	05/06/15	SS	SS
A - Stage C Draft	17/04/15	SS	SS
PREP - SS&E	06/03/15	SS	SS

All levels are subject of a tolerance of + or - 0.5m
For ventilation opening light details refer to drawings (21)AD301 to (21)AD312



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BDP.

Luxbridge St Andrews

PROJECT NO.	P2005484
DATE	11/03/15
SCALE	1:100
DESIGNER	BDP
CLIENT	ST. MODWEN
PROJECT NAME	Proposed Cable Elevations (Block A)
PROJECT NO.	(00)AE203
DATE	
SCALE	
DESIGNER	
CLIENT	
PROJECT NAME	

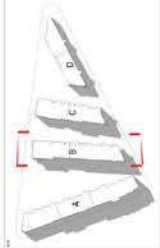
ALL DIMENSIONS AND LEVELS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS OF THE EXISTING SITE PRIOR TO THE START OF CONSTRUCTION AND REPORTING ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS SHALL BE CHECKED ON SITE. CONTACT SCALE FROM THIS DRAWING. ANY DIMENSIONS SHOWN ON THIS DRAWING SHALL TAKE PRECEDENCE OVER ANY DIMENSIONS SHOWN ON ANY OTHER DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LEVELS SHOWN ON THIS DRAWING.

NOTES



All levels are subject of a tolerance of + or - 0.5m
For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

Issue	Date	By	Check
C - Planning Issue	10/06/15	SS	SS
B - Planning Issue	06/05/15	SS	SS
A - Stage D Draft	17/04/15	SS	SS
FIRST ISSUE			



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P2005494
Proposed Cable Elevations (Block B)
Scale: 1:100
Date: 10/06/15
Sheet: C

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NOTES



FFL 45.729m Level 00
 FFL 45.620m Level 01
 FFL 46.440m Level 02
 FFL 46.200m Level 03
 FFL 46.150m Level 04
 FFL 46.000m Level 05
 FFL 45.500m Level Parking

CA CB CC CD CE CF

Block C West Elevation
1 : 100



FFL 45.729m Level 00
 FFL 45.620m Level 01
 FFL 46.440m Level 02
 FFL 46.200m Level 03
 FFL 46.150m Level 04
 FFL 46.000m Level 05
 FFL 45.500m Level Parking

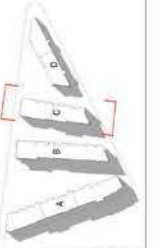
CA CB CC CD CE CF

Block C East Elevation
1 : 100

All levels are subject to a tolerance of + or - 0.5m. Core numbering and naming to be confirmed at a later stage.

For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

Issue	Date	By	Check
C - Planning Issue	10/04/15	SS	SS
B - Planning Issue	03/04/15	SS	SS
A - Stage 2 Draft	02/03/15	FB	SS
FIRST ISSUE		FB	SS



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Urbispace St. Andrews
 P2005494
 Proposed Cable Elevations (Block C)
 1:100
 (00)AE209
 C

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NOTES



For ventilation opening light details refer to drawings (21)AD301 to (21)AD312

All levels are subject of a tolerance of + or - 0.5m

Core numbering and naming to be confirmed at a later stage

ST.MODWEN

Location: Lixbridge St. Andrews

P2005494

Proposed Cable Elevations (Block D)

100/AE212

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Disc	Issue	Date	Author
D - Comments Addressed	SSS	ISS	09/07/15
C - Planning Issue	SSS	ISS	10/06/15
B - Planning Issue	SSS	ISS	05/06/15
A - Stage D Draft	FB	ISS	03/03/2015
FIRST ISSUE	FB	ISS	

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NOTES



Barking Central, London



Bermondesey Island, Southwark
Metal balustrade to balconies facing park



Proposed Zinc Cladding
VM Zinc PIGMENTO Red



Proposed Zinc Cladding
VM Zinc PIGMENTO Brown



Leicester Multi Cream
Light brick overall building skin



Milburn Ashen Brown Blend
Darker Brick pop out to living spaces



Darker Brick pop out to living spaces

E - Planning Issue	SGS	SS	24/09/15
D - Planning Issue	SGS	SS	11/09/15
C - Planning Issue	SGS	SS	01/05/15
B - General Amendments	SGS	SS	20/04/15
A - General Amendments	SGS	SS	26/02/15
FIRST ISSUE	SGS	SS	24/02/15



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Luxbridge St Andrews	
P2005494	@ A1
Rendered Bay 1 - Typical Courtyard Elevation	1:50
	24/02/15
(21)AD301	E

NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE SHOWN ARE IN METERS AND TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL FINISHES ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

3. ALL MATERIALS ARE TO BE AS SHOWN UNLESS OTHERWISE SPECIFIED.



Grays Road Elevation

1:200



Churchill Road Elevation

1:200

All levels are subject to a tolerance of + or - 0.5m

NO.	DATE	BY	REVISION
1	16/07/2015	BDP	ISSUED FOR PERMITTING
2	08/09/2015	BDP	REVISED PER COMMENTS
3	09/09/2015	BDP	REVISED PER COMMENTS



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 www.stmodwen.co.nz



Urbidge S. Andrews
 P2002684
 Grays Road and Churchill Road
 Greenhills
 1:200
 17/06/15
 RJ/S/101 B

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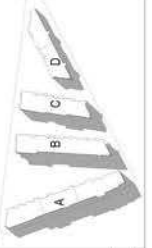
NOTES



Project Name	Uxbridge St Andrews
Project No	P2005494
Scale	@ A2
NTS	
Date	25/06/15
Revision	(00)A6501



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FIRST ISSUE	SS	SS	25/06/15
REVISION			



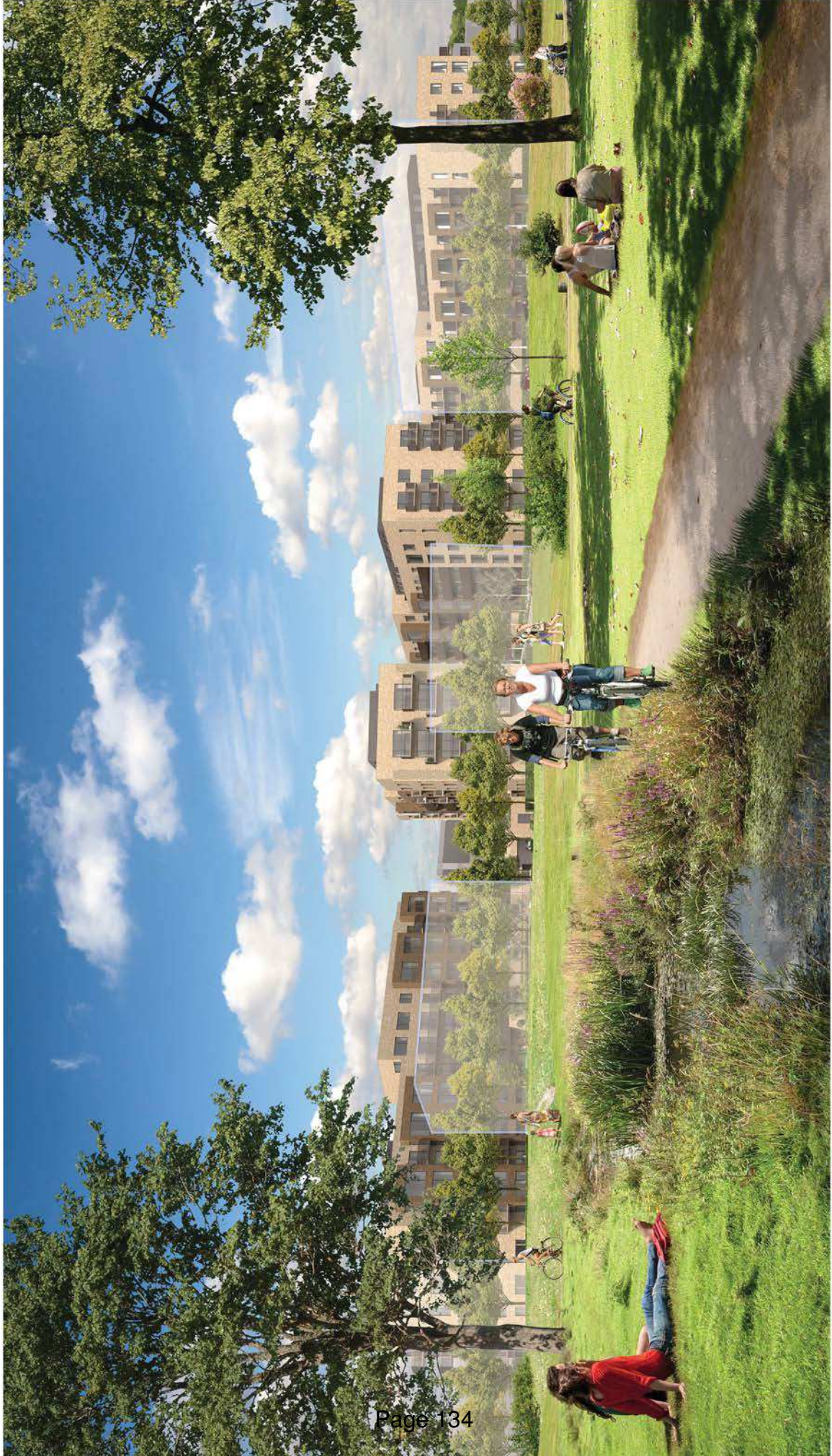
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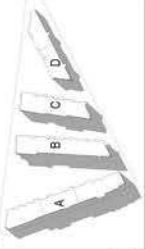

NOTES

		BDP. 188 Edmund Street Birmingham, B5 2HB UK T +44 (0)121 272 3653 www.bdp.com		Project Name Uxbridge St Andrews
		Project No P2005494	Scale @ A2 NTS	Date 25/06/12	Revision (00)A/502
FIRST ISSUE <small>REVISION RECORD</small>	DRAWN S6S	CHECKED SS	DATE 25/06/15	

BUILDINGS AND INTERIORS SHALL HAVE NO
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NOTES



			FIRST ISSUE <small>REVISION INFORMATION</small>	S6S SS 25/06/15 <small>DATE</small>	SS 25/06/15 <small>DATE</small>
		188 Edmund Street Birmingham, B3 2HB United Kingdom T +44 (0)121 712 3553 www.bdp.com		Uxbridge St Andrews P2005494 Issued For: Illustrative View 3	Scale: @ A2 NTS Date: 25/06/15 Revision: 1

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 PARTNERSHIP AT THE ADDRESS SHOWN BELOW.

NOTES



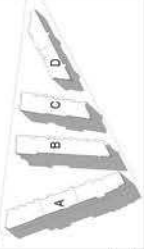


		<p> BDP. 188 Edmund Street Birmingham, B2 2HB UK T +44 (0)121 272 3653 www.bdp.com </p>	<p> Project No: Uxbridge St Andrews P2005494 Drawing No: Illustrative View 4 Scale: @ A2 Date: 25-06-15 Revision: (00)A/004 </p>
			<p> FIRST ISSUE <small>ISSUE RECORD</small> </p>



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 IN ACCORDANCE WITH THE ABOVE
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NOTES

				Uxbridge St Andrews P2005494 Illustrative View 5	
		188 Edmund Street Birmingham, B3 2HB T: +44 (0)121 272 3653 www.bdp.com		Scale: @ A2 NTS Date: 25/06/15 Revision: (00)A/5/5	
FIRST ISSUE <small>REVISION RECORD</small>		S6S	SS	SS	25/06/15
		DATE	DRAWN	CHECKED	DATE

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NOTES

Indicative views for information only. Please refer to the planning file.

A. Comments Addressed	SCS	SS	20/02/2015
FIRST ISSUE	SCS	SS	11/02/2015



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Architect:
Lybriidge St Andrews

Project Ref: **P2005494**

Project Name: **Aerial Views**

Date: 08/01/15

Scale: 1:1100/1:5

Sheet: A

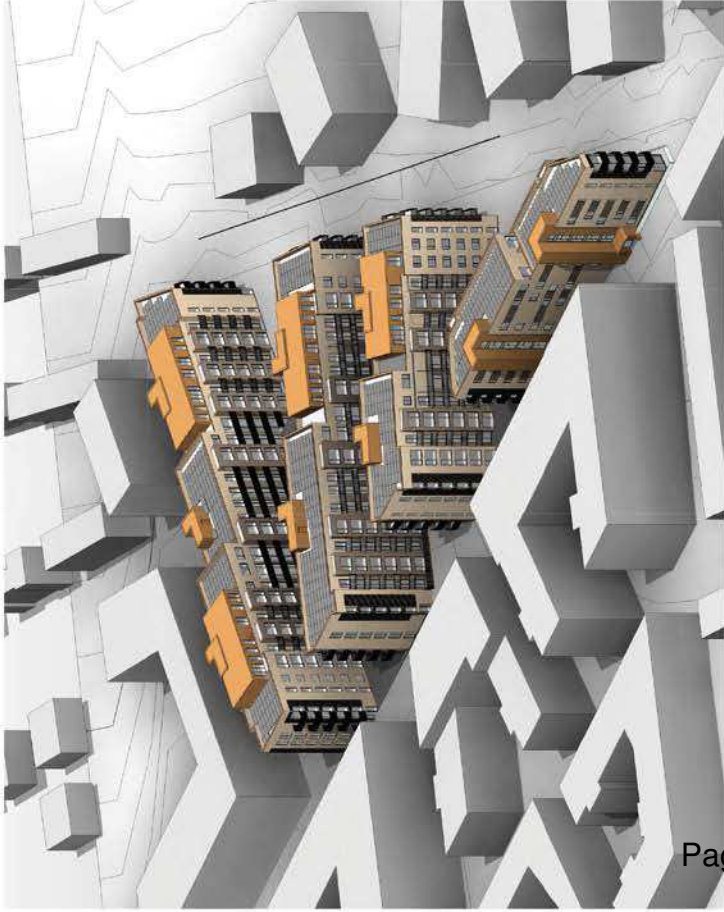
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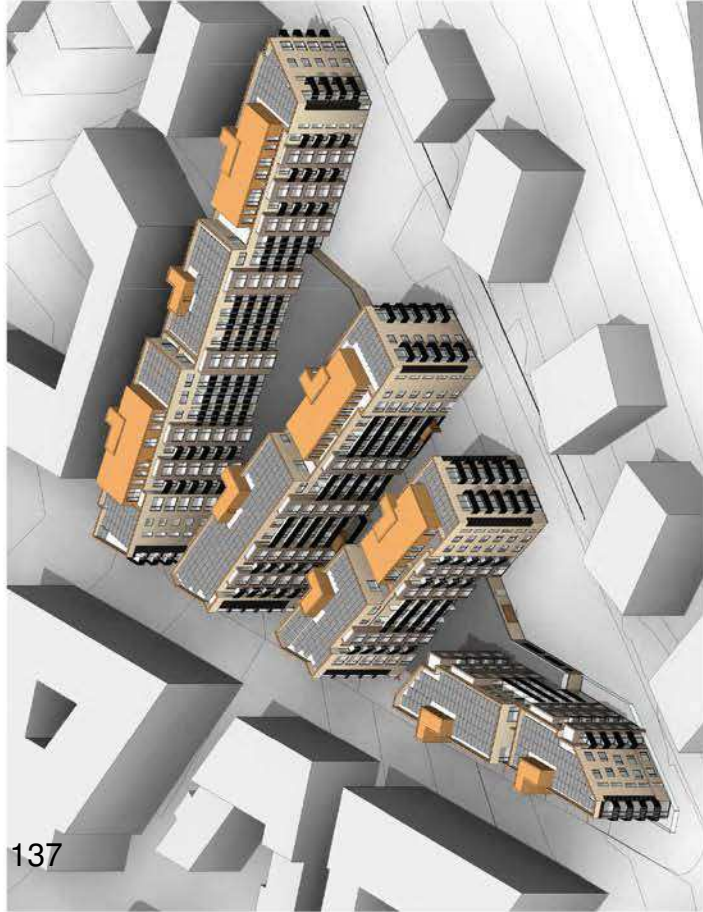
Aerial View West



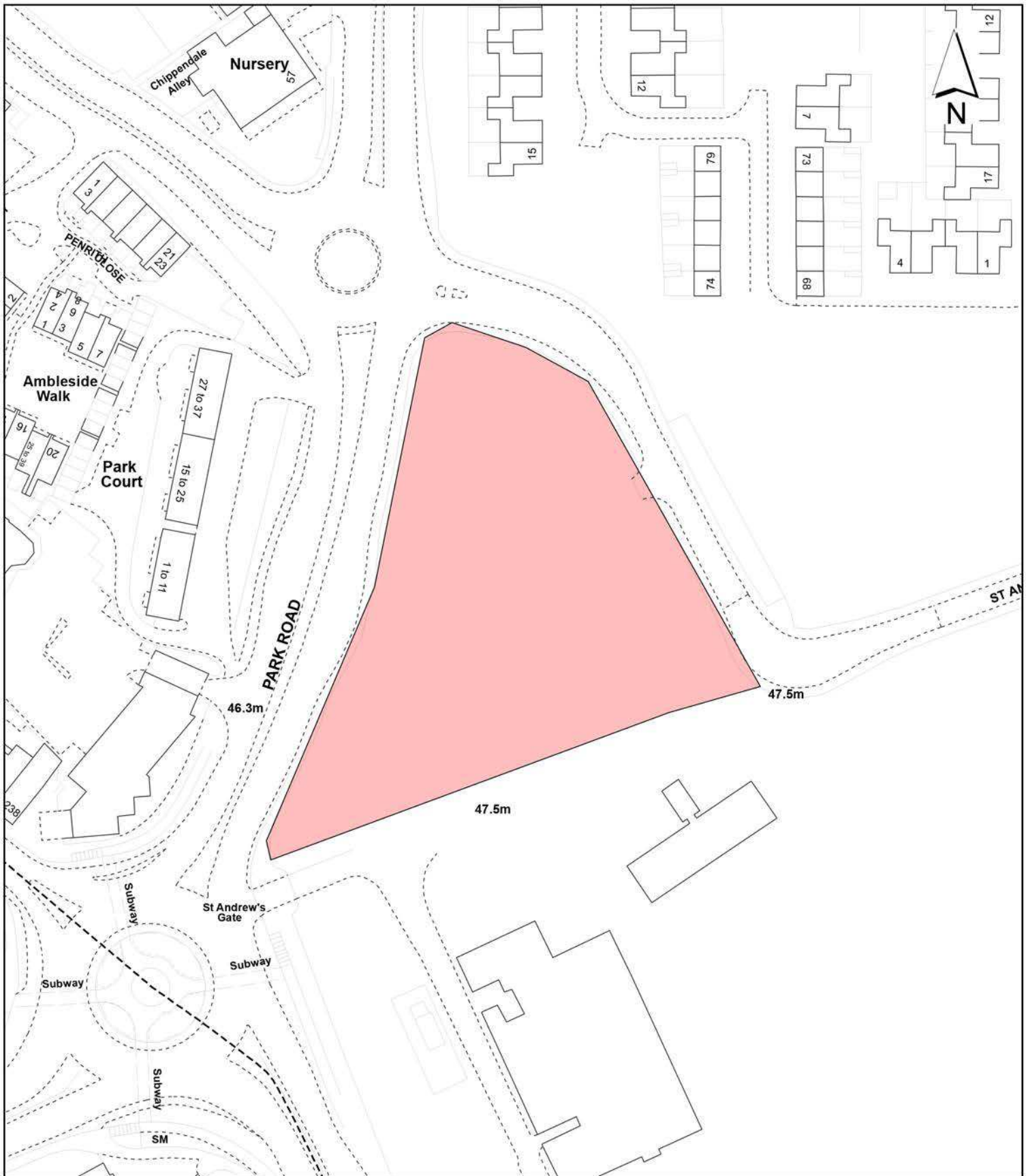
Aerial View North East



Aerial View South



Aerial View South East



Notes:

 Site boundary

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Site Address:

**ST ANDREWS PARK
 HILLINGDON ROAD
 UXBRIDGE**

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

Planning Application Ref:
585/APP/2015/2657

Scale:
1:1,250

Planning Committee:
Major Page 138

Date:
September 2015



HILLINGDON
 LONDON

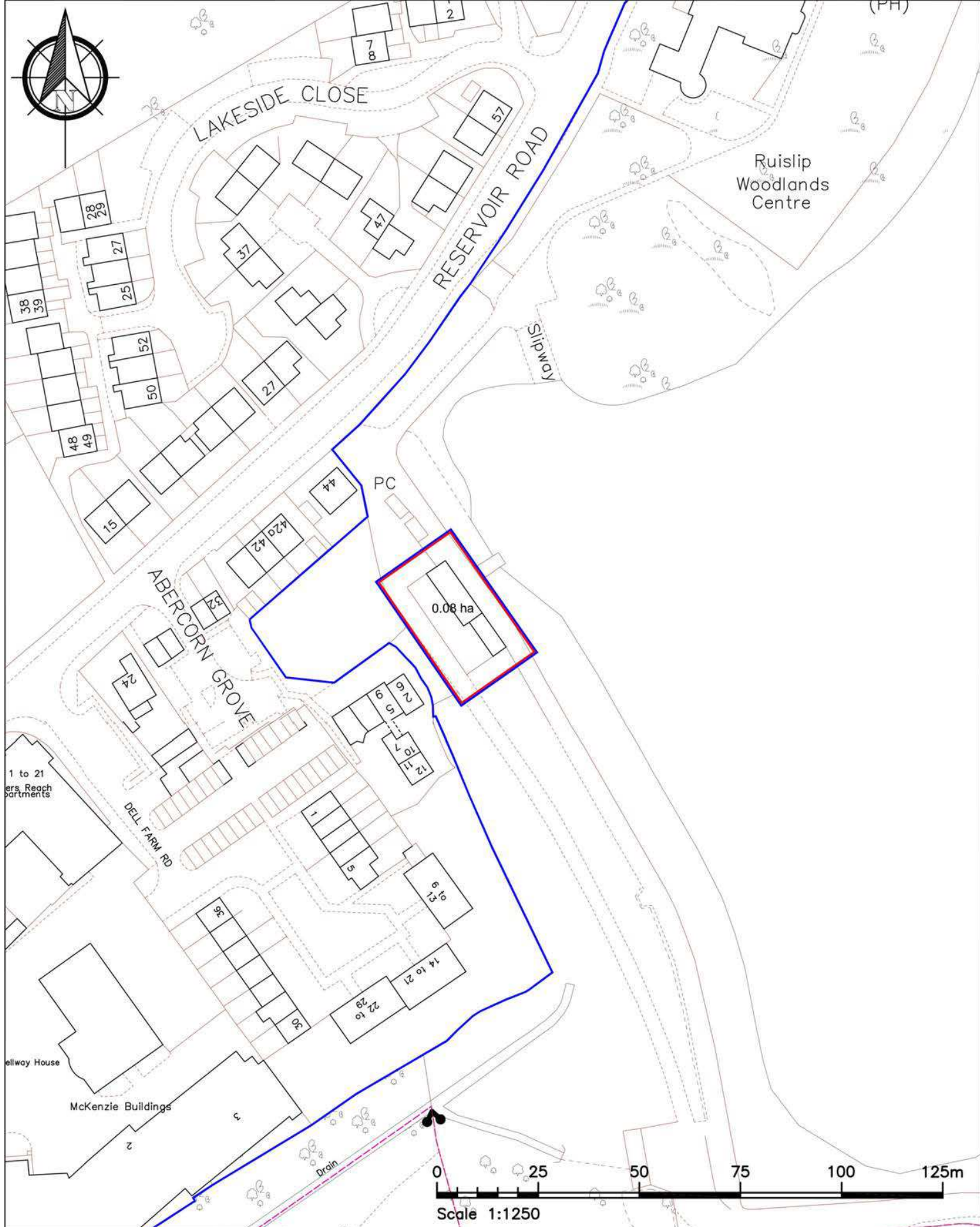
Report of the Head of Planning, Sport and Green Spaces

Address THE BOAT HOUSE RESERVOIR ROAD RUISLIP
Development: DEMOLITION OF THE EXISTING BOAT HOUSE BUILDING AND ERECTION OF A NEW BOAT HOUSE BUILDING WITH ASSOCIATED EXTERNAL WORKS
LBH Ref Nos: 1117/APP/2015/2787

Date Plans Received: 27/07/2015

Date(s) of Amendment(s): 24/07/2015

Date Application Valid: 27/07/2015



Scale 1:1250

NOTES: - DO NOT SCALE FROM THIS DRAWING. The Contractor must verify all dimensions at the site before setting out, commencing work, or making any shop drawings. Any discrepancies must be reported to the Contract Administrator before proceeding.

Rev	Revision notes	Initials	Date
-	-	-	-

Project
**BOAT HOUSE REPLACEMENT BUILDING,
 RESERVOIR ROAD, RUISLIP, HA4 7TY**

Scale
1:1250 @ A4
 Date
17/07/15

Drawn by
ST
 Checked by
SV

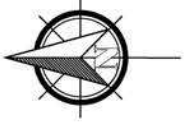
Description
SITE LOCATION PLAN

Drawing No.
2015D154/P/01
 Rev.



CAPITAL PROGRAMME TEAM
 2E/10, CIVIC CENTRE, UXBRIDGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250 111
 Fax: 01895 277 224

NOTES
 The Contractor must verify all dimensions at the site before starting work.
 Commence work on the building footprint on a date to be agreed with the client.
 Do NOT SCALE FROM THIS DRAWING



Revised	By	Date	Reason
27/08/15	ST	27/08/15	B Store on the building footprint on a date to be agreed with the client.
31/07/15	ST	31/07/15	A Proposed new building footprint on a date to be agreed with the client.

HILLINGDON
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CAPITAL PROGRAMME TEAM
 2E/10, CIVIC CENTRE, URBROSE, MIDDLESEX, UB8 1UW
 Tel: 01895 250 111
 Fax: 01895 277 224

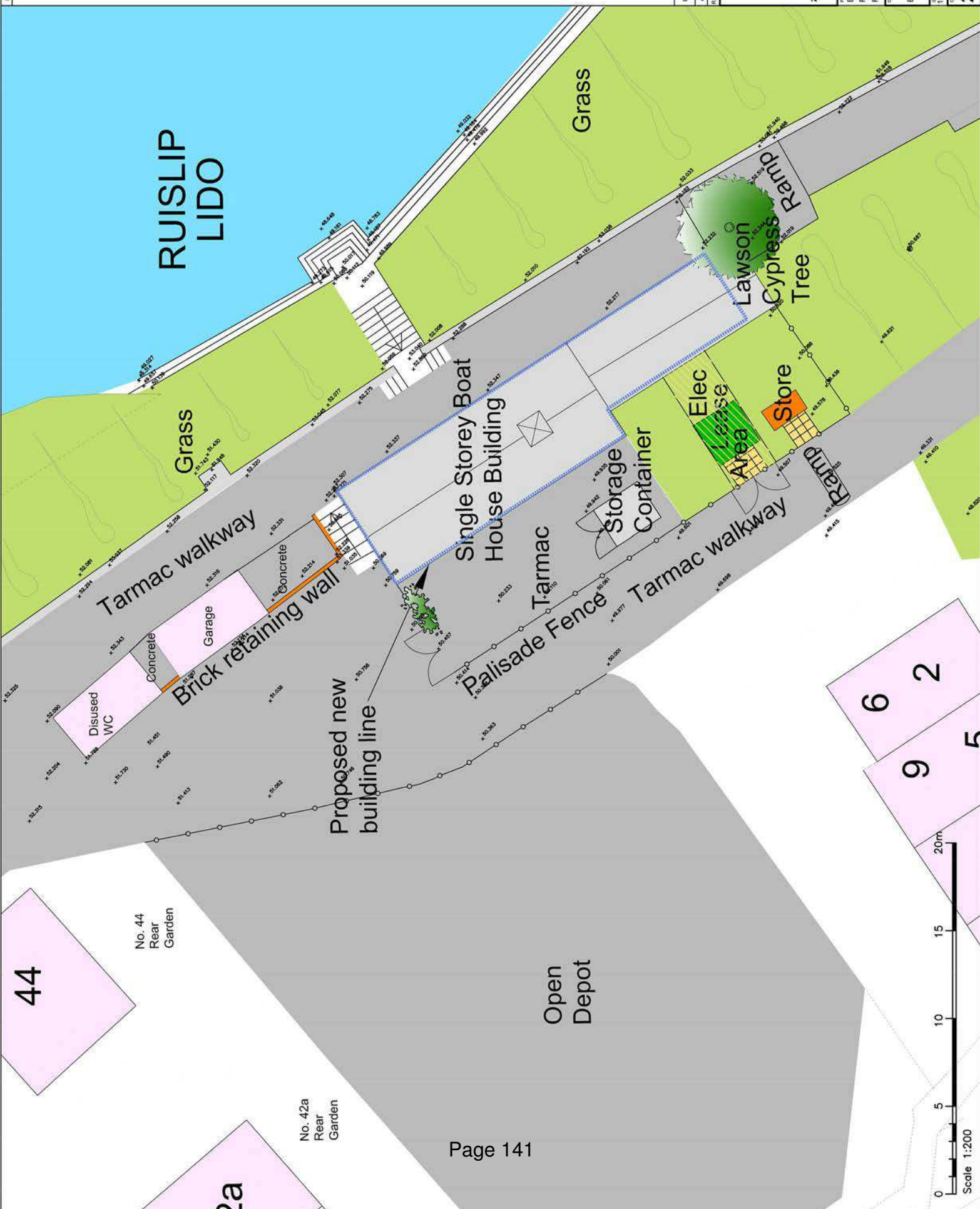
PROJECT
 BOAT HOUSE REPLACEMENT BUILDING
 RUISLIP LIDO, RESERVOIR ROAD
 RUISLIP, MIDDLESEX, HA4 7TY

DESCRIPTION
 EXISTING SITE PLAN

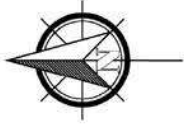
SCALE
 1:200 @ A3

DATE
 17/07/15

REV
 B



NOTES
 The Contractor must verify all dimensions of the site before setting out.
 Commence work on any area only after the relevant area has been approved.
 DO NOT SCALE FROM THIS DRAWING



Rev	Description	Date
ST	27/08/15	
ST	31/07/15	

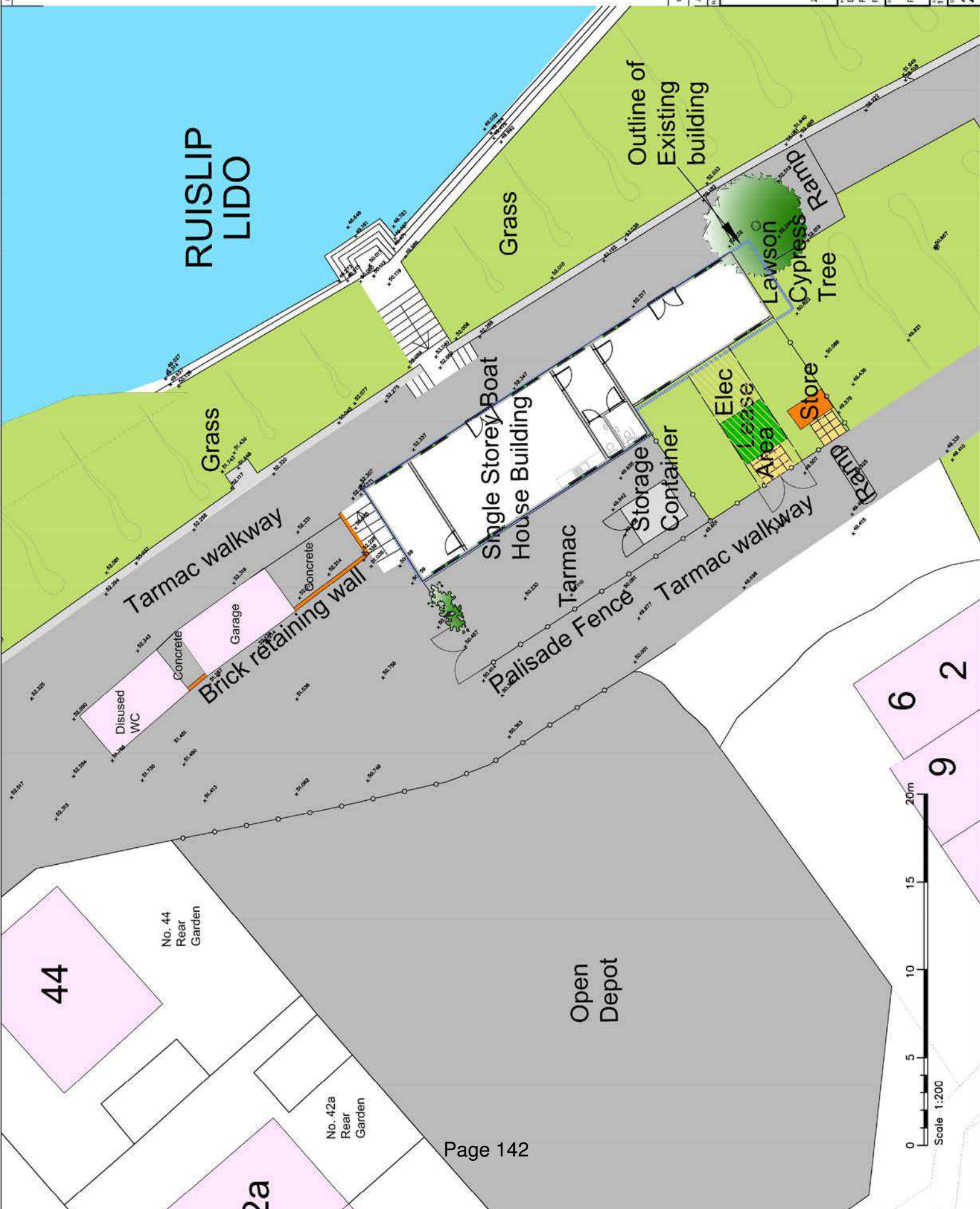
HILLINGDON
 LONDON

CAPITAL PROGRAMME TEAM
 2E/10, CIVIC CENTRE, URBROOGE, MIDDLESEX, UB8 1UW
 Tel: 01895 250 111
 Fax: 01895 277 224

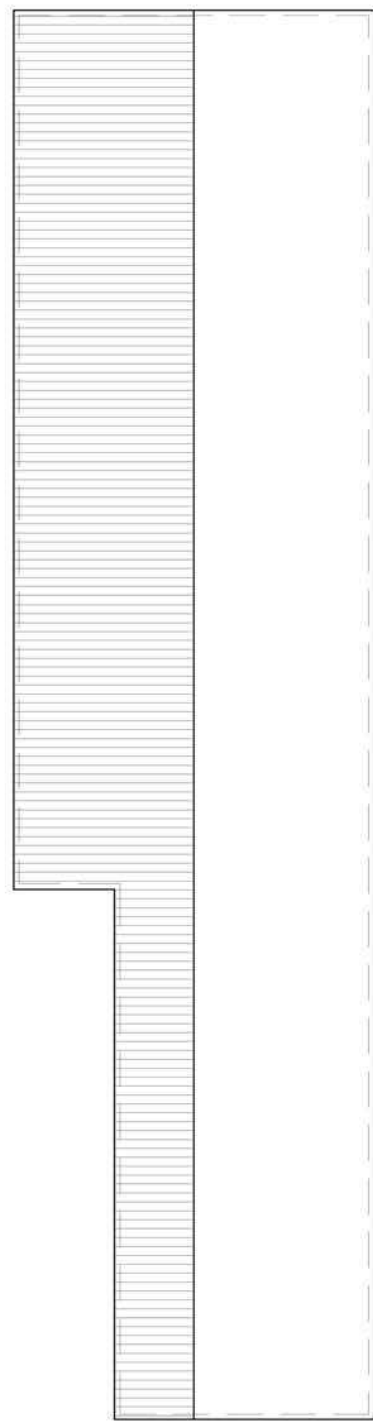
PROJECT
 BOAT HOUSE REPLACEMENT BUILDING
 RUISLIP LIDO, RESERVOIR ROAD,
 RUISLIP, MIDDLESEX, HA4 7TY

PROPOSED SITE PLAN

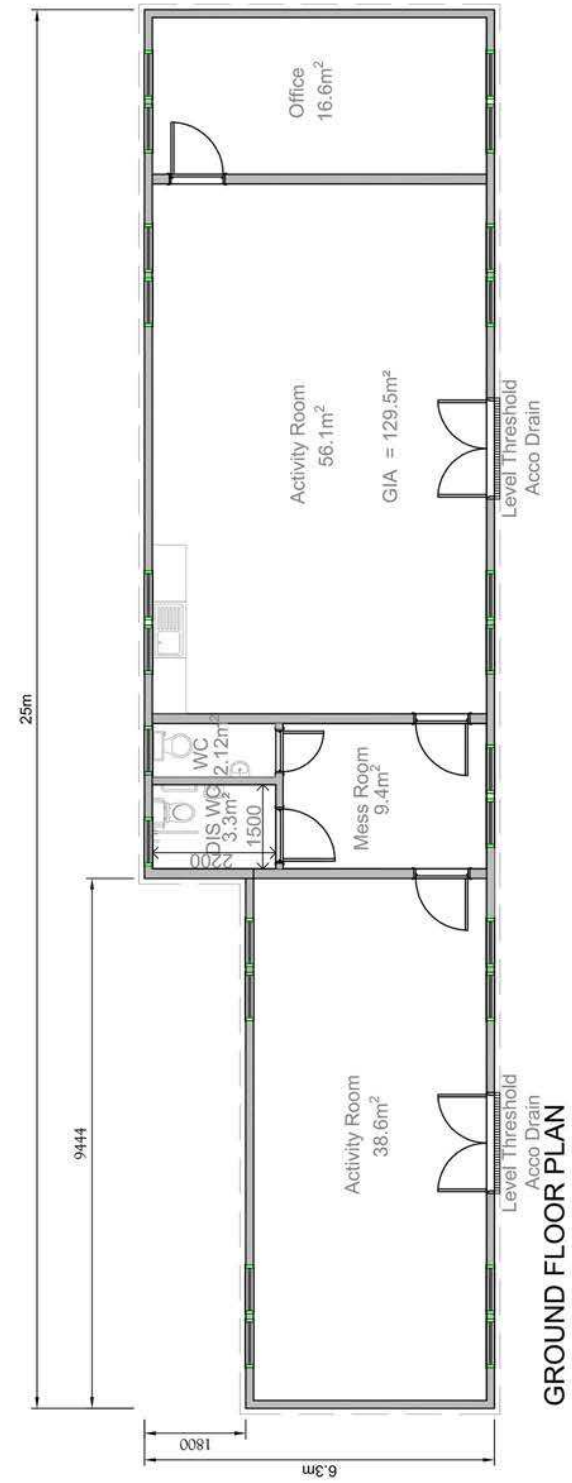
SCALE 1:200 @ A3
 DRAWN BY ST
 CHECKED BY SV
 DATE 17/07/15
 NO. 2015D154/P/06
 REV. B



NOTES
 The Contractor shall verify all dimensions at the site before starting out.
 Any discrepancies shall be reported to the Contract Administrator before proceeding.
 DO NOT SCALE FROM THIS DRAWING



ROOF PLAN



GROUND FLOOR PLAN



Rev#	Revision notes	Date
A	PROPOSED REPLACEMENT BUILDING FOR THE BOAT HOUSE REPLACEMENT BUILDING AT RUISLIP LIDO, RESERVOIR ROAD, RUISLIP, MIDDLESEX, HA4 7TY. THIS WORK DOES NOT IMPROVE ON A LIASED PART OF THE SITE.	27/08/15

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 LONDON

CAPITAL PROGRAMME TEAM
 4th/11, CIVIC CENTRE, UXBROOK, MIDDLESEX, UB8 3PH
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT
 BOAT HOUSE REPLACEMENT BUILDING
 RUISLIP LIDO, RESERVOIR ROAD
 RUISLIP, MIDDLESEX, HA4 7TY

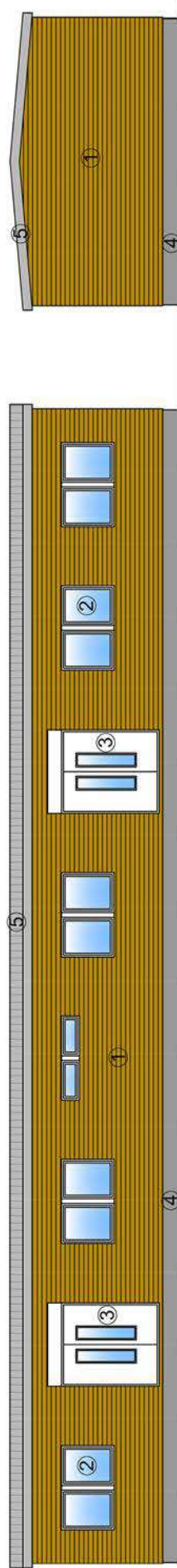
DESCRIPTION
 PROPOSED FLOOR PLAN & ROOF PLAN

SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	ST	SV	17/07/15

DRAWING NO: **2015D154/P/04**
 REV: **A**

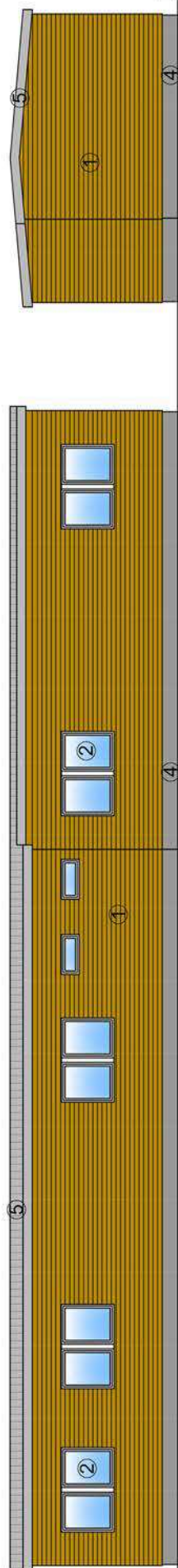
NOTES

The Contractor must verify all dimensions at the site before setting out, commencing work, or making any stop change. Any discrepancies must be reported immediately to the architect. All dimensions are in millimetres unless otherwise stated.
DO NOT SCALE FROM THIS DRAWING.



NORTH WEST ELEVATION

NORTH EAST ELEVATION



SOUTH EAST ELEVATION

SOUTH WEST ELEVATION

MATERIALS KEY:

1. CANADIAN RED CEDAR TONGUE & GROOVE CLADDING 19 X 120mm
2. ALUMINIUM FRAME POWDER COATED WINDOWS
3. ALUMINIUM FRAME POWDER COATED EXTERNAL DOOR
4. SKIRTING PANELS ARE UNDECORATED COARSE FACED GRP SHEETING
5. ROOF DECKING 5° PROFILED STEEL



Revised	Proposed Draw & the revision is referred to project	ST	27/06/15
	A	17/07/15	
	The building doesn't impinge on a listed part of the site		
	Revision notes	Initials	Date

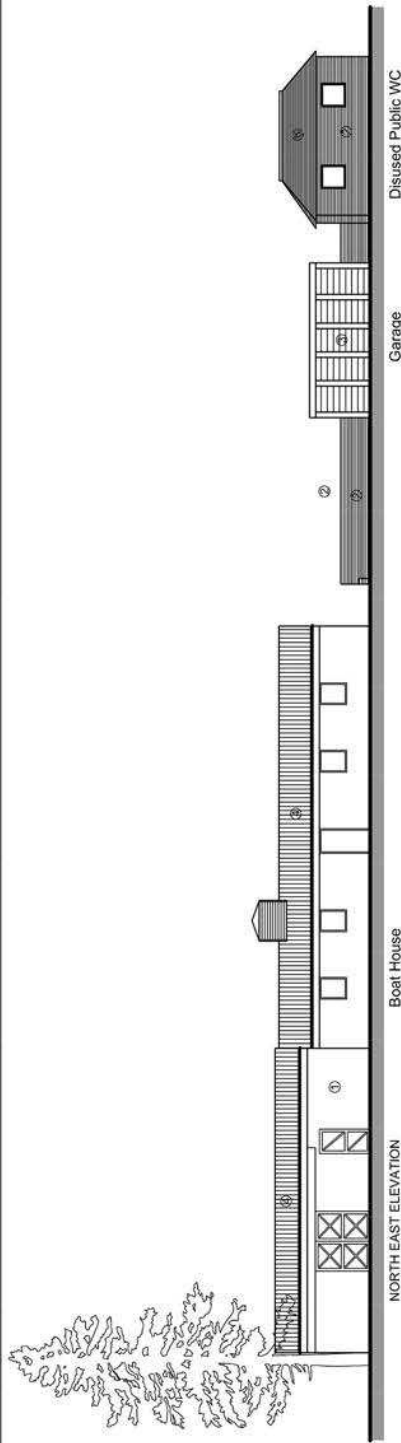
HILLINGDON
LONDON

CAPITAL PROGRAMME TEAM
4th/11, CIVIC CENTRE, UMBROSE, MIDDLESEX, UB8 3UH
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT			
BOAT HOUSE REPLACEMENT BUILDING			
RUISLIP LIDO, RESERVOIR ROAD			
RUISLIP, MIDDLESEX, HA4 7TY			
DESCRIPTION			
PROPOSED MODULAR UNIT ELEVATIONS			
SCALE	DRAWN BY	CHECKED BY	DATE
1:100 @ A3	ST	SV	17/07/15
DRAWING NO.			REV
2015D154/P/05			A

NOTES

The Contractor must verify all dimensions at the job before starting work, commencing work, or making any final drawings. Any discrepancy as noted hereon is to be corrected immediately prior to proceeding.
DO NOT SCALE FROM THIS DRAWING.

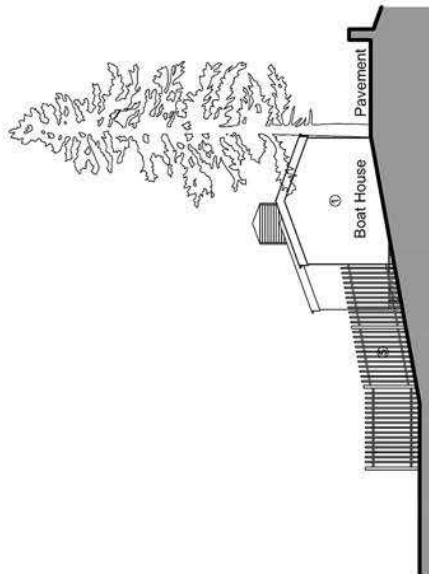


Disused Public WC

Garage

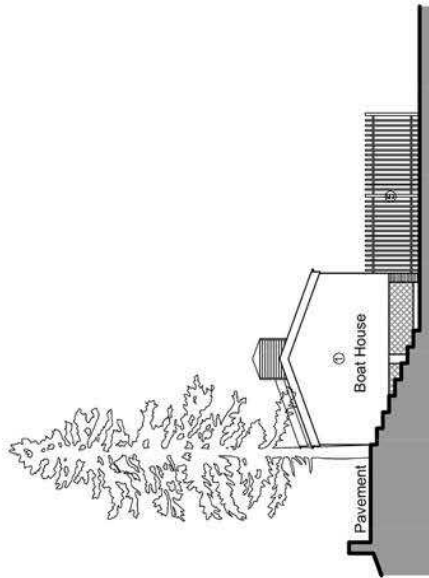
Boat House

NORTH EAST ELEVATION

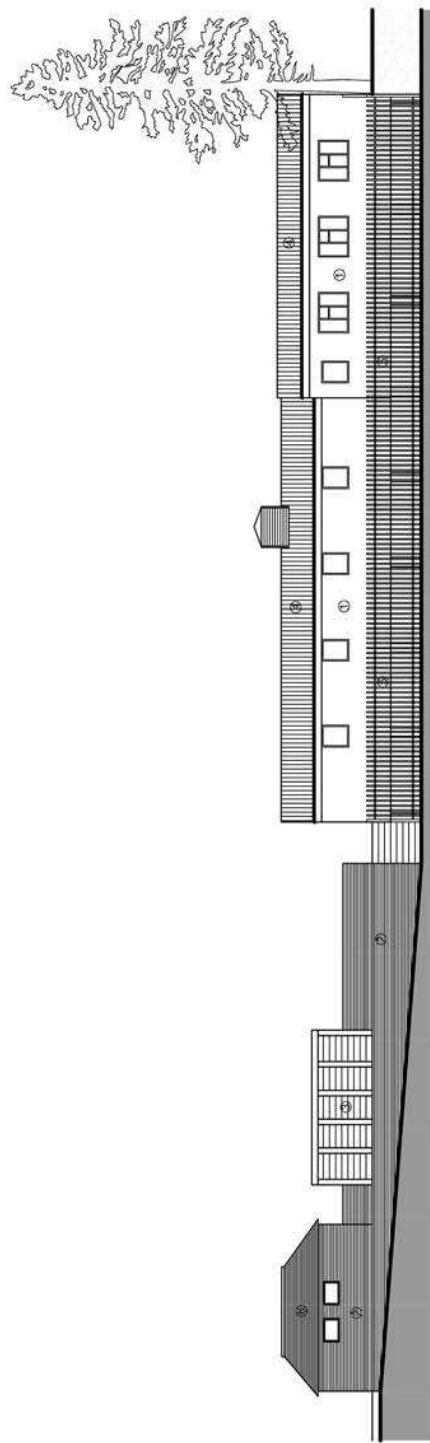


- MATERIALS KEY:**
- 1 CORRUGATED STEEL SHEETING PAINTED GREEN
 - 2 BRICKWORK
 - 3 BLOCKWORK
 - 4 STANDING SEAM STEEL ROOF
 - 5 CONCRETE WALLING
 - 6 CONCRETE ROOF TILES

SOUTH EAST ELEVATION



NORTH WEST ELEVATION



Disused Public WC

Garage


Boat House

SOUTH WEST ELEVATION



Scale 1:200

Rev	Revision notes	Author	3/1/07/15	Date
A	REVISED TO REFLECT REVISIONS TO THE DESIGN, TO BE MADE AFTER OBTAINING GEOGRAPHICAL SURVEY. THIS REVISION IS SUBJECT TO THE CONTRACTOR'S CONFIRMATION PRIOR TO PROCEEDING.	ST	17/07/15	Issue



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LONDON

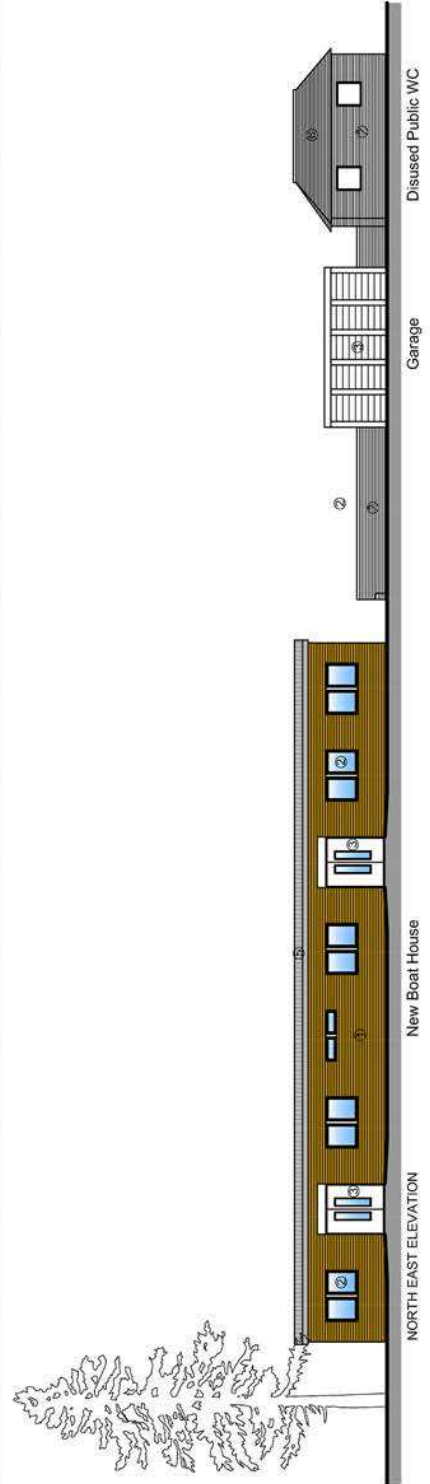
CAPITAL PROGRAMME TEAM
4th FL, ONE CENTRE, UXTBRIDGE, MIDDLESEX, UB8 3UP
Tel: 01895 250 111
Fax: 01895 277 224

RUISLIP LIDO, RESERVOIR ROAD
RUISLIP, MIDDLESEX, HA4 7TY

EXISTING ELEVATIONS IN CONTEXT

SCALE	1:200 @ A3	CHECKED BY	SV	DATE	17/07/15
CONTRACT NO.	2015D154/P/03				
REV	A				

NOTES
 The Contractor must verify all dimensions at the site before setting out.
 Commencing work, or making any stop change, any discrepancies must
 be reported immediately to the Architect.
 DO NOT SCALE FROM THIS DRAWING.



Disused Public WC

Garage

New Boat House

Garage

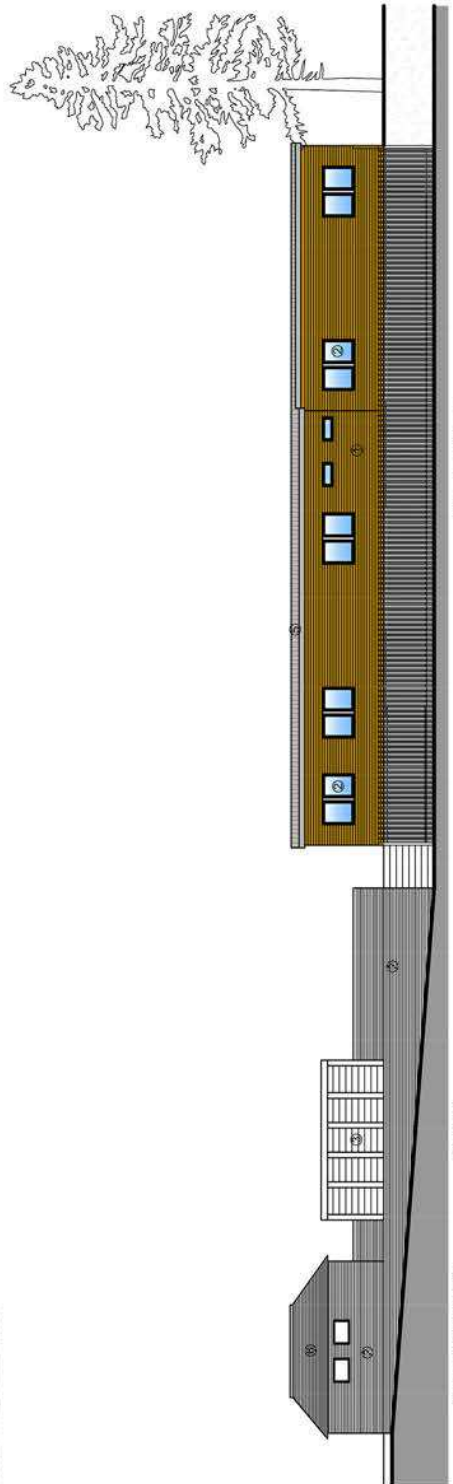
Disused Public WC



- MATERIAL KEY:**
1. CANADIAN RED CEDAR TONGUE & GROOVE CLADDING 18 x 120mm
 2. ALUMINIUM FRAME POWDER COATED WINDOWS
 3. ALUMINIUM FRAME POWDER COATED DOORS
 4. SKINTING PANELS ARE UNDECORATED CONCRETE FACED GIRP SHEETING
 5. ROOF ROOFING IS PROFILED STEEL

SOUTH EAST ELEVATION

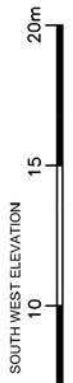
NORTH WEST ELEVATION



New Boat House

Garage

Disused Public WC



Proposed SW Elevation placed in context	ST	27/08/15
Inclusion in activity room area. This was done to finalise the building's footprint on a leased part of the site.	ST	31/07/15
Minor changes to the drawing following approval of the final layout.	Initial	Date
Revision codes	Initial	Date

HILLINGTON
LONDON

CAPITAL PROGRAMME TEAM
 40/11, CIVIC CENTRE, UMBROSE, MIDDLESEX, UB8 3UW
 Tel: 01895 250 111
 Fax: 01895 277 224

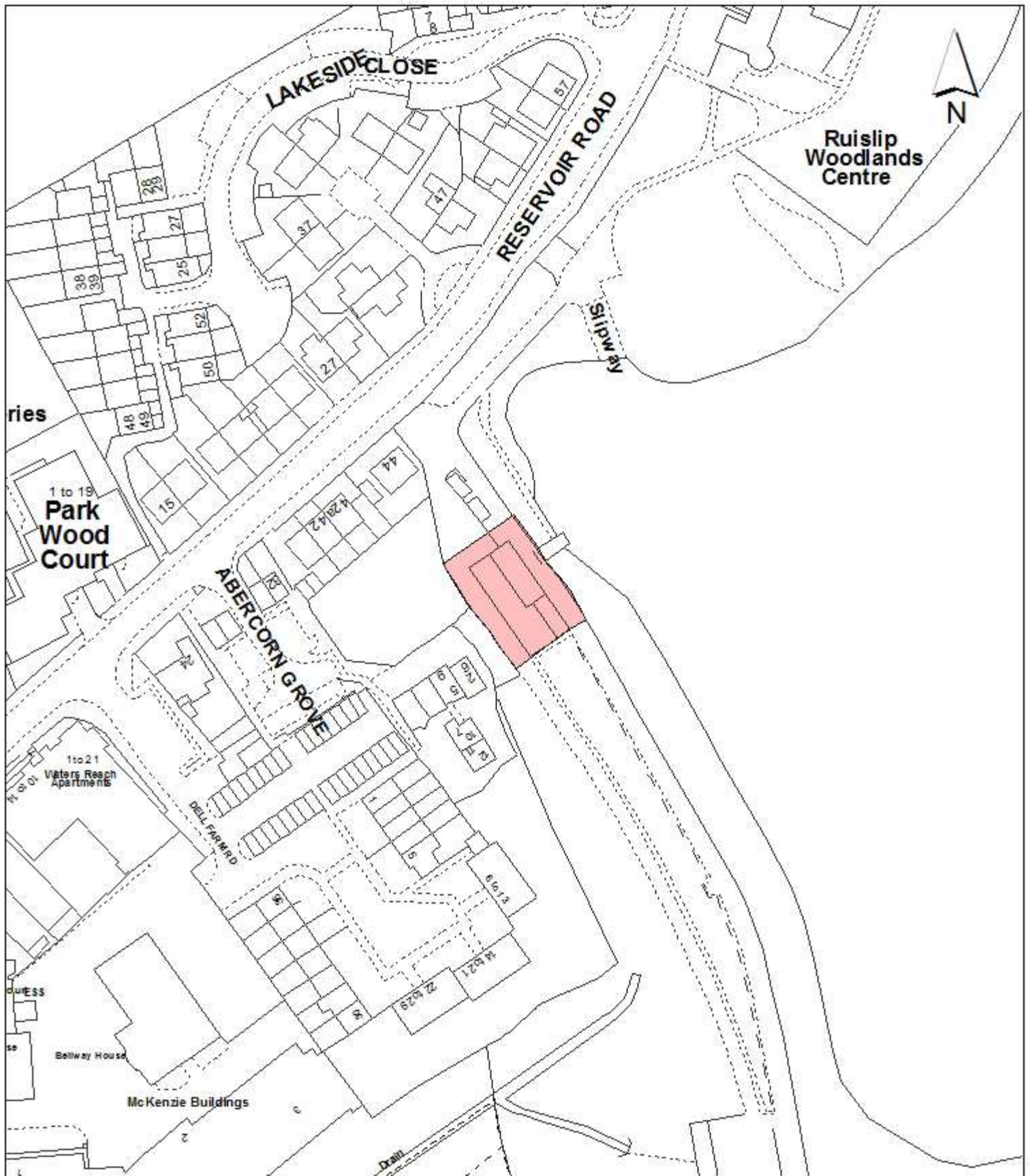
PROJECT
 RUISLIP LIPO, RESERVOIR ROAD
 RUISLIP, MIDDLESEX, HA4 7TY

PROPOSED ELEVATIONS IN CONTEXT

SCALE	1:200 @ A3	DESIGNED BY	ST	CHECKED BY	SV	DATE	17/07/15
DRAWN BY	ST	NO.					

2015D154/P/07

B



Notes:

 Site boundary

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Site Address:

**The Boat House Reservoir Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

1117/APP/2015/2787

Scale:

1:1,250

Planning Committee:

Major Page 147

Date:

September 2015



HILLINGDON
LONDON

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