



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 20 JULY
2016

Time: 7.00 PM

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

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

To Councillors on the Committee

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

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Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

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

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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.

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings - 18 May, 9 June and 28 June 2016 1 - 30
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	14 Moorfield Road, Cowley, 69313/APP/2016/1283	Brunel	Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space Recommendation: Refusal	31 - 46 162-166

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Easyhotel Heathrow, Brickfield Lane, Harlington 18/APP/2016/1416	Heathrow Villages	Change of use from Use Class B1 (former mini cab/chauffeurs office) to Use Class C1 (Hotel) (Retrospective) Recommendation: Approval	47 - 58 167-174

8	Easyhotel Heathrow, Brickfield Lane, Harlington 18/APP/2016/1414	Heathrow Villages	Rear infill extension (Retrospective) Recommendation: Refusal	59 - 72 175-182
9	128 Long Lane, Hillingdon 230/APP/2016/1491	Hillingdon East	Change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling Recommendation: Approval	73 - 82 183-188
10	Euro Garages Heathrow North Shepiston Lane, Hayes 7981/ADV/2016/46	Pinkwell	Installation of 1 internally illuminated ATM sign (Retrospective) Recommendation: Approval	83 - 88 189-194
11	Euro Garages Heathrow North Shepiston Lane, Hayes 17981/APP/2016/1404	Pinkwell	Installation of ATM (Restrospective) Recommendation: Approval	89 - 96 195-200
12	Nanaksar Primary School, Springfield Road, Hayes 4450/APP/2016/1928	Townfield	Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017. Recommendation: Approval	97 - 116 201-203
13	8 Bawtree Road, Uxbridge 18278/APP/2015/4309	Uxbridge North	Enlargement of basement to create habitable space and ground floor rear extension Recommendation: Refusal	117 - 128 204-208

Monitoring Report

14 S106 Quarterly Monitoring Report for Central & South Committee Pages 129-160

This report provides financial information on S106 and S278 agreements in the Central and South Planning Committee area up to 31 March 2016 where the Council has received and holds funds.

PART I - Plans for Central and South Planning Committee Pages 162-208

Minutes



Central & South Planning Committee

18 May 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Mohinder Birah, Roy Chamdal, Alan Chapman, Jazz Dhillon (Labour Lead), John Morse and Brian Stead.</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Alex Chrusciak (Planning Service Manager) Manmohan Ranger (Transport Consultant), Nicole Cameron (Legal Advisor) and Jon Pitt (Democratic Services Officer).</p>
4.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillors Janet Duncan and Manjit Khatra, with Councillors Mohinder Birah and John Morse substituting.</p>
5.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor John Morse declared a pecuniary in agenda items 9 and 10, which related to Brunel University as he was an employee of the University. Councillor Morse left the room during discussion of the items.</p>
6.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 31 MARCH 2016 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 31 March 2016 were agreed.</p>
7.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>No matters had been notified in advance or were urgent.</p>
8.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that agenda items numbered 1 to 18 were Part I and would be considered in public. The agenda items numbered 19 to 23 were Part II and would be heard in private.</p>

9. **14 MOORFIELD ROAD, COWLEY - 69313/APP/2016/203** (*Agenda Item 6*)

First floor rear extension.

Officers introduced the report, which related to a first floor rear extension on a detached two storey dwelling. This was located on the west side of Moorfield Road. There had been a number of previous applications at the site and construction had taken place to extend the property. Applications to increase the height of the building to two storeys had previously been approved by the Committee and most of the works carried out had been undertaken as permitted development.

The application was for the construction of a first floor extension above a previously constructed single storey element. This would have a depth of 3.6 metres and a width of 6.6 metres. This would be less than half the width of the existing extended dwelling. The proposed design of the extension was in character with the existing building. It was noted that the dwelling was within a flood zone three. The Council's flooding experts had been consulted and had raised no objections. Accordingly, the application was recommended for approval.

A petition had been submitted by the applicant in objection to the application. Councillor Richard Mills addressed the Committee on behalf of the petitioner and made the following points:

- A number of applications had previously been submitted in relation to the property.
- The development overpowered and was overbearing and out of keeping with the small and tight road that it was within.
- The property had previously been referred to as a "Lego" building, with bricks and extensions being added on wherever the applicant found some space.
- A number of extensions had been added to what had originally been a bungalow.
- Approval of the current plans would amount to giving permission to a bigger dwelling than that which had previously been refused.
- Only five neighbours had been consulted in relation to the proposals, all of whom had objected.
- Local residents had needed to put together multiple petitions in objection to the various applications at the site.
- Cllr. Mills did not completely agree with officers that the proposals would not have a detrimental impact on neighbours.
- The site plan was incorrect as it did not reflect all the work undertaken at the site.
- It was frustrating that the applicant had not engaged with officers in order to understand which schemes were likely to be viable at the site.
- The site was within a flood risk area, so the more development that took place, the bigger the likely impact.
- It was requested that the application be refused, but that as a minimum, the Committee should undertake a site visit.

Neither the applicant nor their agent wished to address the Committee in relation to the application.

The Chairman advised that the Committee should consider the building as it currently stood and the application currently before Committee, rather than what had previously

been at the site.

Members asked for confirmation of the number of proposed bedrooms at the property, the gaps between buildings, the number of car park spaces and for clarification of whether the extensions built so far all had permitted development rights. Officers advised that permitted development rights had been used to build the rear extension. The growth in footprint of the premises had all occurred due to the permitted development rights that the property had. The gap between the property and neighbouring properties was one metre on one side and considerably more on the other. The property had a garage which Members had previously conditioned should be retained as a garage. Parking provision was compliant with relevant policies. It was confirmed that maximum permissible parking provision for the premises was two spaces, which the property had. The proposals did not suggest any changes to the existing parking provision. It was also confirmed that the garage was large enough for a car to be parked in it.

Some Members felt that a site visit would be beneficial in order to help them to more fully understand the possible impact of the proposals on the area. Other Members were not convinced of the benefit of undertaking a site visit as they felt that there were not any valid planning grounds for considering refusal of the application.

Officers advised that should the Committee feel that the development was becoming so significant that it was out of character with the area, that this could be a ground for refusal. However, the difficulty was that the original bungalow had also been out of character with the area and the previous extensions were such that the dwelling was now considered to be in character with the other properties in the street. In order to be able to refuse the application on the basis of the impact on the local area, it would be necessary to evidence the harm that this was causing. Officers considered that the application was policy compliant and would have very limited impact on the visual amenity of the surrounding area.

The proposal to defer the application for a site visit was moved, seconded and upon being put to a vote, was unanimously agreed.

RESOLVED: That the application be deferred for a site visit to take place.

10. **4 MOORFIELD ROAD, COWLEY - 42162/APP/2016/915** (*Agenda Item 7*)

Demolition of existing building and erection of a three storey building to provide 6 x 2-bed self contained flats with associated parking (Outline application).

Officers introduced the application, drawing Members' attention to a number of associated issues. The application had been submitted as an outline but the plans did show the proposed design, scale and appearance. The site was within a floodplain three zone. The applicant had not provided the supporting justification that was required to support proposed development in such an area. General advice provided by the Government, London Plan and Council policies was that the location of new development within such areas was unacceptable when there were other sites available that were less at risk of flooding.

The property was currently a bungalow, with the proposal being to provide a substantially larger footprint and to use the remainder of the site for car parking. The proposals did not provide any amenity space. This in itself would be a reason for refusal. Access to the car parking was also too narrow. The proposed building was not

considered to be in keeping with neighbouring properties in the road. It would also have an impact in terms of outlook. No information had been provided by the applicant to advise whether the trees that were currently in the rear garden of the property would be retained. It seemed unlikely that the trees would be retained, which was unacceptable. Accordingly, the application was recommended for refusal.

Officers advised that in relation to reason for refusal number two contained within the officer's report, policy H12 was not applicable in this case and it was requested that this be deleted from the reason for refusal. This was because policy H12 related specifically to residential development behind existing buildings.

Councillor Richard Mills, ward Councillor for Brunel, addressed the Committee. The following points were made:

- The flood risk at the site was a significant issue and this could be detrimental to neighbouring properties.
- The three storey building would overlook neighbouring properties on Moorfield Road and on High Road, Cowley. This would result in loss of privacy and the casting of shadows.
- The removal of the existing garden and construction of six flats with no amenity space would not provide a good quality of life for residents of the flats.
- The Committee was asked to consider refusing the application.

The Committee was concerned about the architectural merit of the proposals, parking arrangements, access difficulties, the flood risk and possible overlooking of neighbouring properties.

The officer recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously refused.

RESOLVED: That the application be refused as per the officer recommendation, subject to the removal of reference to Policy H12 from reason for refusal number two.

11. **4 MOORFIELD ROAD, COWLEY - 42162/APP/2016/912** (*Agenda Item 8*)

Demolition of existing building and erection of 4 x 3-bed, semi-detached dwellings with associated parking and amenity space (Outline application).

Officers introduced the application, noting that the concerns with regard to this application were similar to concerns raised in relation to the other application at the same site (42162/APP/2016/915) that had just been determined by the Committee. These concerns included that the application site was within a flood plain, the use of land that had previously been used as a garden and the impact on adjoining occupiers. The width of the development, minimal amenity space, the size of the proposed dwellings and likely loss of trees at the site were also considered to be unacceptable. The proposals were also out of character when compared to neighbouring properties. Officers recommended that the application be refused.

Councillor Richard Mills, ward Councillor for Brunel, addressed the Committee. The following points were made:

- Approval of the application would result in the development of garden space.
- A number of factors suggested that the proposals were not suitable for the site.

	<p>These included construction on the flood plain and the negative impact on neighbours, the narrow entrance to the parking and the houses being too small to meet minimum standards for acceptable living space.</p> <ul style="list-style-type: none"> • It was requested that the Committee support the officer recommendation for refusal. <p>The Committee considered that the proposed reasons for refusal were the same as for the application at the same site that had previously been refused. These were considered to be strong.</p> <p>It was requested that reason for refusal number 2 be strengthened to reflect that the proposals amounted to tandem development and their likely impact on biodiversity of the area.</p> <p>The officer recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously refused.</p> <p>RESOLVED: That</p> <ol style="list-style-type: none"> 1. The application be refused as per the officer recommendation, subject to an amendment to the reason for refusal number 2 to ensure that it appropriately reflects the harm created by virtue of the tandem nature of the development and the impact on biodiversity. 2. Delegated authority be granted to the Head of Planning and Enforcement to agree, in conjunction with the Chairman and Labour Lead, the final wording of the reasons for refusal.
12.	<p>BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2016/210 (<i>Agenda Item 9</i>)</p> <p>Variation of condition 2 (Submitted Plans) of planning permission Ref:532/APP/2014/2161 dated 24/02/2015 to alter the parking layout (Installation of 52 additional parking spaces).</p> <p>Officers introduced the application, which requested a reduction of three parking spaces compared to the condition that had previously been agreed as part of a previously approved planning permission. The alterations would incorporate the provision of 4 disabled parking spaces.</p> <p>The officer recommendation for approval was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
13.	<p>BRUNEL UNIVERSITY, KINGSTON LANE - 532/APP/2016/211 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 2 (Submitted Plans) of planning permission Ref:532/APP/2014/2163 dated 24/02/2015 to alter the parking layout (Installation of 42 additional parking spaces).</p> <p>Officers introduced the application, which requested a reduction of five parking spaces compared to a condition that had previously been agreed as part of a previously approved planning permission. The alterations would incorporate the provision of 4 disabled parking spaces.</p>

The officer recommendation for approval was moved, seconded and upon being put to a vote, was unanimously agreed.

RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.

14. **HAYES FOOTBALL CLUB YARD - 29439/APP/2016/322** (*Agenda Item 11*)

Erection of two linked portacabins for use as a day nursery.

The application site was the Hayes Football Club Yard, which was located on the northern side of Kings Hill Avenue. The application proposed the erection of portacabins to the rear of the main building, linked together to create a children's nursery. The structure would be 13 metres wide, eight metres in depth and three metres in height. It was designed to accommodate a maximum of 35 children between 8am and 4pm on term time week days.

It was noted that the Council's Family Information Service had advised that there was a shortage of childcare places in the area, which were required in order to meet the local authority's statutory duty to provide free child care for disadvantaged two year olds. There were 79 two year olds living in the area who were eligible for free child care, but only 22 places available, leaving a shortfall of 57 places.

The application site was located within the green belt. Development of such a structure in the green belt would only normally be considered where the applicant could demonstrate a case of special circumstances. The applicant had stated that they had tried without success to find alternative locations and that the site was within walking distance of the main catchment area for the proposed childcare facility. They also considered that the layout of the existing building at the site was inadequate.

The proposed development was relatively small in scale compared to the existing site. Officers considered that the need for the development outweighed the need to prevent such a structure being built within the green belt. Accordingly, the application was recommended for approval.

A 54 signature petition had been received in support of the application. The lead petitioner was present, but did not wish to address the Committee.

In response to a Member question, it was confirmed that the existing car park, pedestrian access and existing amenities would be reused to service the proposed development. It was anticipated that some of the storage containers at the rear of the site would be removed, although some would remain operational for the football club.

Members considered that the need for additional childcare facilities outweighed the fact that the development would be on green belt land.

The proposal for approval was moved, seconded and upon being put to a vote, was unanimously agreed.

RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.

15.	<p>1 SALCOMBE WAY, HAYES - 48976/APP/2016/520 (<i>Agenda Item 12</i>)</p> <p>Erection of a lean-to structure (Retrospective).</p> <p>The officer recommendation for approval was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>Officers introduced the application, noting that although the doors of the bicycle store and bin store opened over the adjacent footpath, a proposed condition would require that the doors would remain closed and locked when not in use. It was noted that the footpath served only five or six neighbouring dwellings. The proposals would have little visual impact. Accordingly, the application was recommended for approval.</p> <p>Members noted that the doors to the bicycle and bin store would only open over half the width of the footpath and therefore, the footpath would not be completely impeded, even when the doors were open.</p> <p>The recommendation for approval was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
16.	<p>49 CENTRAL AVENUE, HAYES - 38444/APP/2016/744 (<i>Agenda Item 13</i>)</p> <p>Change of use from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis).</p> <p>Officers introduced the application. The house was currently in use under use Class C4, which allowed it to be inhabited by up to six people. The application proposed that this be increased to ten people, which would change the use category to Sui Generis. No changes were proposed to the size of the building, with extensions having previously been granted permission.</p> <p>The only proposed alterations to the external appearance of the building were changes to the front garden layout. Four parking spaces would be provided at the site, which complied with requirements. The proposed room sizes were also compliant with Council standards. No complaints had been received in relation to the management of the premises. The application was recommended for approval.</p> <p>The Chairman asked officers to confirm how accessible the site was for public transport. The site was located on the edge of a public accessibility level 2 area and was close to being in a level 3 area. The site was therefore considered to have adequate access to public transport.</p> <p>The Chairman advised that the issue for the Committee to consider was the proposed intensification of the use of the property and the appropriateness of this.</p> <p>The Committee sought clarification as to whether a ten bedroom House in Multiple Occupation (HMO) would normally be required to be built in a detached house. Officers confirmed that the Council's supplementary planning guidance from 2004 specified that HMO'S with around ten people in should normally be located within detached dwellings. Although the house that the application concerned was semi-detached, at 160 square metres plus in size, it was quite large. Therefore, the fact that it was not</p>

detached, was not considered to be particularly problematic by officers.

Concerns were raised that one of the habitable rooms appeared to have a garage door to the front of it, rather than a window. Officers advised that an acceptable residential environment for the occupier of the room could be ensured by imposing a planning condition to require the replacement of the garage door with a window.

The Chairman said that the Committee should consider whether the proposed intensification of use, in close proximity to other properties, was appropriate. The Committee should consider the potential for harm to be caused to neighbouring occupiers through noise and disturbance.

Members considered that the proposals amounted to an extreme intensification of use as the proposals were in an area that contained predominantly three bedroom properties. It was suggested that four parking spaces was not enough, although it was acknowledged that it may meet the Council's required parking standards. The availability of amenity space was also mentioned as being a possible cause for concern. Officers advised that space provided by the proposals was well above the minimum level required.

In response to a Member question about whether the applicant would subsequently be able to convert a lounge into a bedroom, officers advised that while there was no specific condition, the applicant would be required to comply with approved plans and to maintain this. It was also noted that approval of the application would grant permission for a 10 person residence. Therefore, allowing more people than this to live at the premises would be in breach of this permission.

Members discussed the possibility of overturning the officer recommendation due to the intensification of use and the inappropriateness of use when compared to the surrounding area. It was considered that building had not been designed for such a use and that it was unlikely that neighbours would welcome ten people living at the premises.

Officers advised that the provision of parking was not a valid reason for refusal and that the Committee needed to consider what harm would be caused by intensification of use. Officers had assessed the ability of the building to reasonably accommodate ten people and had determined that all the room sizes met the minimum standards. The Committee was encouraged to consider what the difference was between the current six people living at the property and the application under consideration which proposed that ten people be allowed to live there. The Committee would need to consider how this intensification would become evident to people living in the vicinity. Officers had not been able to find a reason as to why the proposed intensification would make approval of the proposals unacceptable.

Members felt that the proposed increase in occupancy of the premises from six to ten persons, a 66% increase, was significant. However, it was difficult for valid refusal reasons to be identified as the proposals complied with the relevant planning policies. Members were also concerned about the increase in noise and rubbish that could be caused by an increased number of people living at the property.

The Chairman summarised the Committee's view that the application amounted to an intensification of use by a sizeable amount. The location in a residential street, adjoining another dwelling, created the possibility of a noise and disturbance being

caused in the event that ten people were permitted to live at the property. The fact that the Council's own guidance specified that properties housing ten persons or more should normally be detached was also of concern. While it was recognised that the property may be large enough to accommodate ten people, there was concern with regard to there being sufficient separation from neighbouring properties. The Committee needed to consider whether this intensification of use amounted to a valid reason for refusal.

Officers advised that the maximum number of people permitted to live at the property under its current C4 use class was six. More than six people living at a property would be classed as a Sui Generis use. This demonstrated that the Government considered there to be a more significant impact when more than six people lived at a property. It was for the Committee to determine at what point the threshold was crossed for where the number of people in a property was likely to start causing a disturbance.

Officers considered that the applicant was responsible and would be willing to put in place a suitable management plan in order to ensure that issues such as refuse were dealt with. The requirement for a management plan had been secured through a planning condition. This had been included in one of the recommended conditions for approval within the officer report.

The proposal to overturn the officer recommendation for approval of the application was moved, seconded and upon being put to a vote, was unanimously agreed.

RESOLVED:

1. That the application be refused for the following reasons:

- i) The increased intensification of the use would create noise and disturbance to the detriment of the residential amenity of surrounding occupiers.**
- ii) The application site fails to accord with the Council's HMO SPG which advises that HMO's to house this number of people should be detached properties.**

2. That authority be delegated to the Head of Planning and Enforcement to determine the precise wording of the reasons for refusal.

17. **86 EAST AVENUE, HAYES - 40159/APP/2015/4610** (*Agenda Item 14*)

Change of use from retail (Use Class A1) to a nursery (Use Class D1).

Officers introduced the application, advising that the application site was located within a secondary shopping area. The proposal was seeking change of use from retail to a nursery. This was considered to be unacceptable due to the resulting loss of a retail unit and the fact that it would cause retail frontage in the area to fall below the target level of 50%.

The applicant had not provided details of the proposed number of children and staff at the nursery facility, details of parking provision at the site or the proposed operating hours. Details of operating hours would be required to enable consideration to be given to recommending approval of the application. This was due to the potential impact on neighbouring occupiers. Although additional childcare provision was needed within the Borough, the applicant had not provided sufficient information to enable officers to

	<p>consider recommending approval of the proposal. Accordingly, the application was recommended for refusal.</p> <p>The recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused as per the officer's recommendation.</p>
18.	<p>94 HERCIES ROAD, UXBRIDGE - 19969/APP/2016/757 (<i>Agenda Item 15</i>)</p> <p>Extension of roof to create additional habitable roof space to include 2 new side dormers and enlargement of existing dormers (Part Retrospective).</p> <p>Officers introduced the application, which was part retrospective. The proposals did not comply with the Council's normal requirements for dormers. The dormer occupied the majority of the side of the dwelling and was substantially larger than what would normally be considered for approval. The application was recommended for refusal.</p> <p>The Chairman advised that the character of the building had been changed by the development.</p> <p>Officers advised that the plans submitted did not fully reflect what had been built as the plans did not show the link that had been built between the dormers.</p> <p>The recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused as per the officer's recommendation.</p>
19.	<p>133B HIGH STREET, UXBRIDGE - 68976/APP/2016/253 (<i>Agenda Item 16</i>)</p> <p>Retention of outbuilding to the rear as built to be used as a community centre/place of worship.</p> <p>Officers introduced the application, which was presented to the Committee jointly with application number 68976/APP/2016/254.</p> <p>Member's attention was drawn to the comments made by the Conservation Officer. These comments had set out in detail the aspects of the proposals that were considered to be unacceptable. It was noted that the building that the application premises was attached to was a listed building. Works that had been carried out at the site had not been carried out in accordance with previously approved plans. This had had an impact on the listing building. Officers were recommending that the applicant be asked to ensure that the development complied with the previously approved drawings. The applicant had been asked to submit revised drawings, but these had not been provided and officers had been attempting to negotiate an agreeable solution with the applicant for a number of months. Accordingly, the application was recommended for refusal.</p> <p>Members were concerned that what had been built did not match the previously approved plans and that damage had been caused by work that had been undertaken.</p> <p>The recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously agreed.</p>

	<p>RESOLVED: That the application be refused as per the officer's recommendation.</p>
20.	<p>133B HIGH STREET, UXBRIDGE - 68976/APP/2016/254 (<i>Agenda Item 17</i>)</p> <p>Retention of outbuilding to the rear as built to be used as a community centre/place of worship (Listed Building Consent).</p> <p>Officers introduced the application, which was presented to the Committee jointly with application number 68976/APP/2016/253.</p> <p>Member's attention was drawn to the comments made by the Conservation Officer. These comments had set out in detail the aspects of the proposals that were considered to be unacceptable. It was noted that the building that the application premises was attached to was a listed building. Works that had been carried out at the site had not been carried out in accordance with previously approved plans. This had had an impact on the listing building. Officers were recommending that the applicant be asked to ensure that the development complied with the previously approved drawings. The applicant had been asked to submit revised drawings, but these had not been provided and officers had been attempting to negotiate an agreeable solution with the applicant for a number of months. Accordingly, the application was recommended for refusal.</p> <p>Members were concerned that what had been built did not match the previously approved plans and that damage had been caused by work that had been undertaken.</p> <p>The recommendation for refusal was moved, seconded and upon being put to a vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused as per the officer's recommendation.</p>
21.	<p>27 KINGSTON AVENUE, YIEWSLEY - 67220/APP/2015/3631 (<i>Agenda Item 18</i>)</p> <p>Single storey side extension.</p> <p>Officers introduced the application, which was for what was considered to be a very minor development. It was considered that the proposals would have very little impact on the street scene or on neighbouring occupiers. The application was being considered by Committee due to the site having an enforcement history. An enforcement notice had previously been served on the outbuilding to the rear of the property. This was in the process of being demolished, which was evidence that the enforcement notice was being complied with. The application was recommended for approval.</p> <p>The recommendation for approval was moved, seconded and upon being put to a vote, was unanimously agreed. The application had been referred to Committee</p> <p>RESOLVED: That the application be approved as per the officer's recommendation.</p>

22.	<p>ENFORCEMENT REPORT (<i>Agenda Item 19</i>)</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
23.	<p>ENFORCEMENT REPORT (<i>Agenda Item 20</i>)</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
24.	<p>ENFORCEMENT REPORT (<i>Agenda Item 21</i>)</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>

25.	<p>ENFORCEMENT REPORT (<i>Agenda Item 22</i>)</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
26.	<p>ENFORCEMENT REPORT (<i>Agenda Item 23</i>)</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7:00 pm, closed at 8:40 pm.</p>

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

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

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Minutes



CENTRAL & SOUTH PLANNING COMMITTEE

9 June 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Alan Chapman, Jazz Dhillon (Labour Lead), Janet Duncan, Manjit Khatra and Brian Stead.</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), James Rodger (Head of Planning and Enforcement), Syed Shah (Principal Highways Engineer), Nicole Cameron (Legal Advisor) and Jon Pitt (Democratic Services Officer).</p>
27.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Roy Chamdal. There was no substitute present.</p>
28.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no Declarations of Interest made.</p>
29.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 19 APRIL 2016 AND 12 MAY 2016 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 19 April 2016 and on 12 May 2016 were agreed as being accurate.</p>
30.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman advised the Committee that an additional late report had been received and would be considered in relation to agenda item number 16.</p>
31.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that the agenda items numbered 1 to 14 were Part I and would be considered in public. The agenda items numbered 15 to 17 were Part II and would, therefore, be heard in private.</p>

32. **6 ABINGDON CLOSE, HILLINGDON - 17794/APP/2016/268** (*Agenda Item 6*)

Single storey rear extension, single storey front extension and first floor front extension.

Officers introduced the report, which was for a two storey detached property located on the north side of Abingdon Close. The application was for a single storey rear extension and a single storey and first floor front extension.

The application had been the subject of two letters and a petition, with the grounds for the objection being set out within the agenda. Officers had no objection to the single storey rear extension as this complied with the Council's normal requirements.

The main issue for consideration was the impact of the front extension on the character of the property and its visual impact on the street scene and the wider area. It was noted that the Council's supplementary planning document on residential extensions stated that changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions that extended across the entire frontage of a house would normally be refused.

A large number of the properties in Abingdon Close were characterised by single storey front projections, which originally had been garages. A number of these projections, including the application site, had a balcony above. The loss of the balcony feature, the addition of a first floor and the squaring off of the ground floor would represent a significant change to the design and appearance of the dwelling. It was considered that these changes would be detrimental to the architectural composition of the property, its character and appearance and would not be in keeping with the appearance of other properties in Abingdon Close. It was confirmed that there were not any protected trees that would be affected by the proposals. The application was recommended for refusal.

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

- Everyone who had signed the petition lived on Abingdon Close.
- Abingdon Close was a cul-de-sac, with no through traffic and was quiet and peaceful, with all the houses being in harmony.
- The petitioners felt that the proposals were ill considered and not in harmony with the houses in the street and they did not want the building line to be changed.
- The officer report had effectively summarised the concerns of the petitioners. UPP planning policy numbers BE1, BE13, BE15 and BE19 were considered to be particularly relevant to the application.

In accordance with the Council's Constitution, the applicant addressed the meeting and made the following points:

- The proposed reduction in the size of the garden to 90 square metres was 10 square metres less than specified by policy.
- A reason for refusal was the change in character of the house due to the proposed front extension.
- The planning officer had acknowledged that the small shortfall in the proposed

size of the garden was not a sufficient reason for refusal of the application.

- The applicant would be prepared to omit the rear extension and to reduce the overall bulk of the extension.
- The substantive reasons for the recommendation for refusal were the proposed changes to the front and side of the property.
- The applicant accepted that the proposed changes would result in a change in the character of the house. However, these would not have a detrimental effect on neighbouring properties.
- The balcony at the front of the house was badly designed and rarely used. The flat roof had leaked many times.
- The proposals would improve the appearance of the property and the street scene.
- Similar developments had been allowed at house number 1 Abingdon Close and number 55 Court Drive.
- The appearance of the property had already been changed by a previously approved extension.

Officers advised that house numbers 2 to 8 in Abingdon Close were properties of a similar character, the majority of which had a balcony feature. The properties at numbers 1 Abingdon Close and 55 Court Drive were corner plots, with different orientations and aspects in comparison to the application site. Therefore, officers did not consider that the appearance of these properties was of particular significance in relation to the application under consideration. The extensions at these properties were also not considered to be examples of good architecture. It was not considered that anything that had been raised by the petitioner altered the recommendation made by officers for the committee to refuse the application.

In accordance with the Council's Constitution, comments provided in relation to the application by a ward Councillor for Uxbridge North, Councillor Raymond Graham, were read to the Committee:

"I am familiar with the location and support the petitioners; that being so I am in agreement with the decision to 'refuse' this application, especially with regard to the proposed front extensions by reason of their position, size, scale and design, which would be detrimental to the architectural style of the existing house. The loss of the balcony feature would be regrettable, given that any changes to the street scene ought to set out to blend in with and complement the character of the area."

Members concurred with the officer recommendation and concerns were expressed in relation to the appearance of the proposed roof to the front of the property. Officers advised that the angle of the roof followed the angle of the existing roof and was subsidiary to the main roof. The roof design was not considered to be a reason for refusal. The Chairman stated that while the proposed roof matched the pitch of the existing roof on the left hand side, the angle was different on the right hand side.

Committee Members agreed that the proposals were of unsuitable bulk and would be incongruous.

The legal advisor confirmed that the concerns put forward by Members were considered to be valid grounds for refusal and could be put forward at any subsequent appeal in relation to the application.

The recommendation for refusal was proposed, seconded and upon being put to the vote, was agreed unanimously.

	<p>RESOLVED: That the application be refused for the reasons set out in the officer's report.</p>
33.	<p>14 MOORFIELD ROAD, COWLEY - 69313/APP/2016/203 (<i>Agenda Item 7</i>)</p> <p>First floor rear extension.</p> <p>Officers introduced the application, which had been deferred at the Committee meeting held on 18 April in order to allow a site visit to take place. This had now taken place, with Members having seen the site and the adjoining site. The application was for a first floor rear extension. The proposals were considered to be acceptable and accordingly, they were recommended for approval.</p> <p>Members expressed some dissatisfaction with the appearance of the proposed development but did not consider that there were any planning grounds for refusal. In response to a Member question, officers confirmed that a condition would be included to ensure that the garage was retained for the parking of cars and was not used for any other purpose.</p> <p>The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
34.	<p>LAND ADJACENT TO SIPSON ROAD IN HOLLOWAY LANE, HARMONDSWORTH - 46223/APP/2016/492 (<i>Agenda Item 8</i>)</p> <p>Section 73 application to vary Condition 1 of planning permission 46223/APP/2015/1195 dated 15th June 2015 (Variation of Condition 3 of planning permission 46223/APP/2013/2899 dated 4th December 2013 (Use of part of the site fronting Sipson Road, for a period of 18 months, as a construction compound and training facility in conjunction with the rebuilding of the structural supports for the A4 Hammersmith Flyover) to allow the continued use of the site until January 2016 (S73 Application))) to now extend the part use of the site until January 2017, as a construction compound and training facility in conjunction with rebuilding of the structural supports for the A4 Hammersmith Flyover.</p> <p>Officers introduced the report, which was before the Committee for consideration due to works at the site having overrun. The site was not clearly visible from the adjacent road and was due to be dismantled by the end of the year. The application was recommended for approval.</p> <p>The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>

35.	<p>26 BURLEIGH ROAD, HILLINGDON - 70683/APP/2016/1177 (<i>Agenda Item 9</i>)</p> <p>Single storey outbuilding to rear for use as a games room.</p> <p>Officers introduced the report, which was for a single storey outbuilding to be used as a games room. The proposed building would be 30 square metres and its size was considered to be reasonable. The application was recommended for approval.</p> <p>Officers considered that the proposed condition 6, which would restrict the type of usage permissible in the outbuilding, was overly restrictive and requested that the restriction on it being used as a living room or study be removed.</p> <p>The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report and the removal of the words "living room" and "study" from condition number 6.</p>
36.	<p>88 THE LARCHES, HILLINGDON - 71105/APP/2015/4180 (<i>Agenda Item 10</i>)</p> <p>Part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 2- bed self contained flats.</p> <p>Officers introduced the application, which related to a two-storey, semi-detached property on the south side of the road. The proposal was for a part single-storey, part two-storey side and rear extension and its conversion to a two bedroom self contained flat. The size of the property met the required size for such a conversion to be carried out.</p> <p>Issues had been identified in relation to access to amenity space and parking provision. The ground floor would have access to amenity space, but there was no access to the amenity space from the first floor flat, other than through the ground floor flat. In relation to parking, the applicant had not demonstrated how access could be provided to two parking spaces at the site. For these reasons and due to the location of the bin store, the proposals were considered to be unacceptable and were recommended for refusal.</p> <p>In relation to required room sizes, officers advised that the national space standards had been adopted in March 2015. The overall size of the flats met the required standard. One of the ground floor bedrooms was below the minimum size. It would be 2.4 metres wide, compared to a required width of 2.75 metres. Officers considered that citing this as a reason for refusal would be likely to be overturned at appeal. Members were encouraged to consider whether they wished to be strict in their application of the room size space standards.</p> <p>The Chairman stated that, given that the space standards had been adopted by the London Plan, he would wish for the Committee to consider including the size of the room as an additional reason for refusal. Members agreed that the required minimum width of 2.75 metres should be upheld. Officers proposed that it would be preferable to include reference to the room sizes as part of the reference to amenity space within reason for refusal number 1, rather than including room size as a separate refusal reason. This was due to concern that including room size as a separate refusal reason might not be defensible at any appeal. It was agreed that specific reference would be</p>

	<p>made to habitable room size within reason for refusal number 1.</p> <p>The recommendation for refusal was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be refused for the reasons set out in the officer's report and that delegated authority be granted to Head of Planning to amend reason for refusal number 1 to include reference to the width of one of the habitable rooms being less than the minimum required.</p>
37.	<p>53 PETWORTH GARDENS, HILLINGDON - 71076/APP/2016/860 (<i>Agenda Item 11</i>)</p> <p>Conversion of single dwelling house into 2 x 2-bed self contained flats with associated parking and amenity space involving alterations to elevations (Retrospective).</p> <p>Officers introduced the application, which was for the conversion of a house into self contained flats and the provision of parking. The application was considered to provide an acceptable level of residential amenity but it would not provide sufficient off-street parking provision. The application was recommended for refusal.</p> <p>Members were referred to the addendum sheet circulated which clarified the internal floor areas. One of the proposed flats had slightly less floor space than required and it was requested that authority be delegated to the Head of Planning to add a third reason for refusal that would reflect this and also that the size of the double bedroom of one of the flats was below the required standard.</p> <p>Members asked whether there was the possibility of a drop kerb crossover being provided at the site. Officers advised that one could be installed but that this would result in the loss of an on street parking space.</p> <p>The recommendation for refusal was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be refused for the reasons set out in the officer's report, subject to amendments proposed in the addendum sheet and that delegated authority be granted to the Head of Planning and Enforcement to add a third reason for refusal that the size of one of the flats and one of the bedrooms was below the required standard.</p>
38.	<p>3A HARVEY ROAD, HILLINGDON - 71825/APP/2016/599 (<i>Agenda Item 12</i>)</p> <p>Conversion of roofspace to habitable use to include a rear dormer, 1 x side rooflight and 1 x front rooflight.</p> <p>Officers introduced the application, noting that a number of applications at the site had been to Committee previously. An application had previously been refused for the retention of side and rear dormers. The application currently under consideration proposed to remove the side dormer and to include a smaller rear dormer in the hip roof. Officers considered that this amendment was acceptable and accordingly, approval of the application was recommended.</p> <p>The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p>

	<p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
39.	<p>10 WEST COMMON ROAD, UXBRIDGE - 5313/APP/2016/260 (<i>Agenda Item 13</i>)</p> <p>Creation of additional habitable roofspace to include a front dormer, enlargement of rear dormer with Juliette balcony, 1 rear rooflight and alterations to elevations.</p> <p>Officers introduced the report which was for the installation of one front dormer and the enlargement of an existing rear dormer. The enlargement of the dormer was considered to be acceptable as it was relatively small in proportion to the roof. Front dormers were normally only permitted where they were in keeping with the character of the road as was the case for road that the application site was located on. The proposals were considered to be acceptable and the application was recommended for approval.</p> <p>Concerns were raised with regard to the step up and step down of the dormers and how they might vary in comparison to the technical guidance. Officers advised that the current guidance was that dormers should be subordinate to the roof of the property and a key characteristic was that they should be set in from the side. It was therefore considered that the proposals complied with the guidance.</p> <p>A Member raised concerns in relation to the architectural merit of the proposed dimensions of the dormers. Officers advised that the proposed dormers were considered to match the existing street scene as other properties contained similar dormers.</p> <p>Concerns were also raised that the plans could allow overlooking neighbouring gardens. Officers advised that permission for Juliet balconies at the site had previously been refused in 2008. Officers advised that the current proposals were not considered to be objectionable because they did not provide a platform for seating. Previous appeal decisions had demonstrated that Juliet balconies were permitted developments. The distance of the dwelling from neighbouring properties was also such that overlooking was not considered to be problematic.</p> <p>Overall, Members considered that the proposals were acceptable and that there were no grounds for refusal. The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.</p> <p>RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
40.	<p>24 GORDON ROAD, YIEWSLEY - 19783/APP/2016/266 (<i>Agenda Item 14</i>)</p> <p>Part two storey, part single storey side/rear extension and conversion from 1 x 3-bed dwelling to 2 x 3 - bed flats with associated parking and amenity space.</p> <p>Officers introduced the application, which was for a two storey and part single storey side and rear extensions and their conversion to two, three bedroom flats. It was noted that an application had been approved earlier in 2016 for extensions at the site. The</p>

proposals met all the relevant size specifications. Associated parking spaces were proposed, which were both accessible and usable. The extension would retain a significant separation distance from adjoining properties and would not impede a 45 degree line of sight from the closest first floor window of a neighbouring property. The application was recommended for approval.

Members were referred to the addendum sheet that had been circulated in advance of the meeting. This reflected the Mayor of London's supplementary planning guidance that had been updated in March 2016. This specified that section M of building regulations only applied to new build properties and did not apply to conversions. Therefore, condition 7 of the officer report did not apply and was proposed for deletion.

The Chairman asked whether any steps could be taken to minimise parking difficulties in the area surrounding the application site and asked whether a condition could be added to the approval conditions, in the event that Committee were to approve the application, to specify that no parking permit would be granted to residents of the new flats. Officers advised that the development would provide off street parking that met the Council's standards and that case law cast doubt with regards to whether planning authorities could specify that particular residents would not be eligible for parking permits. It was also noted that the proposals were considered to be well designed, with refuse areas in the correct locations, separate access to each rear garden area and an appropriate layout.

A Member raised concerns with regard to parking difficulties in Gordon Road and the parking that Rabbsfarm Primary School generated.

The recommendation for approval was proposed, seconded and upon being put to the vote, was agreed unanimously.

RESOLVED: That the application be approved, subject to the conditions and informatives set out in the officer's report and the deletion of condition number 7 of the report.

41. **ENFORCEMENT REPORT** (*Agenda Item 15*)

Resolved: That:

1. That the enforcement action as recommended in the officer's report was agreed.

2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6a of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

42.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>Resolved: That:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6a of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
43.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>Resolved: That:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6a of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 8.20 pm.</p>

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Minutes**CENTRAL & SOUTH PLANNING COMMITTEE**

28 June 2016



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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Brian Stead, Jazz Dhillon (Labour Lead), Peter Curling and John Oswell</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Meghji Hirani (Planning Team Leader), Manmohan Ranger (Transport Consultant), Jyoti Mehta (Legal Advisor), Alex Quayle (Democratic Services Officer)</p>
44.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllrs Duncan and Khatra, who were substituted by Cllrs Curling and Oswell.</p>
45.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
46.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
47.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
48.	<p>57 MONEY LANE - 62525/APP/2016/333 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and noted the addendum.</p> <p>A petitioner spoke in objection to the application, and raised the following points:</p> <ul style="list-style-type: none"> • The petition represented over 50 residents concerned about the proposal. • The area was a flood risk zone, and gardens often flooded due to the proximity of the River Fray, sometimes for several days at a time. The petitioner indicated images of recent flooding which had been submitted to the Committee. The new building would further reduce drainage, and impact houses at a lower level. • The proposal was in a conservation area, and would not be in keeping with nearby properties. The placement of the extension meant that gaps between houses would be greatly reduced, and look more like terracing.

- The application sought permission for a double garage, linked to the applicant's business activities and would in fact encourage more cars. Parking was already highly problematic, and a residents permit system was being sought.

In response to a Member question, the proximity of a water as seen from a bird's-eye-view was indicated to the Committee. The petitioner noted that though there was a culvert, water simply lay on top of this and did not flow away.

A Ward Councillor spoke in objection to the application, and raised the following points:

- The application is for a substantial development, and was to occupy an area currently used as a soakaway. This was highly problematic in an area deemed at the highest risk of flooding.
- Flooding had occurred even in the past few days, and due to a high water table did not flow away. The flood risk assessments highlighted a new soakaway at the same level as the river, which would be ineffective in heavy rain.
- Council policy had previously not supported development in areas where flooding had been less likely.

A Member clarified that the proposed extension was to be built on an area of grass, and that the new soakaway was placed at a lower level. Members discussed concerns relating to flooding evidence, the high water table, and the efficacy of proposed flood alleviation. Members concluded that they lacked sufficient information to make a decision on the application on the basis of concerns regarding flooding.

Members enquired about how the development adhered to conservation guidance, to which officers responded that this was only guidance, and taking all the elements into consideration they had deemed it acceptable. The Chairman noted that there was the precedent for a tall single-storey extension on the property adjacent, and that there was not agreement for refusal on this ground.

Members concluded that there was insufficient information to address the concerns raised about flooding. It was suggested that the application be deferred to allow for further clarification from the Council's Flood and Water Management Officer as to how they reached their view that the flood mitigation measures suggested were acceptable.

A motion for deferral was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved:

- That the item was deferred.

49. LORDS BUILDERS MERCHANTS - 43554/APP/2016/916 (Agenda Item 7)

Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved:

- That the application was approved.

50. 6 BROWNGRAVES ROAD, HAYES - 36832/APP/2016/1530 (Agenda Item 8)

	<p>Officers introduced the report and provided an overview of the application. The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was refused.
51.	<p>24 FLORISTON AVENUE - 63065/APP/2016/1302 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved.
52.	<p>LAND AT 186 GROSVENOR CRESCENT - 70396/APP/2016/815 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved.
53.	<p>141 NORTH HYDE ROAD - 14727/APP/2016/1183 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved.
54.	<p>40 STATION ROAD, COWLEY - 58093/APP/2016/1583 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application was approved.
55.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>Resolved:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p>

	<p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
56.	<p>ENFORCEMENT REPORT (Agenda Item 14)</p> <p>Resolved:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
57.	<p>ENFORCEMENT REPORT (Agenda Item 15)</p> <p>Resolved:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
58.	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>Resolved:</p>

	<p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.56 pm.</p>

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

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

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Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

LBH Ref Nos: 69313/APP/2016/1283

Drawing Nos: M PA 06 Rev. A
M PA 04 Rev. A
M PA 05 Rev. A
Flood Risk Assessment

Date Plans Received: 01/04/2016

Date(s) of Amendment(s):

Date Application Valid: 05/04/2016

1. **SUMMARY**

The application seeks planning permission for the conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies. Furthermore, the proposal fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's adopted car parking standards.

The application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed additional dwelling within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and has not provided evidence of a site search demonstrating that this is the only suitable site and has failed to assess the associated safety implications for persons at risk. The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2015), the National Planning Policy Framework and the National Planning Practice Guidance.

2 NON2 **Non Standard reason for refusal**

The proposed development fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking, in an area where such

parking is at a premium, to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), the Councils adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern side of Moorfield Road and is occupied by a detached recently extended property. To the front of the property is a small paved area. At the rear there is a substantial garden (44 metres in length) which backs onto the designated Metropolitan Green Belt and a Nature Conservation Site of Borough Grade II of Local Importance.

No. 16, the neighbouring dwelling to the north is one of a terrace of three Victorian cottages, each with an L-shaped footprint and set within a narrow plot. The neighbouring property to the south (No. 12) is one of a pair of unaltered semi-detached inter-war period dwellings.

The surrounding area is primarily residential in character comprising of a mix of housing types including several bungalows, semi-detached and terraced two-storey dwellings. The application site thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan. Most of the site and the road lies within Flood Zones 2/3 of the River Pinn which flows to the south.

The site is also located within an area covered by an Article 4 Direction that removes permitted development rights for the conversion of residential properties to Houses in Multiple Occupation without planning consent.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space.

3.3 Relevant Planning History

69313/APP/2013/1907 14 Moorfield Road Cowley

2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 27-08-2013 Refused **Appeal:** 23-05-2014 Allowed

69313/APP/2014/1561 14 Moorfield Road Cowley

Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 02-07-2014 Approved

69313/APP/2014/2213 14 Moorfield Road Cowley

2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision: 29-01-2015 Refused

69313/APP/2015/3137 14 Moorfield Road Cowley

First floor extension to side and alterations to elevations

Decision: 06-01-2016 Approved

69313/APP/2015/669 14 Moorfield Road Cowley

Raising of roof to create first floor

Decision: 21-04-2015 Approved

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:-

69313/APP/2015/3137 - First floor extension to side and alterations to elevations. Approved and recently implemented.

69313/APP/2015/669 for the raising of the roof to create first floor accommodation was approved by Committee and has been implemented.

69313/APP/2014/2213) 2 x two storey, 3-bed semi detached dwellings with associated parking - refused 30-01-2015 for the following reasons:-

1. The proposed additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. In particular the use of flood voids in the design of the dwellings is not considered to be an acceptable form of flood mitigation. The proposal is therefore contrary to Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies

(November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and Policy 5.12 of the London Plan (2011).

2. The proposals do not include features to ensure that the accommodation is accessible to disabled and wheelchair bound persons. As such the proposal fails to meet all of the Lifetime Homes criteria and is thus contrary to Policy 3.8 of the London Plan (July 2011), to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3. The proposed development fails to demonstrate that sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings will be provided, due to the size of the proposed parking spaces. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

34264/APP/2012/1322 - 3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space - refused 05-09-2012).

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- 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
- 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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties were consulted by letter dated 7.4.16 and a site notice was displayed to the front of the site which expired on 9.5.16.

Three responses and a petition have been received objecting to the proposal on the following grounds:

1. Inadequate parking.
2. Flood risk.
3. Over-development.
4. If the application is approved a condition should be imposed to secure the removal of permitted development rights.

Internal Consultees

Floodwater Management Officer:

I object to the proposed development, as no justification has been provided as to why this development should be sited in an area with a high probability of flooding - Flood Zone3b, 3a and

flood Zone 2. The Site Specific Flood Risk Assessment has not demonstrated that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Fluvial Flood Flood Risk

Sequential Test

No justification has been provided as to why this development should be sited in an area with a high probability of flooding.

The site is shown to be within flood zone 3 and the National Planning Policy Framework on page 23 states:

'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'

The Council needs to be assured that if they are placing new development in areas of flood risk, then there must be an appropriate reason. This development will introduce a new dwelling, into an area with a high probability of flooding.

The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why this new house should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant will need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. This being the only site owned, is not suitable justification for putting people and property at risk of flooding.

Exception Test

The applicant must demonstrate that flood risk can be suitably mitigated in accordance with the NPPF and Policy EM6 of the Local Plan. The National Planning Policy Framework states:

For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

Both elements of the test will have to be passed for development to be allocated or permitted.

A site specific Flood Risk Assessment (FRA) has been submitted dated 30th May 2016 produced by Three Counties Flood Risk Assessments. This confirms the site is at risk from fluvial flooding. However makes no detailed assessment of the risks to the site, or from the proposed development, or makes any recommendations to mitigate those risks which have been taken account of within the planning proposals.

The FRA refers to modelled levels but does not include them in the assessment.

The FRA uses a screen shot of the Environment Agency Website to demonstrate risk, which is clearly marked not to be used for a site specific flood risk assessment.

The National Planning Policy Framework also states that it should be demonstrated:

'development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.²¹

This proposal separating the dwelling into a second property on this site introduces separate residents into an area of significant risk. People returning to their homes may be inclined to navigate flood waters, or seek to retrieve flooded property (e.g. a vehicle) placing themselves at risk, and putting added burden on emergency services, and there is no assessment of the access and escape routes within this application.

The proposals have not considered flood resistance, as proposed finished floor levels of the development appear to be at ground level, meaning residents and their property would be at risk from flooding into the property.

Surface Water

Note: The development should also demonstrate the use of methods to minimise the use of potable water, including water saving measures and equipment, water collection facilities to capture excess rainwater. As well as the use of sustainable drainage methods on the site.

RECOMMENDATIONS:

I object to the proposed development as the application does not demonstrate that it is appropriate in location and that flood risk is suitably mitigated as required by Policy EM6 in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 of the London Plan (2015), National Planning Policy Framework and Planning Policy Statement 25 Technical Note.

Landscape Officer: No objection subject to Landscape Conditions.

Access Officer: No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within Flood Zone 3a, 3b and 2 (Functional Floodplain of the nearby River Pinn). According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b. For these reasons the principle of additional dwellings in this location is unacceptable. The proposal would conflict with the objectives of Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2015), the National Planning Policy Framework and the National Planning Practice Guidance.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 2 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a

typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: Residential Layouts further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms.

The scheme equates to a density of 22 u/ha and 100 hr/ha which is below with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in other relevant sections of this report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

The proposal does not involve any extensions to the already extended building. External alterations include the bricking up of one first floor rear facing window, the insertion of an additional rear facing first floor window to serve a landing and the addition of a further entrance door to the front. The alterations are not considered to have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The proposal does not involve any extensions to the extended dwelling. The alteration to the first floor fenestration are not considered to give rise to an unacceptable loss of light, outlook or privacy to occupants of adjacent dwellings. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in

compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

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

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (4 person) dwelling is required to provide an internal floor area of 79m². At an internal floor area of 88m² and 117m² respectively, the proposal would comply with the Housing Standards.

The proposal would provide substantial private rear gardens of 350 square metres which would be in excess of the required level of outdoor amenity space in accordance with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The application site is located in an area which has a PTAL value of 2 (poor) which indicates the level of reliance on private vehicles for trip making. The original dwelling is served by two off street parking spaces, one within the garage and one on a driveway to the side. The current proposal indicates that a new fire wall would be erected within the integral garage, which would reduce the width of this parking space to 2.75m (rather than the 3m wide space originally approved which complied with the Council's parking standards). The second space on the side driveway would measure 2.5m in width. Only one of the parking spaces for the proposed two dwelling units would therefore comply with the Council's parking standards. It is considered that the provision of just one parking spaces to serve 2 x two bedroom properties, where the requirement is for 2 spaces per dwelling, would result in an unacceptable increased demand for on street parking in the locality, where there is already a high demand for such parking.

The proposed development, therefore fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Councils adopted car parking standards.

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

A previous scheme on this site (reference 69313/APP/2014/2213) for 2 x two storey, 3-bed semi detached dwellings was refused (in part) because the proposals did not include features to ensure that the accommodation is accessible to disabled and wheelchair bound persons. This previous design was however very different to that currently under consideration as it had a raised floor level and a void below the building to mitigate against flooding.

The Council's Access Officer has not raised any objection to the current proposal which does not have a raised floor level.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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 landscape features of merit will be affected by the proposal. The Council's Landscape Officer has raised no objection to the proposal subject to the imposition of landscape conditions to secure additional landscaping at the site. The proposal is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Provision for the siting of suitable refuse storage facilities could be made the subject of conditions if the application was considered acceptable in all other respects.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site falls within Flood Zone 3b (Functional Floodplain of the nearby River Pinn. According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b.

Policy EM6 of the Local Plan requires that all proposals for new development within Flood Zones 3 should be accompanied by a Flood Risk Assessment that provides evidence of the Sequential Test for such development in accordance with the National Planning Policy Framework. Policy OE7 of the Hillingdon Local Plan states that in areas liable to flooding, planning permission will not be granted for new development without flood protection measures (in consultation with the Environment Agency). In addition, permission will not be granted for development which would result in an increased flood risk due to additional surface water run off unless attenuation measures (Policy OE8).

A flood risk assessment has been submitted throughout the course of the application which shows that the site is at risk from fluvial flooding. However, it makes no detailed assessment of the risks to the site, or from the proposed development, or makes any recommendations to mitigate those risks which have been taken account of within the planning proposals. No evidence has been provided that such development could not take place elsewhere outside of the flood plain or that it can otherwise be treated as an exception and therefore the proposal fails to meet this general test. The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant would need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. The Floodwater management Officer has further advised that the submitted Flood Risk

Assessment does not meet the requirements of a site specific flood risk assessment and does not include a detailed assessment of the risk to and from the site. It also does not demonstrate that the proposal does not increase the flood risk to the surrounding area and in accordance with the requirements of the exception test reduce that risk as well as managing the flood risk to the property.

The applicant has not provided any evidence of a Sequential Test as required by the National Planning Policy Framework and has not provided evidence of a site search demonstrating that this is the only suitable site. The proposal has also failed to assess the associated safety implications for persons at risk. The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2015), the National Planning Policy Framework and the National Planning Practice Guidance.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments received are addressed in the sections above.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies. Furthermore, the proposal fails to provide sufficient off street parking provision which meets the councils approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety, contrary to Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Councils adopted car parking standards.

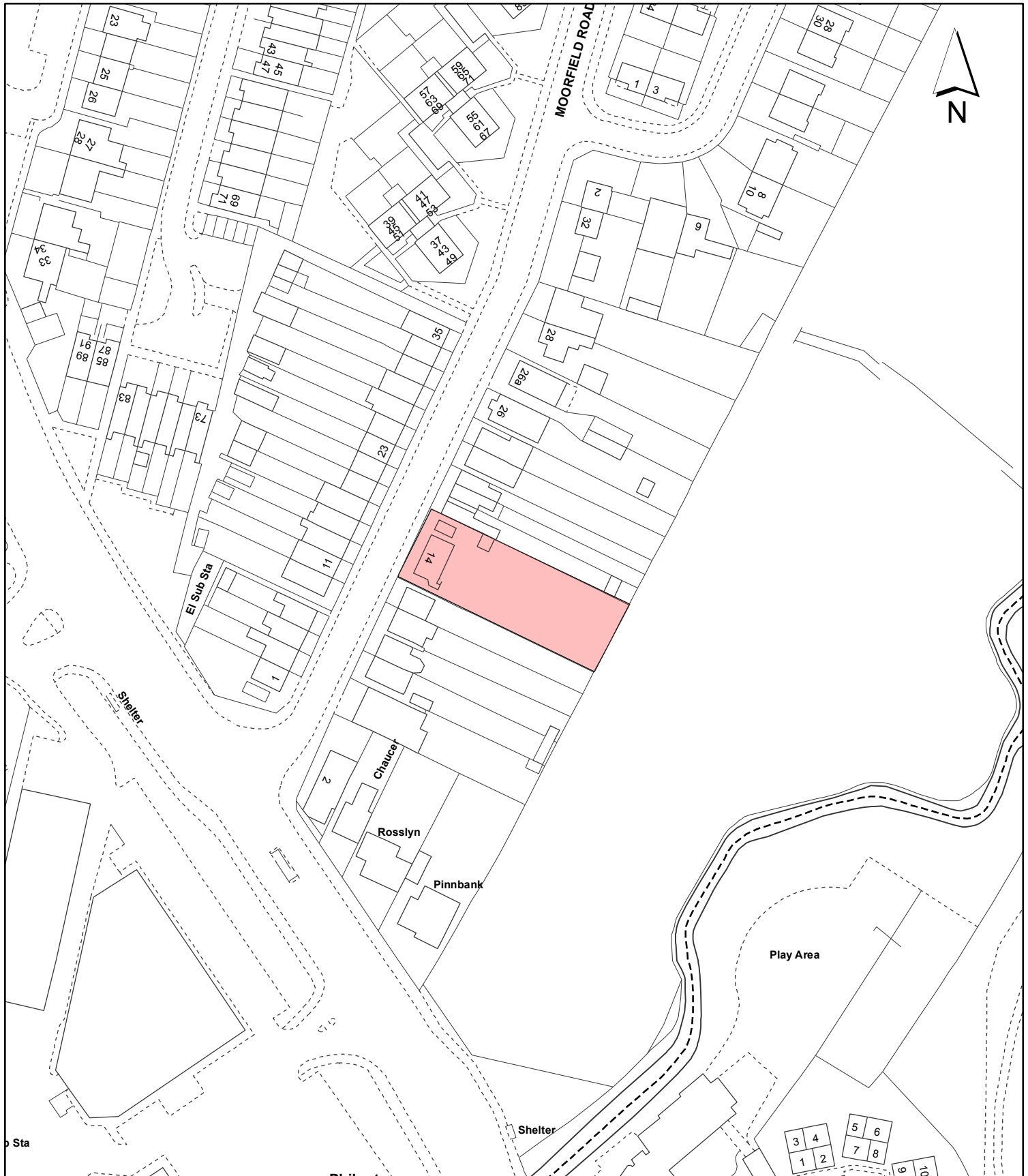
The application is therefore recommended for refusal.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

14 Moorfield Road

Planning Application Ref:

69313/APP/2016/1283

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address EASYHOTEL HEATHROW BRICKFIELD LANE HARLINGTON

Development: Change of use from Use Class B1 (former mini cab/chauffeurs office) to Use Class C1 (Hotel) (Retrospective)

LBH Ref Nos: 18/APP/2016/1416

Drawing Nos: T406-0
T406-11
Location Plan (1:1250)
T406-07
T406-08
T406-09
Technical Transport Note
Covering Letter/Statement (Ref: A093244/SM/sm)

Date Plans Received: 11/04/2016 **Date(s) of Amendment(s):**

Date Application Valid: 20/04/2016

1. **SUMMARY**

The proposal seeks retrospective change of use of a former mini/cab chauffeurs office to hotel use. There is no specific planning permission or Certificate of Lawfulness relating to the building or its former use, although there is evidence held by and accepted in writing by the Council that the building is lawful by reason of the passing of time and that the former use was taking place more than 10 years ago, but has now ceased. Given this position, it is reasonable to consider the acceptability of the change of use. The site is within the Green Belt and re-use of buildings can be considered to be not inappropriate provided they are of permanent and substantial construction and preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. No other harm has been identified. It is considered that the requirements for re-use are met and that planning permission can be granted.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 NONSC **Non Standard Condition**

Within 3 months of the date of this permission or within a time frame otherwise agreed in writing by the Local Planning Authority, the applicant shall carry out and submit details of a landfill gas survey for the ground at the development site. If landfill gas is found the applicant shall install remediation measures to prevent gas ingress to the building which shall be retained to the satisfaction of the Local Planning Authority.

REASON: The Councils records show that the development site is adjacent to a landfill. A gas survey is required to clarify the gas issues to determine the remedial works which may be required, in accordance with Policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (November 2012)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 7.16	(2015) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Easy Hotel, located on Brickfield Lane, Harlington. The application property has been in use as a hotel since planning permission for a change of

use was granted in the 1960's, and has become part of the 'Easy Hotel' franchise over 8 years ago. The application property is two storey with single storey extensions.

The hotel building is located to the eastern side of the application site, with the remainder of the application site laid to hard-standing, providing off-street parking provision for approximately 100 cars. The subject building is in the south-east corner of the site.

3.2 Proposed Scheme

This application seeks retrospective planning permission for the change of use of the building from its previous use as a mini cab/chauffeurs office to hotel use (Use Class C1). The building for which the change of use is sought is single storey and located in the far south eastern corner of the site. The building was formerly used as a minicab/chauffeurs office prior to being incorporated as part of the hotel. The building has been the subject of internal refurbishment and rearrangement to provide hotel accommodation. This accommodation consists of 11 en-suite bed rooms, a linen room and circulation space.

3.3 Relevant Planning History

18/AC/90/1186 Garth Hotel Brickfield Lane Harlington

Continued use of mini cab business (Appeal against enforcement notice; application for Planning Permission deemed to have been made pursuant to Section 88 of the Town & Country Planning Act 1971)

Decision: 06-11-1990 Withdrawn **Appeal:** 06-11-1990

18/ADV/2008/118 Garth Hotel Brickfield Lane Harlington

1 internally illuminated box sign to the side, 1 externally illuminated wall sign, 1 externally illuminated totem pole advert at the front entrance and 1 externally illuminated canopy sign.

Decision: 21-01-2009 SD

18/APP/2002/250 Garth Hotel Brickfield Lane Harlington

ERECTION OF A WOODEN OFFICE STRUCTURE TO REPLACE A DERELICT PORTACABIN (RETROSPECTIVE APPLICATION)

Decision: 26-08-2008 NFA

18/APP/2002/457 Garth Hotel Brickfield Lane Harlington

CHANGE OF USE TO CHAUFFEUR OFFICE

Decision: 04-08-2008 NFA

18/APP/2005/522 Garth Hotel Brickfield Lane Harlington

ERECTION OF A TWO STOREY HOTEL WITH LOWER GROUND FLOOR AND CAR PARKING (INVOLVING DEMOLITION OF EXISTING HOTEL AND OFFICE)

Decision: 10-05-2005 Refused

18/APP/2006/117 Garth Hotel Brickfield Lane Harlington
ERECTION OF A NEW 74-BEDROOM HOTEL WITH UNDERGROUND CAR PARKING
(INVOLVING DEMOLITION OF EXISTING HOTEL BUILDINGS).

Decision: 13-04-2006 Refused **Appeal:** 25-01-2007 Dismissed

18/APP/2008/513 Garth Hotel Brickfield Lane Harlington
ERECTION OF A SINGLE STOREY BEDROOM BLOCK TO THE NORTH END OF THE SITE
CONTAINING 15 BEDROOMS, OPERATIONAL AREAS FOR THE HOTEL AND A CENTRAL
COURTYARD AREA TOGETHER WITH THE ERECTION OF A 5M WIND TURBINE ON A 9M
HIGH MAST ADJACENT TO THE CAR PARK (INVOLVING DEMOLITION OF EXISTING
BEDROOM ANNEX).

Decision: 27-10-2008 Withdrawn

18/APP/2016/1414 Easyhotel Heathrow Brickfield Lane Harlington
Rear infill extension (Retrospective)

Decision:

18/PRC/2015/185 Easyhotel Heathrow Brickfield Lane Harlington
Regularisation of extension to existing hotel

Decision: 19-01-2016 OBJ

18/PRE/2003/92 Garth Hotel Brickfield Lane Harlington
T P PRE-CORRES: REDEVELOPMENT OF SITE

Decision:

18/PRE/2005/137 Garth Hotel Brickfield Lane Harlington
T P PRE - CORRES: DEVELOPMENT OF SITE

Decision:

18/X/85/1258 Garth Hotel Brickfield Lane Harlington
Established use certificate (P)

Decision: 15-10-1987 Refused

Comment on Relevant Planning History

The building for which the change of use is now sought has been the subject of a number of planning applications:

- 18/APP/2002/250 was a retrospective planning application for the retention of an office building. The Council determined to take 'no further action' in relation to the application and

identified in correspondence dated 26 August 2008, that the building in question was lawful and that the authorised use of the building was as part of the hotel complex (Use Class C1) and invited the submission of an LDC.

· 18/APP/2002/457 was a planning application for the change of use of the building to a chauffeurs office. Again the Council determined to take 'no further action' in relation to the application.

· Subsequent applications relating to the wider hotel site have identified the presence of the building, as a mini-cab office, including a 2006 planning appeal and a planning application in 2008 (Ref:18/APP/2008/513).

Based on the planning history, it is clear therefore that the Council has accepted that the single storey building, the subject of this change of use application, is lawful and has been on the site for in excess of 14 years.

4. Planning Policies and Standards

The site is within the Green Belt. Policy EM2 of the Local Plan states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt. Any proposals for development in the Green Belt will be assessed against national and London Plan policies. Saved policy OL1 of the Hillingdon Local Plan Part 2 endorses both national and London Plan Guidance. Policy OL1 states '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

Policy 7.16 of the London Plan states that the Mayor supports the current extent of London's Green Belt and its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance.

Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered. Paragraph 90 of the NPPF states that certain (other) forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

The main issue is considered to be whether the proposal would be inappropriate development in the Green Belt, including its effect upon its openness, for the purposes of the NPPF.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 7.16	(2015) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF9	NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Neighbours were consulted on 14/04/2016 and a site notice was displayed from 19/04/2016. One objection was received from the Harlington Conservation Area Advisory Panel as follows:

This hotel has expanded enormously over the years, converting many outbuildings to hotel accommodation, with most of these changes appearing to lack planning permission. The two current applications are the latest in this string of extensions which are all prejudicial to the openness of the Green Belt and could be deemed to be inappropriate development in the Green Belt. We therefore hope that permission for these extensions will not be granted. While visiting the site we noted a further recent development. The land that makes up the western portion of the site was originally grass and trees (see aerial photo on p.3 of 'Infill Building Planning Statement April 2016' submitted with these planning applications) but is now a continuous sheet of concrete used for additional car parking. This appears to be run as an additional business, alongside the hotel, as the parking signs give instructions on how to pay if you are not a hotel resident. This is an additional change of use that is also inappropriate in the Green Belt, so we hope appropriate enforcement action will be taken.

BAA Safeguarding: No objection

Internal Consultees

Highways Officer: No objection.

Environmental Protection Unit: Advises that the site is close to a former landfill site and requests a precautionary condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The issue of the principle of development is interlinked with the location of the site within the Green Belt and thus is discussed in detail in Section 7.05.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

BAA Safeguarding has no objections

7.05 Impact on the green belt

The site is within the Green Belt. Policy EM2 of the Local Plan states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt. Any proposals for development in the Green Belt will be assessed against national and London Plan policies. Saved policy OL1 of the Hillingdon Local Plan Part 2 endorses both national and London Plan Guidance. Policy OL1 states '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

Policy 7.16 of the London Plan states that the Mayor supports the current extent of London's Green Belt and its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance.

Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered. Paragraph 90 of the NPPF states that certain (other) forms of development are not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. This includes the re-use of buildings provided that the buildings are of permanent and substantial construction.

The main issue is considered to be whether the proposal would be inappropriate development in the Green Belt, including its effect upon its openness, for the purposes of the NPPF.

Whilst no Certificate of Lawful Existing Development has been obtained, there is considerable evidence that the Council has informally accepted that the building has been present on the site for in excess of four years, that the building has previously been in use as a mini cab/chauffeurs office for a period in excess of 10 years and is of permanent and substantial construction. There is limited information available prior to the change of use, however, the applicant describes the alterations to convert it to hotel use as largely internal in nature. Since the mini cab/chauffeurs office use has now ceased the application for use as part of the hotel is retrospective. In considering this proposal, it is necessary to consider whether the change of use will:

- Preserve the openness of the Green Belt; and
- Not conflict with the purposes of including land in the Green Belt.

Turning to the openness of the Green Belt, it is clear that the change of use will not result in

any increase in physical development from that already present on site. It is retrospective but based on available evidence no external changes as a result of the re-use have impacted on the openness of the Green Belt.

The change of use must also be considered in terms of the nature of the use and whether the change could have any impact in terms of intensity of use. In regard to traffic implications the submitted Transport Note assesses the likely impact on vehicle numbers accessing the site. This concludes that the likely number of traffic movements associated with the hotel use would be no more than that assessed with the former mini-cab/chauffeurs office.

It is considered that the proposal is not inappropriate development for the purposes of paragraph 90 of the NPPF because it involves the re-use of a building of permanent and substantial construction, is not harmful to the openness of the area and is not at odds with the purposes of including land within the Green Belt. Given this, it is not necessary to consider whether very special circumstances exist that weigh in favour of the development being permitted. It is thus considered that the development is acceptable in principle and in terms of its impact on the Green Belt and is thus compliant with Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

The change of use is considered to have a neutral impact on the character and appearance of the area.

7.08 Impact on neighbours

The building in question is remote from any residential neighbours. The proposal is a change of use with no external changes and the development therefore is not considered to result in any harmful impact upon the amenity of occupiers of neighbouring properties by reason of a material loss of outlook, loss of daylight, over-shadowing or over-dominance. The development would therefore be acceptable in respect to Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Highways and Traffic Officer has no objections. The site has an extensive open car park. It is controlled by a payment system. The change of use does not result in additional traffic implications. No adverse issues arise and the development is considered to comply with policies AM7 and AM14.

7.11 Urban design, access and security

Urban design issues are discussed in other sections of this report.

With regard to security, there is CCTV on the site, the extension to the hotel can only be reached via the main reception and it backs onto open land where there is a security fence. Thus no adverse issues arise.

7.12 Disabled access

The application building is accessed via the main reception where there is level wheelchair accessible access and the extension to the hotel is linked internally and to the same overall standard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees, landscape or ecological considerations arise.

7.15 Sustainable waste management

The extension utilises the existing hotel facilities and no additional issues are raised.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The objectors comments have been noted. In response, the agent confirms "that having spoken with our client, there are no other uses being operated from the site. Our client has confirmed that all car parking at the site is associated with the use of the hotel."

The site operates as a hotel under the 'Easy Hotel' franchise. The site provides overnight accommodation for customers and if they require it, a "stay, park & fly" facility. This provides extended parking for customers of the hotel only. This is an ancillary offer and is common place at hotel sites around airports.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

An objector has raised an issue relating to non-hotel activities operating on the site. The applicant has responded that no other activities are taking place.

If the Committee are mindful to refuse the application, it would remain that the development would be unauthorised. It is anticipated that the applicant will appeal against such a decision. However, the Council would need to consider whether formal enforcement action needs to be taken

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.

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal seeks retrospective change of use of a former mini/cab chauffeurs office to hotel use. There is no specific planning permission or Certificate of Lawfulness relating to the building or its former use, although there is evidence held by and accepted in writing by the Council that the building is lawful by reason of the passing of time and that the former use was taking place more than 10 years ago, but has now ceased. Given this position, it is reasonable to consider the acceptability of the change of use. The site is within the Green Belt and re-use of buildings can be considered to be not inappropriate provided they are of permanent and substantial construction and preserve the openness of the Green Belt and do not conflict with the purposes of including land within the Green Belt. No other harm has been identified. It is considered that the requirements for re-use are met and that

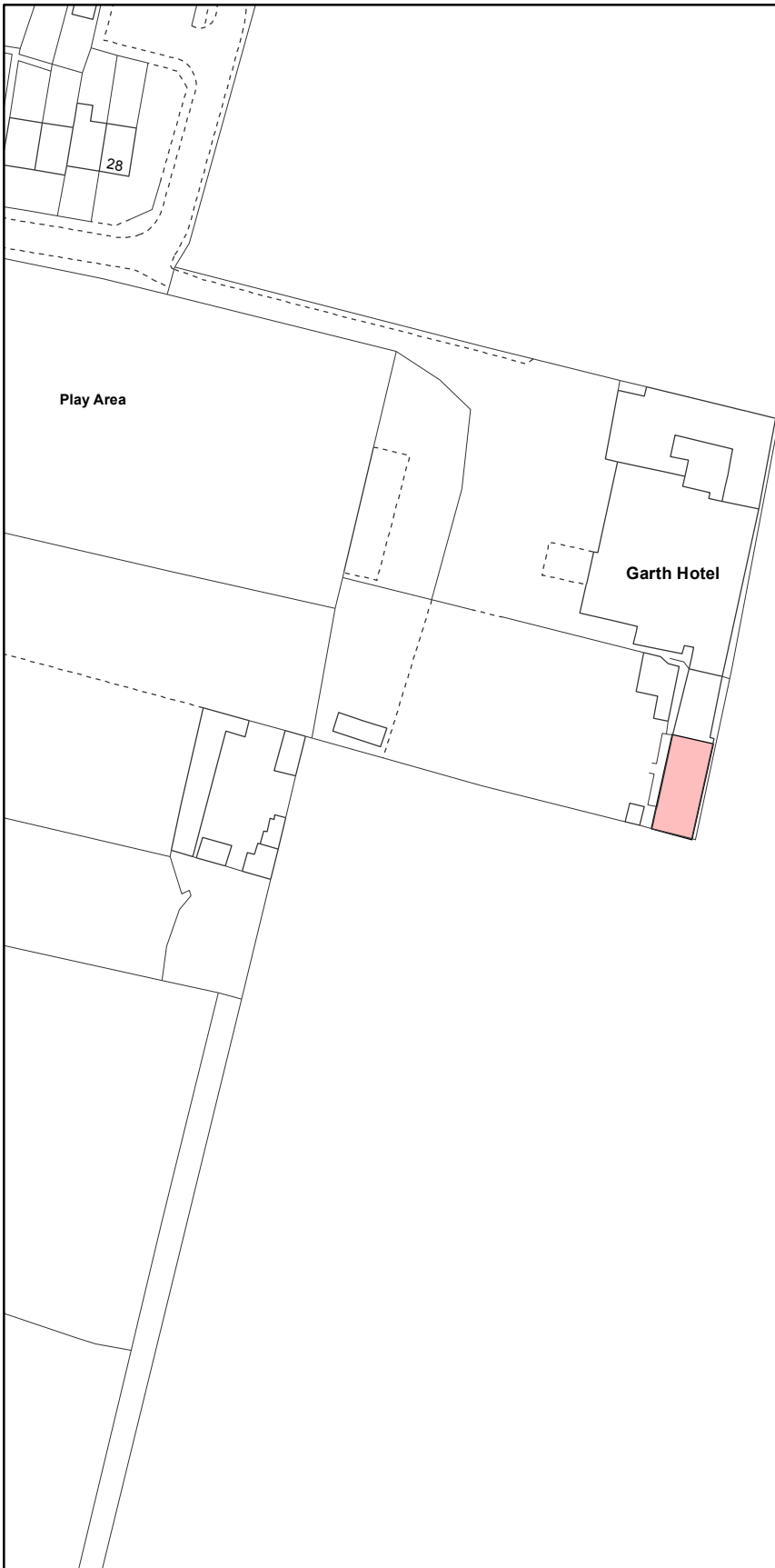
planning permission can be granted.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
The London Plan 2015 Minor Alterations Parking Standards (March 2016)
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Easyhotel Heathrow
Brickfield Lane**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

18/APP/2016/1416

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EASYHOTEL HEATHROW BRICKFIELD LANE HARLINGTON

Development: Rear infill extension (Retrospective)

LBH Ref Nos: 18/APP/2016/1414

Drawing Nos: T406-07
T406-08
T406-09
T406-10
T406-11
Technical Transport Note
Planning Statement
Location Plan (1:1250)

Date Plans Received: 11/04/2016

Date(s) of Amendment(s):

Date Application Valid: 11/04/2016

1. SUMMARY

The proposal is a retrospective application for a rear infill extension. The site is within the Green Belt. The development is considered to be a disproportionate addition over and above the size of the original building which reduces the openness of the Green Belt and is therefore inappropriate development. In such cases 'very special circumstances' must be demonstrated in order to justify a development. No 'very special circumstances' have been demonstrated. It is thus recommended that the application be refused.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development represents inappropriate development within the Green Belt and no very special circumstances have been provided or are evident which either singularly or cumulatively overcome the presumption against inappropriate development in the Green Belt. The proposal is therefore contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
T2	Location of tourist accommodation and conference facilities
T4	Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
LPP 7.16	(2015) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the Easy Hotel, located on Brickfield Lane, Harlington. The application property has been in use as a hotel since planning permission for a change of

use was granted in the 1960's, and has become part of the 'Easy Hotel' franchise over 8 years ago. The application property is two storey with single storey extensions.

The hotel building is located to the eastern side of the application site, with the remainder of the application site laid to hard-standing, providing off-street parking provision for approximately 100 cars.

3.2 Proposed Scheme

Retrospective planning permission is sought for the infill building which functions as a link block between the hotel buildings on site. The infill building provides 5 en-suite bedrooms and a corridor linking the main hotel to the former mini-cab/chauffeurs office building which also now forms part of the hotel and which is subject of a separate application, also on this agenda.

The building for which retrospective permission is sought is in the south-east part of the site where it adjoins the main hotel building. The infill building is a single storey timber clad building with a flat roof designed to match the adjoining structure to the south. It is rectangular in shape, approximately 14.5m long x 6.5m wide x 3m in height and has a total floor area in the order of 94sq m.

3.3 Relevant Planning History

18/AC/90/1186 Garth Hotel Brickfield Lane Harlington

Continued use of mini cab business (Appeal against enforcement notice; application for Planning Permission deemed to have been made pursuant to Section 88 of the Town & Country Planning Act 1971)

Decision: 06-11-1990 Withdrawn **Appeal:** 06-11-1990

18/ADV/2008/118 Garth Hotel Brickfield Lane Harlington

1 internally illuminated box sign to the side, 1 externally illuminated wall sign, 1 externally illuminated totem pole advert at the front entrance and 1 externally illuminated canopy sign.

Decision: 21-01-2009 SD

18/APP/2002/250 Garth Hotel Brickfield Lane Harlington

ERECTION OF A WOODEN OFFICE STRUCTURE TO REPLACE A DERELICT PORTACABIN (RETROSPECTIVE APPLICATION)

Decision: 26-08-2008 NFA

18/APP/2002/457 Garth Hotel Brickfield Lane Harlington

CHANGE OF USE TO CHAUFFEUR OFFICE

Decision: 04-08-2008 NFA

18/APP/2005/522 Garth Hotel Brickfield Lane Harlington

ERECTION OF A TWO STOREY HOTEL WITH LOWER GROUND FLOOR AND CAR PARKING (INVOLVING DEMOLITION OF EXISTING HOTEL AND OFFICE)

Decision: 10-05-2005 Refused

18/APP/2006/117 Garth Hotel Brickfield Lane Harlington
ERECTION OF A NEW 74-BEDROOM HOTEL WITH UNDERGROUND CAR PARKING
(INVOLVING DEMOLITION OF EXISTING HOTEL BUILDINGS).

Decision: 13-04-2006 Refused **Appeal:** 25-01-2007 Dismissed

18/APP/2008/513 Garth Hotel Brickfield Lane Harlington
ERECTION OF A SINGLE STOREY BEDROOM BLOCK TO THE NORTH END OF THE SITE
CONTAINING 15 BEDROOMS, OPERATIONAL AREAS FOR THE HOTEL AND A CENTRAL
COURTYARD AREA TOGETHER WITH THE ERECTION OF A 5M WIND TURBINE ON A 9M
HIGH MAST ADJACENT TO THE CAR PARK (INVOLVING DEMOLITION OF EXISTING
BEDROOM ANNEX).

Decision: 27-10-2008 Withdrawn

18/APP/2016/1416 Easyhotel Heathrow Brickfield Lane Harlington
Change of use from Use Class B1 (former mini cab/chauffeurs office) to Use Class C1 (Hotel)
(Retrospective)

Decision:

18/PRC/2015/185 Easyhotel Heathrow Brickfield Lane Harlington
Regularisation of extension to existing hotel

Decision: 19-01-2016 OBJ

18/PRE/2003/92 Garth Hotel Brickfield Lane Harlington
T P PRE-CORRES: REDEVELOPMENT OF SITE

Decision:

18/PRE/2005/137 Garth Hotel Brickfield Lane Harlington
T P PRE - CORRES: DEVELOPMENT OF SITE

Decision:

18/W/84/0810 Garth Hotel Brickfield Lane Harlington
Householder dev. (small extension,garage etc) (P)

Decision: 09-07-1984 Approved

18/X/85/1258 Garth Hotel Brickfield Lane Harlington

Established use certificate (P)

Decision: 15-10-1987 Refused

Comment on Relevant Planning History

18/APP/2008/513

Sought planning permission for single storey block to the north of the application property. This application was withdrawn. This application confirmed the presence of outbuildings on the part of the site subject to the current application but gave no specific details.

18/APP/2006/117

This application was refused and dismissed at appeal. Within the Inspector's decision letter, paragraph 5 acknowledges that the 'single-storey extensions to the hotel have been on site for so long that they would be likely to obtain a certificate of lawful development'.

This however does not apply to the infill structure for which the applicant has not sought to demonstrate lawfulness. The key issue, however, is that the original building on site has been extended previously. Therefore, whilst the applicant's supporting statement and subsequent discussion indicates that the proposal is limited infill and is therefore appropriate development, the starting point should be, as policy requires, the original building not the current structures less the application proposals.

18/APP/2005/522

This application sought planning permission for a two storey hotel with lower ground floor. This application was refused, however the 'Existing Plans' submitted, indicate the use of a structure as a 'Mini Cab Office'. This building is now subject to a separate application (18/APP/2016/1416) also on this agenda.

18/APP/2002/250

This application sought retrospective planning permission for the erection of a wooden office structure to replace a derelict portacabin. This application was concluded in 2008, which a decision notice being issued which stated; 'it is considered likely that the office structure and fence were erected more than 4 years ago....Therefore No Further Action will be taken on application 18/APP/2002/250'.

The applicants sought pre-application advice in respect of the current development (Reference 18/PRC/2015/185). The conclusion of this was that it was likely that an application for the proposals now before Committee would be refused.

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.T4 (2012) Heathrow Airport
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE18 Design considerations - pedestrian security and safety
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- T2 Location of tourist accommodation and conference facilities
- T4 Hotels, guest houses and other tourist accommodation - location, amenity and parking requirements
- LPP 7.16 (2015) Green Belt
- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design
- NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

Neighbours were consulted on 14/04/2016 and a site notice was displayed from 19/04/2016. One objection was received from the Harlington Conservation Area Advisory Panel as follows:

This hotel has expanded enormously over the years, converting many outbuildings to hotel accommodation, with most of these changes appearing to lack planning permission. The two current applications are the latest in this string of extensions which are all prejudicial to the openness of the Green Belt and could be deemed to be inappropriate development in the Green Belt. We therefore hope that permission for these extensions will not be granted. While visiting the site we noted a further recent development. The land that makes up the western portion of the site was originally grass and trees (see aerial photo on p.3 of 'Infill Building Planning Statement April 2016' submitted with these planning applications) but is now a continuous sheet of concrete used for additional car parking. This appears to be run as an additional business, alongside the hotel, as the

parking signs give instructions on how to pay if you are not a hotel resident. This is an additional change of use that is also inappropriate in the Green Belt, so we hope appropriate enforcement action will be taken.

BAA Safeguarding: No objection

Internal Consultees

Highways Officer: No objection

Environmental Protection Unit: No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The issue of the principle of development is interlinked with the location of the site within the Green Belt and thus is discussed in detail in Section 7.05.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

The BAA Safeguarding Manager has confirmed no objections.

7.05 Impact on the green belt

The site is within the Green Belt. Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt. Any proposals for development in the Green Belt will be assessed against national and London Plan policies. Policy OL1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) endorses both national and London Plan policies. Policy OL1 states:

'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

Policy OL1 also acknowledges that the scale of buildings within the Green Belt will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Buildings within the Green Belt should accord with Policy OL4 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) states:

The Local Planning Authority will only permit the replacement or extension of buildings within the Green Belt if:

- (i) The development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) The development would not significantly increase the built up appearance of the site;
- (iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Policy 7.16 of the London Plan states that the Mayor supports the current extent of

London's Green Belt and, inter-alia, its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance.

Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered. Paragraph 89 of the NPPF states, inter-alia, that the extension or alteration of a building is not inappropriate provided that it does not result in disproportionate additions over and above the size of the original building. The sixth bullet point of paragraph 89 states that one exception to inappropriate development is 'limited infilling or the partial or complete redevelopment or previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.'

The applicant has sought to make a case based on a modest increase in floorspace and limited infill compared to that existing on site, whereas the Green Belt policy position is based on an increase from the 'original' building. This matter was considered in the appeal decision referred to in the planning history above and in the applicants supporting statement. In the appeal, both parties agreed that previous extensions could probably be confirmed as established through Certificates of Lawful existing development. This is not the case with the current proposal, hence the planning application seeking to regularise matters. The appeal decision referred to in the planning history suggests that the original building was in the order of 356m² and that there was 1423m² on site at the time. The extension, subject of this application adds another 94sqm. Whilst this would be a modest increase over the existing building, it is a substantial increase over the original building which is the starting point for assessing development in the Green Belt.

As it stood, prior to the construction of the infill extension and informally agreed by both the applicant and the Council in references within the planning history (no Certificate of Lawful Existing Development has been sought), this part of the site contained mobile structures, namely a caravan and portable building. The Council's aerial photograph for the site, dated 2012 appears to indicate individual structures whilst that for 2015 appears to show the subject in-fill building. It is therefore a recent construction.

Both of the former structures would constitute a use of the land as opposed to a permanent building. Temporary buildings are excluded from the definition of previously developed land in the NPPF. Whilst the structures appear to have been there for some time, they have not been established as a lawful use of the land.

It is concluded that the development is a disproportionate addition for which 'very special circumstances would be needed in order to justify the development. Since the applicant has sought to advance a case that the development is not inappropriate 'very special circumstances' have not been sought to be demonstrated in any structured way.

In terms of the visual amenities of the Green Belt, it is acknowledged that the application site is situated in a position which is not visible from the street scene or any public place, or is in close proximity to surrounding residential or other properties. It is largely hidden by a 2 metre high wooden fence.

The essential characteristics of the Green Belt are its openness and permanence. The applicant refers to 'perceived' openness and refers to the limited visibility and presence of a

fence. 'Openness' is not a function of visibility but of reduction in the amount of open Green Belt land and there is no policy reference either at NPPF or local policy level to perceived openness. In this regard, in terms of openness the location of the extension behind a fence line is not a relevant consideration. Aerial photographs of the site demonstrate that the previous structures on this part of the site were much smaller than the current development and were not linked to the existing buildings. Therefore, in determining this application, little material weight should be given to their presence.

The development does reduce the openness of the Green Belt and this must be viewed in the context of a cumulative reduction in openness as a result of extensions over and above the original building for which permission has not been obtained.

The development is an extension of the existing hotel facilities and shares its services with the main hotel including refuse disposal. The harm associated with this development is to the Green Belt by reason of inappropriate development. The development is inappropriate and in the absence of any 'very special circumstances' being advanced, it is considered that the development is unacceptable in principle and due to its impact on the Green Belt and is thus contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

The development reduces the openness of the Green Belt, which is an essential characteristic of the Green Belt and is discussed in detail in Section 7.05. It cannot be seen from any public highway and is therefore not injurious to the visual amenity of the street scene.

7.08 Impact on neighbours

The extension to the hotel is not in close proximity to any of the surrounding properties within Brickfield Lane, and the development therefore is not viewed to result in any harmful impact upon the amenity of occupiers of neighbouring properties by reason of a material loss of outlook, loss of daylight, over-shadowing or over-dominance. The development would therefore be acceptable in respect to Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The Highways and Traffic Officer has no objections. The site has an extensive open car park. It is controlled by a payment system. No adverse issues arise and the development is considered to comply with policy AM14.

7.11 Urban design, access and security

Urban design issues are discussed in other sections of this report.

With regard to security, there is CCTV on the site, the extension can only be reached via the main reception and it backs onto open land where there is a security fence. Thus no adverse issues arise.

7.12 Disabled access

The hotel has a level access and internal door suitable for wheelchair access. The extension is linked internally and to the same overall standard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees, landscaping or ecological issues arise.

7.15 Sustainable waste management

The extension utilises the existing hotel facilities and no additional issues are raised

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The objectors comments have been noted. In response, the agent confirms "that having spoken with our client, there are no other uses being operated from the site. Our client has confirmed that all car parking at the site is associated with the use of the hotel."

The site operates as a hotel under the 'Easy Hotel' franchise. The site provides overnight accommodation for customers and if they require it, a "stay, park & fly" facility. This provides extended parking for customers of the hotel only. This is an ancillary offer and is common place at hotel sites around airports.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

An objector has raised an issue relating to non-hotel activities operating on the site. The applicant has responded that no other activities are taking place.

If the Committee are mindful to refuse the application, it would remain that the development would be unauthorised. It is anticipated that the applicant will appeal against the decision. However, the Council would need to consider whether formal enforcement action needs to be taken.

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.

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Equalities and Human Rights

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal is a retrospective application for a rear infill extension. The site is within the Green Belt. The development is considered to be a disproportionate addition over and above the size of the original building which reduces the openness of the Green Belt and is therefore inappropriate development. In such cases 'very special circumstances' must be demonstrated in order to justify a development. No 'very special circumstances' have been demonstrated. It is thus recommended that the application be refused.

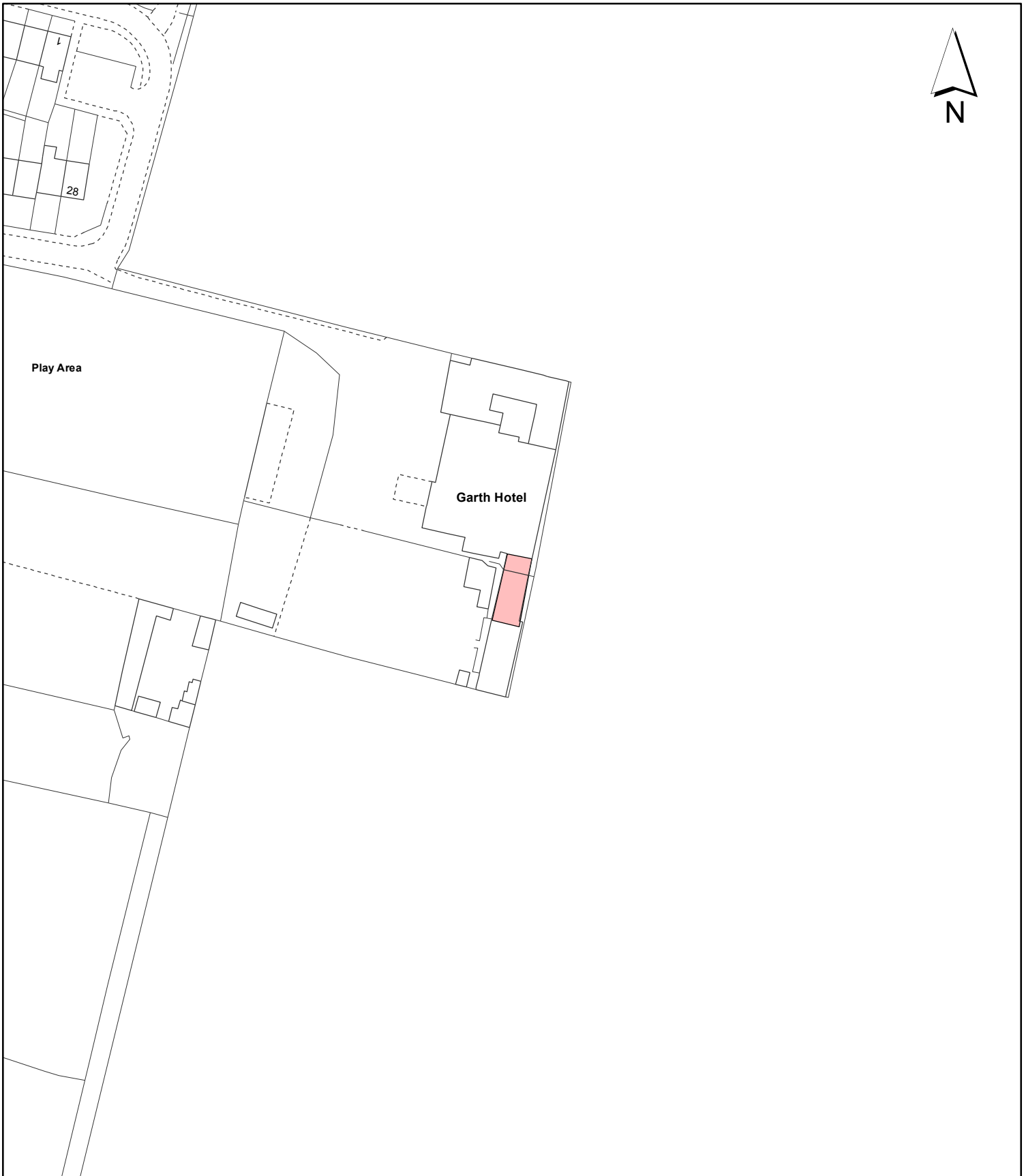
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National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Easyhotel Heathrow
Brickfield Lane**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

18/APP/2016/1414

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 128 LONG LANE HILLINGDON

Development: Change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling

LBH Ref Nos: 230/APP/2016/1491

Drawing Nos: Location Plan (1:1250)
LON 30/2
LON 30/3
LON 30/4

Date Plans Received: 18/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 20/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached property located on Long Lane. The external walls of the property are covered by a traditional hipped roof. The area to the front of the property, within the curtilage of the dwelling, is covered in hardstanding and provides space to park 2 vehicles.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the change of use of existing outbuilding to rear, from a games room to a bedroom and storage area ancillary to the main dwelling.

1.3 Relevant Planning History

230/APP/2005/2017 128 Long Lane Hillingdon
ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION

Decision Date: 16-09-2005 Approved **Appeal:**

230/APP/2005/40 128 Long Lane Hillingdon
ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING ATTACHED GARAGE)

Decision Date: 17-02-2005 Refused **Appeal:**

230/APP/2008/1025 128 Long Lane Hillingdon
ERECTION OF A SINGLE STOREY OUTBUILDING TO THE REAR GARDEN FOR USE AS A GAMES ROOM (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT).

Decision Date: 22-05-2008 GPD **Appeal:**
230/APP/2009/1952 128 Long Lane Hillingdon
Conservatory to rear (Retrospective Application).

Decision Date: 02-11-2009 Refused **Appeal:**02-JUN-10 Dismissed
230/APP/2015/4518 128 Long Lane Hillingdon
Change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 22-02-2016 Refused **Appeal:**

Comment on Planning History

The property had a Certificate of Lawful Development Application, reference number: 230/APP/2015/4518 for a change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling.

The application was refused, as Class E does not permit the erection of outbuildings for use as additional residential accommodation of the sort that would normally be found in a house. This is because, to be an incidental use, it must be a use that is not ordinarily required for day to day domestic existence, such as a games/hobby room or home office. The proposed use to incorporate a bedroom and wash facilities that would provide for additional residential accommodation was not considered incidental to the use of the dwellinghouse.

2. Advertisement and Site Notice

- 2.1 Advertisement Expiry Date:- Not applicable
2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 4 neighbouring occupiers, were consulted on the application on 21st April 2016. By the close of the consultation period on 12th May 2016, no objections were received.

Ward Councillor: Requests that the application is reported to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

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

Paragraph 9.3 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, in relation to the provision of new outbuildings in the rear garden states:

"bulk, height, proportion, floor space, building materials and details of windows and door are the design criteria that will be considered. The external materials should be similar to the ones used in the rear of the existing house. If a ridged roof is proposed, the ridge should not be higher than 4m. For all other types of roof, the roof should not be higher than 3m. Windows must only be placed on the elevation facing the owner's main house and in no other walls".

The existing outbuilding is situated to the rear most part of the applicant's rear garden, and is approximately 8.5m wide and 5.33m in depth. The outbuilding has a gable end roof which is approximately 4.5m in height. The outbuilding has a door and 2 windows on the front elevation. No external changes to the existing outbuilding are proposed.

Paragraph 9.4 of the SPD states:

"The outbuilding must only be used for normal domestic uses related to the residential use of the main house. These uses include parking your car, storing your possessions, use as a children's playroom, green house, garden shed, gym, summerhouse and hobby room, provided it is ancillary to the use of the main house. The outbuilding cannot be used as a separate business unit or as a self contained residential unit, as these could lead to a number of privacy, overlooking, noise and disturbance problems".

The application seeks to change the use of the existing outbuilding from a games/storage room to a bedroom and storage area. The plans show that the outbuilding will be divided into a storage and bedroom and will also include a shower room.

Although the proposal includes both a bedroom and shower room, it is not considered to result in a self contained residential unit, as the outbuilding does not contain a kitchen or living area. Furthermore the outbuilding will not have independent access, as the only access to the outbuilding is via the main dwelling. Given this situation, it would be difficult to argue that the proposed change of use of the existing outbuilding would not be an ancillary

use to the main dwelling, particularly as the main dwelling will be relied upon for cooking and general living purposes. A restrictive condition is recommended to ensure this relationship is maintained and that the use of unit remains as proposed.

The outbuilding is located over 15m from the rear of the adjoining dwellings and would not result in any undue impact on the residential amenity of the occupiers in terms of noise and disturbance.

The existing windows and door on the front elevation of the outbuilding will remain in place, and will not overlook into any neighbouring properties, as they face the rear elevation of the main dwelling. Therefore the proposed outbuilding will not cause any issues regarding overlooking or breach of privacy to any neighbouring properties.

Paragraph 4.9 of the SPD states, that "sufficient garden space should be retained as a consequence of an extension. For a 4 or more bedroom house at least 100 square metres of private usable garden space should be retained".

The amount of private rear garden space that will be retained will remain the same, which is approximately 139sq.m. Therefore the proposed development complies with the above, as well as Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Having taken everything into consideration, it is recommended that this application be approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers LON 30/3 and LON 30/4.

REASON

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

3 NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 128 Long Lane, Hillingdon and shall not be used as a separate unit of accommodation or for any business

purposes. Furthermore, no internal partitioning or sub-division shall take place and no kitchen facilities shall be installed within the building.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development falling within Class E of Part 1 Schedule 2 to that Order shall be carried out.

REASON

To avoid an overdevelopment of the site and to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved

are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

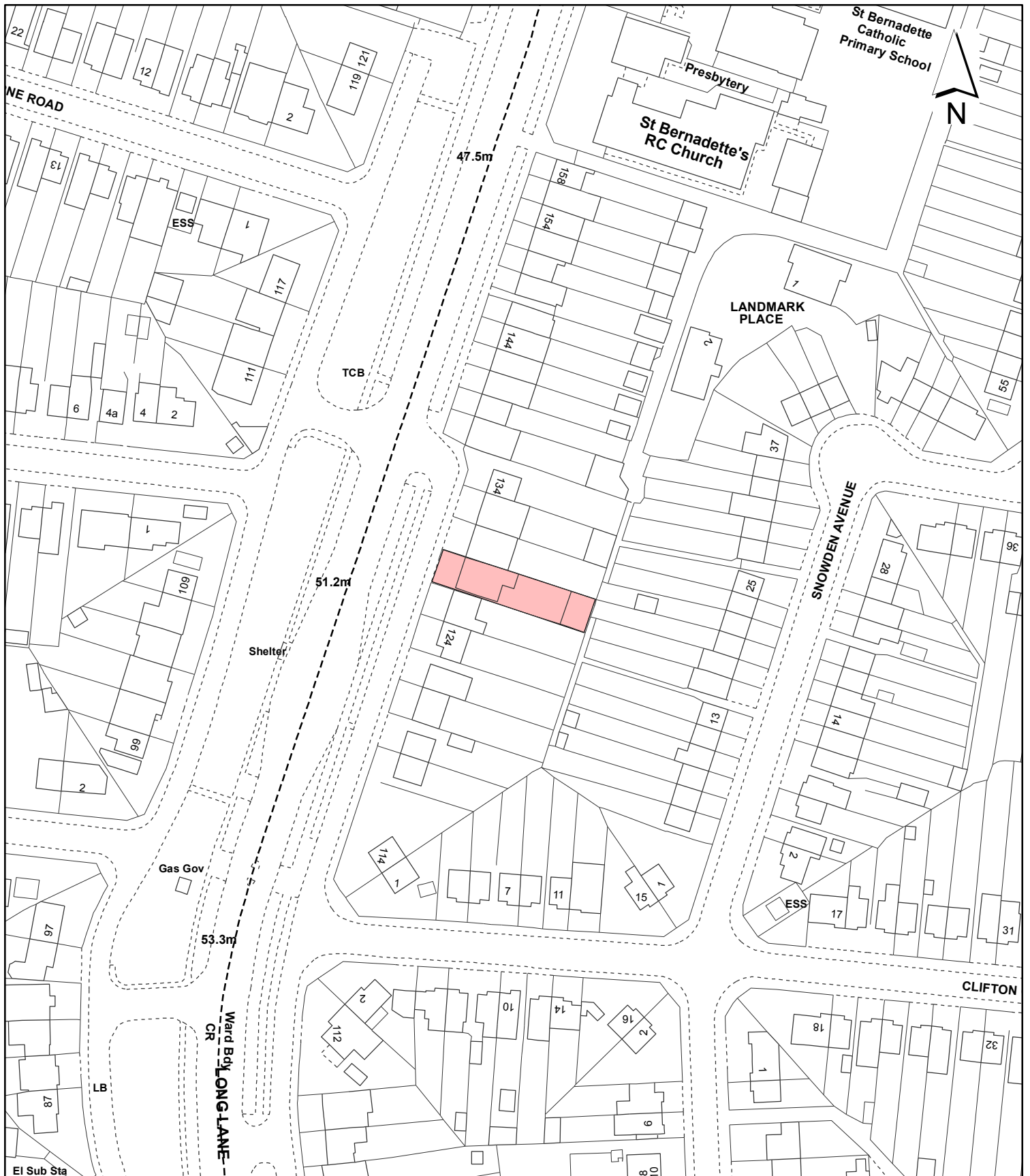
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to

adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

128 Long Lane

Planning Application Ref:

230/APP/2016/1491

Planning Committee:

Central & South

Scale:

1:1,250

Date:

July 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES

Development: Installation of 1 internally illuminated ATM sign

LBH Ref Nos: 17981/ADV/2016/46

Drawing Nos: Design and Access Statement
NM-07-2015-81-01
NM-07-2015-81-02
Location Plan (1:1250)
Block Plan (1:500)

Date Plans Received: 11/04/2016

Date(s) of Amendment(s):

Date Application Valid: 22/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The site lies on the south side of Shepiston Lane opposite Cherry Lane Cemetery and just to the north of the M4 motorway and comprises a petrol filling station and ancillary facilities. The site is within the Green Belt.

1.2 Proposed Scheme

The proposal is a retrospective application for the installation of an internally illuminated ATM sign which sits over the ATM which is in a housing for which a separate planning application has been made. The advertisement comprises white internally illuminated lettering on a black background and an ATM surround with blue LED halo illumination.

1.3 Relevant Planning History

17981/APP/2016/1404 Euro Garages Heathrow North Shepiston Lane Hayes
Installation of ATM (Restrospective)

Decision Date:

Appeal:

Comment on Planning History

A concurrent application for planning permission for the installation of the ATM is also on this agenda (Reference no. 17981/APP/2016/1404).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

1 adjoining neighbour consulted via letter dated 26/04/2016 and a site notice was displayec

on 28/04/2016. No comments or objections received.

Heathrow Aerodrome Safeguarding: No comments received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

OL4 Green Belt - replacement or extension of buildings

NPPF1 NPPF - Delivering sustainable development

NPPF9 NPPF - Protecting Green Belt land

5. MAIN PLANNING ISSUES

Policy BE27 of the Hillingdon Local Plan: Part Two states that advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety. Policy BE29 states that the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

Paragraph 67 of the National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which would clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

With regard to public safety, the advertisement is within the body of the site close to the entrance to the shop and paying area. Its purpose is to draw attention to the ATM. The proposal will have no impact on the local highway network. It is located in an area separated from car parking and circulation by bollards. It would not interfere with pedestrian movement. There are no other implications with regard to public safety. Therefore, in this regard, the proposal complies with policies BE27 and BE29 of the Hillingdon Local Plan: Part Two.

The sign is relatively small and is well related to the size of the ATM housing. It sits within the body of the site and is located well away from the street. Although there are a number

of other advertisements on the site, this serves a very specific purpose in terms of information and direction. It is low level and softly lit and in the context of the site, has very little impact. It is considered that there would be no significant harm to the character of the area and its impact on the Green Belt would be very limited.

The location, size and low level of illumination means that it is considered that it will not have any adverse impact on public amenity. Therefore the proposal is considered to comply with policies BE27 and BE29 of the Hillingdon Local Plan: Part Two.

It is recommended that advertisement consent be given.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADVERT1 Standard Condition

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

INFORMATIVES

- 1** The decision to GRANT advertisement consent has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it

unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

- 2** The decision to GRANT advertisement consent 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.

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

OL4 Green Belt - replacement or extension of buildings

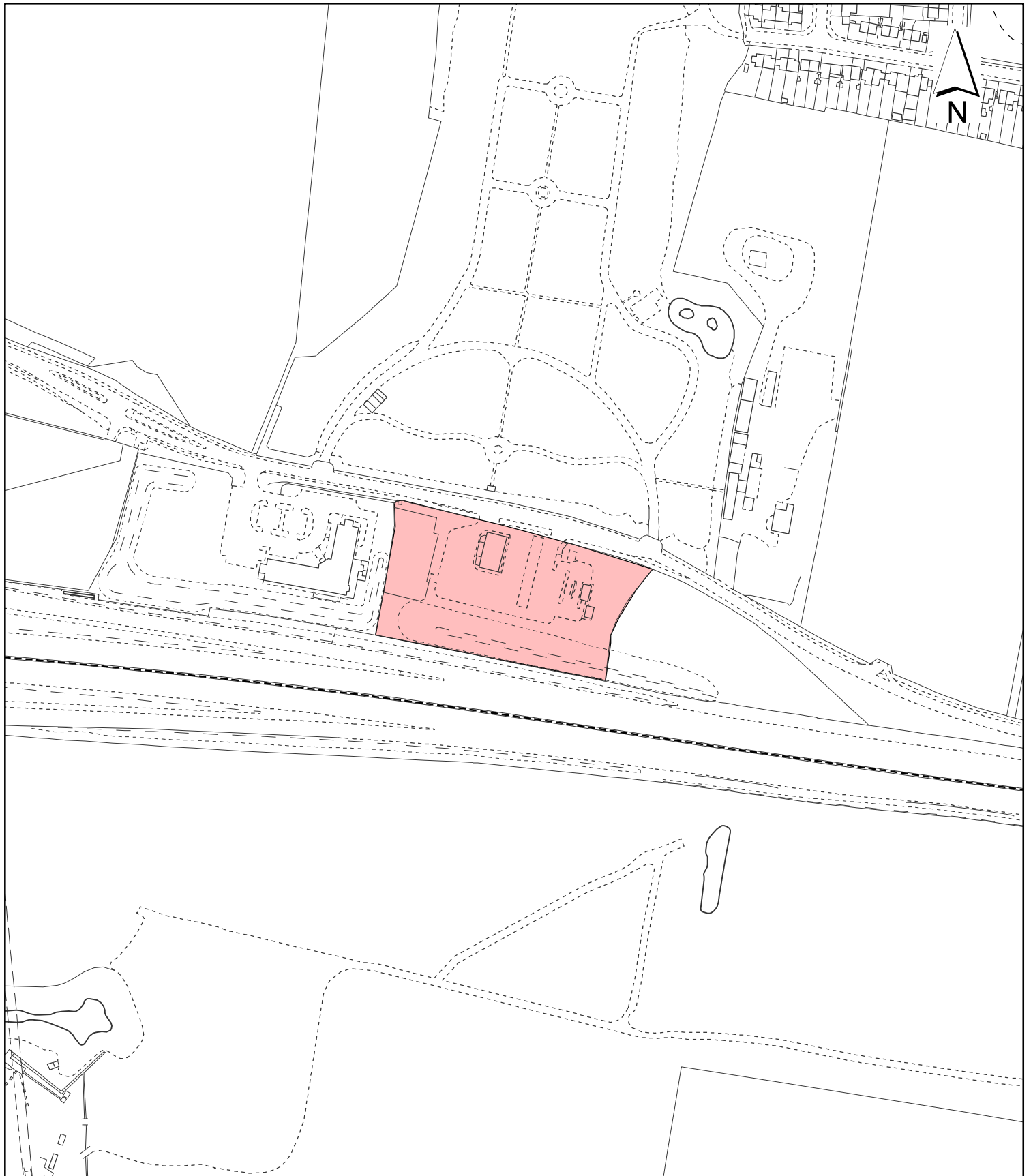
NPPF1 NPPF - Delivering sustainable development

NPPF9 NPPF - Protecting Green Belt land

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

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Euro Garages Heathrow North
 Shepiston**

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

Planning Application Ref:
17981/ADV/2016/46

Scale:
1:3,500

Planning Committee:
Central & South

Date:
July 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES

Development: Installation of ATM (Restrospective)

LBH Ref Nos: 17981/APP/2016/1404

Drawing Nos: NM-07-2015-81-01
NM-07-2015-81-02
Location Plan (1:1250)
Design and Access Statement
Block Plan (1:500)

Date Plans Received: 11/04/2016

Date(s) of Amendment(s):

Date Application Valid: 22/04/2016

1. **SUMMARY**

The proposal is a retrospective application for the installation of an ATM. The site is within the Green Belt. The development is considered not to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities. No other harms arise from the development and it is recommended that planning permission be granted.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, number NM-07-2015-81-02.

REASON

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

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The site lies on the south side of Shepiston Lane opposite Cherry Lane Cemetery and just to the north of the M4 motorway and comprises a petrol filling station and ancillary facilities. The site is within the Green Belt.

3.2 Proposed Scheme

The application is a retrospective proposal for the installation of an ATM. It replaced an existing ATM which was located to the side of the building. The original structure was approximately 1 metre wide by 1 metre deep and 2 metres high. The ATM is housed in a simple metal box structure 2.1 metres high, 1.2 metres wide and 2.2 metres deep and painted in an off-white colour. It sits under the canopy of the main retail and paying area associated with the site. The ATM itself is 0.9 metres from ground level. It is within a pedestrianised area with level access to the ATM. Security bollards have been installed around the machine. These both protect members of the public from vehicular movement and are a security measure against 'ram-raiding'.

3.3 Relevant Planning History

17981/ADV/2016/46

Euro Garages Heathrow North Shepiston Lane Hayes

Installation of 1 internally illuminated ATM sign

Decision:

Comment on Relevant Planning History

There is a concurrent application for an illuminated advertisement for the ATM is also on this agenda (Reference No. 17981/ADV/2016/46).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

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.

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

OL4 Green Belt - replacement or extension of buildings

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

NPPF1 NPPF - Delivering sustainable development

NPPF7 NPPF - Requiring good design

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

1 adjoining neighbour consulted via letter dated 26/04/2016 and a site notice was displayed on

28/04/2016. No comments or objections received.

Heathrow Aerodrome Safeguarding: No comments received.

Internal Consultees

Trees and Landscape Officer: There is a TPO on the land, reference 549. However, no trees are affected by the proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending existing buildings in the Green Belt is acceptable, subject to their impact on the openness of the Green Belt and its visual amenities. These issues are discussed in Section 7.05.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

No issues arise

7.05 Impact on the green belt

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

Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered. Paragraph 89 of the NPPF states, inter-alia, that the extension or alteration of a building is not inappropriate provided that it does not result disproportionate additions over and above the size of the original building.

Policy 7.16 of the London Plan states that the Mayor supports the current extent of London's Green Belt and, inter-alia, its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance.

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt. Any proposals for development in the Green Belt will be assessed against national and London Plan policies.

Policy OL4 of the Hillingdon Local Plan: Part Two states that:

The local planning authority will only permit the replacement or extension of buildings within the green belt if:

- (i) the development would not result in any disproportionate change in the bulk and character of the original building;
- (ii) the development would not significantly increase the built up appearance of the site;
- (iii) having regard to the character of the surrounding area the development would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated

As stated above, the principle of extending existing buildings in the Green Belt is not inappropriate development and thus the the main issues for determination are whether the

proposal would result in a disproportionate change in the bulk and character of the original building, whether it would significantly increase the built up appearance of the site and whether it would injure the visual amenities of the Green Belt.

In consideration of these issues it should be noted that the development replaces a structure measuring 1 metre wide x 1 metre deep x 2 metres high with one which is 1.2 metres wide x 2.2 metres deep x 2.1 metres high. The structure has been increased minimally in terms of its width and height and whilst there is a greater increase in its depth, its location under the canopy of the main building and the fact it has been painted in an off-white colour to match the building means that its impact on the Green Belt would be very limited. The development is thus, not considered to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities.

7.07 Impact on the character & appearance of the area

The proposal is a small addition to the building which sits beneath the existing canopy and does not spread the built form beyond the existing developed area of the site. It has very low visual impact when viewed from outside.

7.08 Impact on neighbours

There are no residential neighbours. There is a hotel to the west, the M4 motorway to the south, open land to the east and a cemetery to the north. The ATM has an extremely low visual impact and as there are no dwellings in close proximity no adverse impact on residential neighbours will arise.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two considers traffic generation of new development particularly with regard to highway and pedestrian safety. The ATM is part of the overall complex of petrol filling station and facilities. Whilst it can be accessed and used separately from the petrol related facilities, there is a large area of off-street parking and the use is unlikely to have any material impact on local traffic. In terms of pedestrian safety, the ATM is in a part of the site associated with pedestrian activity. Bollards have been provided which separate the ATM from vehicular movement. The ATM has level access which allows for use by people with disabilities. No adverse traffic or pedestrian safety issues arise and the development is considered to comply with policy AM7.

Policy AM14 of the Hillingdon Local Plan: Part Two states the need for all development to comply with the Council's adopted parking standards. The ATM is within the body of the site which includes off-street parking. The proposal is not considered to require additional car parking. Whilst it can be separately accessed, it is likely that much of its use will come from motorists purchasing fuel or other goods on the site. No adverse issues arise and the proposal is considered to comply with Policy AM14.

7.11 Urban design, access and security

The ATM and housing is located against the existing main building on the site and under its canopy. It is a simple off-white metal structure with a flat roof. The main building is a modern flat-roofed structure. Its size is limited in relation to the overall scale of development on site and thus its visual impact is considered acceptable. The issues of access and security have been considered in other parts of this report.

7.12 Disabled access

There is level access to the ATM which is designed to be accessible to wheelchair users.

7.13 Provision of affordable & special needs housing

- Not applicable to this application.
- 7.14 Trees, landscaping and Ecology**
- No trees, landscaping or ecological considerations arise
- 7.15 Sustainable waste management**
- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- No consultation responses were received.
- 7.20 Planning obligations**
- Not applicable to this application.
- 7.21 Expediency of enforcement action**
- This is a retrospective application and in the event of refusal enforcement action would need to be considered.
- 7.22 Other Issues**
- None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

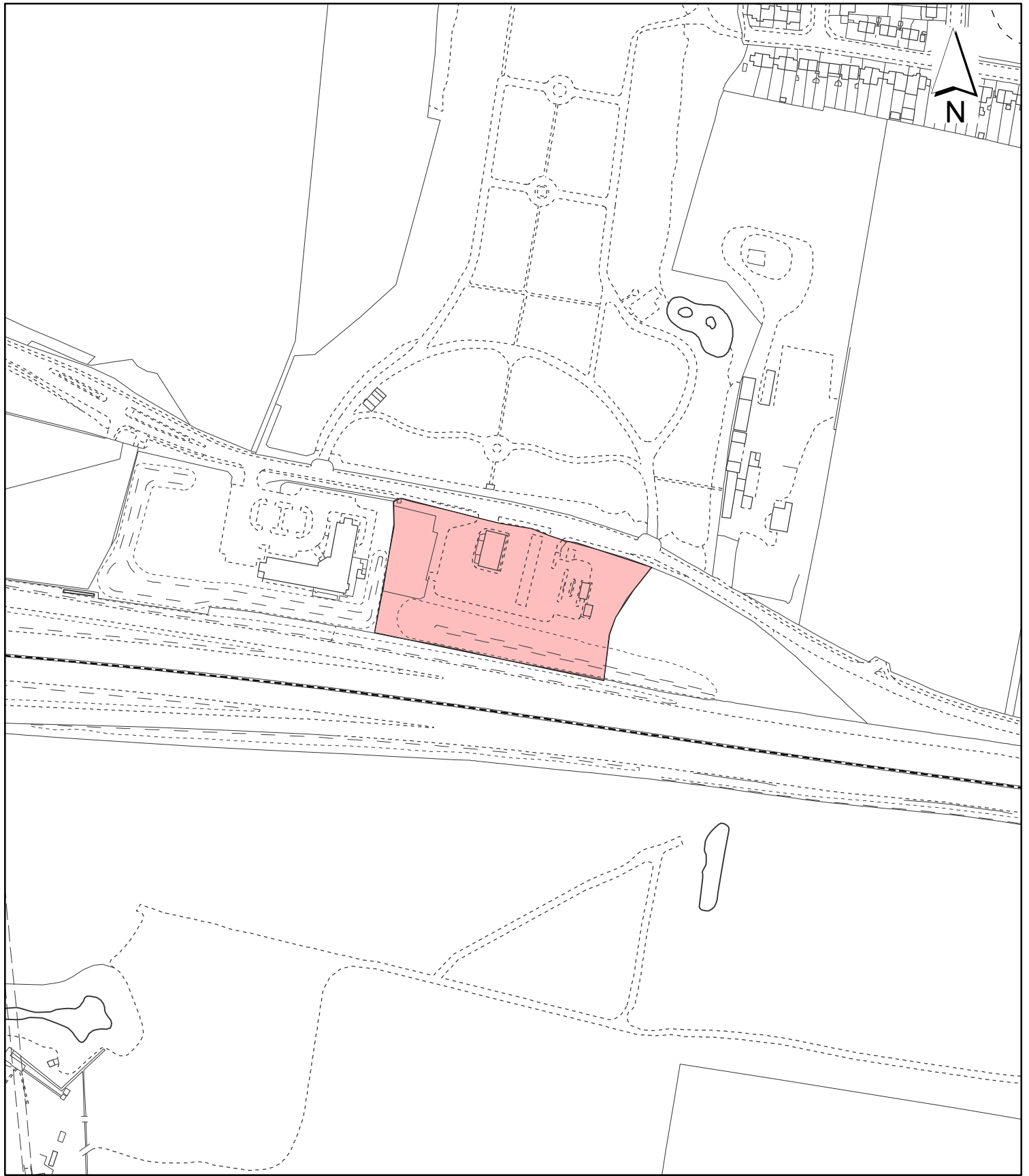
The proposal is a retrospective application for installation for an ATM. The site is within the Green Belt. The development is considered not to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities. No other harms arise from the development and it is recommended that planning permission be granted.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Euro Garages Heathrow North
 Shepiston**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

17981/APP/2016/1404

Scale:

1:3,500

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** NANAKSAR PRIMARY SCHOOL SPRINGFIELD ROAD HAYES
- Development:** Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017.
- LBH Ref Nos:** 4450/APP/2016/1928
- Drawing Nos:** Updated Transport Assessment, prepared by Intermodal Transportation dated May 2016
Travel Plan Update, dated May 2016
P01315-P651 Rev. C (Proposed Site Plan)
Site Specific Flood Risk Assessment, prepared by WML Consulting dated April 2013
L4121/02 (Tree Protection Plan- Temporary Unit)
Tree Survey V02, prepared by Ecus dated May 2016
Design and Access Statement Rev.B, prepared by Blue Sky dated 04/04/14
P01315-P105 Rev. A (Plans & Elevations)
P01315-P106 Rev. B (Plans & Elevations)
P01315-P107 (Plans & Elevations)
P01315-P108 (Existing & Proposed Gate Elevations)
P01315-P109 (Proposed Sub-Station Plan and Elevations)
Preliminary Ground Gas Risk Assessment, prepared by WML Consulting dated 26/07/13
Phase 1 Desk Study and Preliminary Geoenvironmental Assessment, prepared by WML Consulting dated April 2013
P01315-P650 Rev. A (Site Location Plan)
Letter dated 20/05/16 from Cushman & Wakefield

Date Plans Received: 20/05/2016 **Date(s) of Amendment(s):**

Date Application Valid: 31/05/2016

1. SUMMARY

Planning permission (ref: 4450/APP/2013/1227) was granted on the 28 June 2013 for the provision of three temporary modular classroom/administration units, a substation, car and cycle parking, new access arrangements and ancillary development, on land at Guru Nanak Sikh Academy. At that time, temporary planning permission was granted for 12 months.

The temporary units were required to accommodate up to 120 primary school pupils whilst proposals for a new permanent primary school, which would be associated with the existing Guru Nanak Sikh Academy, were progressed. The primary school, which opened in the temporary accommodation in September 2013 is known as Nanaksar Primary School.

Following delays in the progression of a scheme for permanent classroom provision planning permission (ref: 4450/APP/2014/1427) was subsequently granted for the

retention of the accommodation for a further two years, expiring on the 31st August 2016.

This application seeks to vary conditions 1 and 2 of the second planning permission (ref: 4450/APP/2014/1427) to allow the retention of the accommodation for a further year until 31st August 2017. The applicant has advised that there are currently 120 pupils in the temporary accommodation and a further 100 children who occupy other buildings on the wider secondary school site. This was originally intended to be a temporary solution to accommodation needs to serve the primary school until the end of the 2015/2016 academic year. However, due to a variety of issues, the permanent school building will not be progressed within the intended time frame and there is therefore a need to retain the temporary accommodation for a further year.

As part of the Hillingdon Primary Capital Schools Programme the Council has already expanded and/or redeveloped numerous schools across the borough. It has also built three new primary schools. However, notwithstanding this, pressure for school places remains within the Hayes area. Officers in the Council's Education Team have verbally advised that if the temporary accommodation could not be retained on this site that the Council would need to find places in its existing schools for the current 120 pupils on roll. Accordingly, from an educational perspective, there is a significant need for the accommodation in this location.

The proposal complies with the aims of the National Planning Policy Framework (NPPF), London Plan policy 3.18 and UDP policy R10, which seek to encourage the provision of new and/or enhanced educational facilities. Furthermore, it is considered that very special circumstances exist, sufficient to justify an exception to Green Belt policy.

It is not considered that the proposal would result in an unacceptable impact on the visual amenities of the school site or on the openness of the Green Belt in this location. Furthermore, it is not considered that it would lead to such a significant increase in traffic that refusal could be justified on highway grounds. The proposal is considered to comply with relevant Local Plan and London Plan policies and, accordingly, approval is recommended.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T4 Temporary Building - Removal and Reinstatement

The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/17.

REASON

To reflect the end of the academic year and because the building, by reason of its temporary design and its location in the Green Belt is not considered suitable for permanent retention in compliance with Policies OL1, OL2, BE13 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2 T6 Temporary Use - Discontinuance

The use hereby permitted shall be discontinued on or before 31/08/17.

REASON

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 in compliance with Policy OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) .

3 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 P01315-P650 Rev. A, P01315-P651 Rev. C, P01315-P105 Rev. A, P01315-P106 Rev. B, P01315-P107, P01315-P108, P01315-P109 and L4121/02, as approved by planning permission ref: 4450/APP/2014/1427, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 COM5 General compliance with supporting documentation

The development hereby permitted shall not be carried out except in accordance with the following specified supporting plans and/or documents:

Tree Survey (revision V02) prepared by Ecus dated May 2013;
Updated Transport Assessment, prepared by Intermodal Transportation dated May 2016;
Travel Plan Update, dated May 2016.

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 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

5 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those shown on drawing nos. P01315-P105 Rev. A, P01315-P106 Rev. B, P01315-P107 and P01315-P109 and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 COM8 Tree Protection

Fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be erected prior to the commencement of development. The fencing shall be retained in position until development is completed.

The area within the protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

No development approved by this permission shall be carried out otherwise than in accordance with those cycle storage and car parking layout details agreed via planning permission ref: 4450/APP/2014/2725 dated 02/10/14.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Non Standard Condition

No development approved by this permission shall be carried out otherwise than in accordance with those drop-off/pick-up details and measures agreed via planning permission ref: 4450/APP/2014/2725 dated 02/10/14.

REASON

In the interests of highway safety in accordance with policy AM2 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 COM10 Tree to be retained

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

REASON

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

10 N5 Control of noise emission from the site

No development approved by this permission shall be carried out otherwise than in accordance with those noise levels agreed via planning permission ref:

4450/APP/2014/2725 dated 02/10/14.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (2015) Policy 7.15.

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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
BE13	New development must harmonise with the existing street scene.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R4	Proposals that would involve the loss of recreational open space
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons

LPP 3.18	(2015) Education Facilities
LPP 6.1	(2015) Strategic Approach
LPP 6.3	(2015) Assessing effects of development on transport capacity
LPP 7.16	(2015) Green Belt
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I11 The Construction (Design and Management) Regulations 1994

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

6 I12 Notification to Building Contractors

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

7 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 119 Sewerage Connections, Water Pollution etc.

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

9 134 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive

environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.

· Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.

· Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

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

10

The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges. Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

11

You are advised that the Council's Access Officer has provided the following advice:

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

b) Fixtures, fittings and furnishings, particularly hard materials should be selected to ensure that sound is not adversely reflected. The design of all learning areas should be considerate to the needs of people who are hard of hearing or deaf. Reference should be made to BS 8300:2009, Section 9.1.2, and, BS 223 in selecting an appropriate acoustic absorbency for each surface.

c) Care should be taken to ensure that the internal decoration achieves a Light Reflectance Value (LRV) difference of at least 30 points between floor and walls, ceiling and walls, Including appropriate decor to ensure that doors and door furniture can be easily located by people with reduced vision.

d) Induction loops should be specified to comply with BS 7594 and BS EN 60118-4, and a term contract planned for their maintenance.

e) Care must be taken to ensure that overspill and/or other interference from induction loops in different/adjacent areas does not occur.

f) Flashing beacons/strobe lights linked to the fire alarm should be carefully selected and installed to ensure they remain within the technical thresholds not to adversely affect people with epilepsy.

12

You are advised that the proposed pedestrian access gate to the east of the site and close to the Oak tree falls outside the red line application site and, as such, has not been approved planning permission as part of the determination of this application.

13

You are advised that prior to the submission of an application for permanent development at this site, or at any other site along Beaconsfield Road and/or Springfield Road, that any Transport Assessment submitted in support of that application must include the following:

- Use of speed data to establish the appropriate visibility splay provision at any proposed site access junctions.
- The analysis of speed survey data to determine if traffic calming measures/formal crossings of Springfield Road are necessary for the proposal.
- Consideration of appropriate traffic management measures at the proposal, such as: the appropriate waiting period in the proposed drop off bays, marshalling of pupil drop-off/pick-up areas to assist in achieving a quick turn around of vehicles, and the identification of a park and stride point.
- Reassessment of the A4020/Springfield Road signal junction using revised design flows as those used within the current assessment are inappropriate/inaccurate. These flows should be 2018 design flows that are based upon the March 2011 traffic survey and include all relevant committed developments.

3. CONSIDERATIONS

3.1 Site and Locality

Guru Nanak Sikh Academy occupies an approximately 5 hectare irregularly shaped plot located on the southern side of Beaconsfield Road in Hayes. The main school buildings, which vary in height from single-storey to three-storeys, are located towards the north west of the site. A Multi-Use Games Area and playgrounds are located towards the south of the site and to the east of the main school building. Parking is provided along the western boundary. A drop off/pick up point for parents, accessed via Beaconsfield Road, and the school playing field occupy the eastern part of the site.

The school site is bounded to the north by Beaconsfield Road, beyond which are industrial buildings; to the east by Yeading Football Club; and to the south and west by Minet Country Park.

The application site, which forms a part of the wider school site, comprises an area of approximately 1,642m², which formerly accommodated the drop-off/pick-up area and a small part of the playing field.

The entire application site falls within the Green Belt as designated in the Hillingdon Local Plan. Adjoining land to the east, west and south, including that of the main Guru Nanak Sikh Academy site, also falls within the Green Belt. Beaconsfield Road and the area beyond falls within the Springfield Road Industrial and Business Area. The site and surrounding area also falls within the Hayes and West Drayton Corridor.

3.2 Proposed Scheme

Planning permission (ref: 4450/APP/2013/1227) was granted on the 28 June 2013 for the provision of three temporary modular classroom/administration units, a substation, car and cycle parking, new access arrangements and ancillary development, on land at Guru Nanak Sikh Academy. At that time, temporary planning permission was granted until 31/08/14.

The temporary units were required to accommodate up to 120 primary school pupils whilst proposals for a new permanent primary school on the site were progressed. The primary school, which opened in the temporary accommodation in September 2013, is known as Nanaksar Primary School.

Following delays in the progression of a scheme for permanent classroom provision planning permission (ref: 4450/APP/2014/1427) was subsequently granted for the retention of the accommodation for a further two years, expiring on the 31st August 2016.

Condition 1 of the latter planning permission states:

"The building hereby permitted shall be removed and the land restored to its former condition on or before 31/08/16."

Condition 2 states:

"The use hereby permitted shall be discontinued on or before 31/07/16."

In light of further ongoing delays in the progression of an application for a permanent scheme, this application seeks to vary conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 to allow the retention of the buildings for an additional year, expiring 31/08/17.

3.3 Relevant Planning History

4450/APP/2013/1227 Land Adjoining Guru Nanak Sikh Academy Beaconsfield Road Hayes
Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development (Amended Plan).

Decision: 28-06-2013 Approved

4450/APP/2014/1427 Land Adjoining Guru Nanak Sikh Academy Beaconsfield Road Hayes
Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site.

Decision: 16-06-2014 Approved

4450/APP/2014/2725 Guru Nanak Sikh College Springfield Road Hayes
Details pursuant to conditions 7 (parking and cycle storage), 8 (drop-off/pick-up facility) and 10 (noise levels) of planning permission ref. 4450/APP/2014/1427 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangement and ancillary development on existing school site)

Decision: 02-10-2014 Approved

Comment on Relevant Planning History

The planning history has been discussed in parts 1 and 3.2 of the report and is summarised above.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
 Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
 London Plan (July 2011)
 National Planning Policy Framework
 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 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.CI1 (2012) Community Infrastructure Provision
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- BE13 New development must harmonise with the existing street scene.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- R4 Proposals that would involve the loss of recreational open space
- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- R16 Accessibility for elderly people, people with disabilities, women and children
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM15 Provision of reserved parking spaces for disabled persons
- LPP 3.18 (2015) Education Facilities
- LPP 6.1 (2015) Strategic Approach

- LPP 6.3 (2015) Assessing effects of development on transport capacity
LPP 7.16 (2015) Green Belt
LPP 7.2 (2015) An inclusive environment
LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th July 2016**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 16 local owner/occupiers and The Friends of Minet Country Park. Site notices were also posted. No objections were received to these consultations.

METROPOLITAN POLICE: No objections are raised. The school is very low crime and as such, this extension is unlikely to create any problems.

SPORT ENGLAND: No response received.

Internal Consultees

EDUCATION

Over 100 pupils are on the roll of Nanaksar Primary (in Years 1 & 2), whom the school is legally obliged to continue to educate until the end of Year 6. Therefore the temporary accommodation is required to keep the school operational. There is a high demand for places in the local area and additional places are forecast to be required in future years.

TREES/LANDSCAPE OFFICER

No objection.

HIGHWAY ENGINEER

The application is for an extension of an existing temporary permission providing a 120 place temporary school. No increase in pupil numbers is proposed.

An updated Transport Assessment has been provided which, at the Council's request, includes quantification of existing traffic flows during AM and PM school peak periods at the Uxbridge Road/Springfield Road junction, of the likely traffic attracted by any committed developments and vacant sites in the vicinity of the site, and assessment of the performance of the Uxbridge Road/Springfield Road signal junction. The Transport Assessment also includes a parking beat survey. A comparison of the 2013 and 2016 observed + committed + development flows indicates a reduction in flows and as such no further assessment of this junction was warranted.

Parking beat survey indicates that between 15.15 and 15.30 there were no available public highway spaces, 5 spaces available at goals car park and 48 spaces available at Minet Country Park car park. It should be noted that Guru Nanak primary and secondary schools contribute notably to the parking demand and Nanaksar primary is not the main contributor to the parking demand. Parking demand is eased as the end times of the school day are staggered by 15 minutes at the 3 sites.

As no additional highway impacts have been identified over and above those considered at the previous application no objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development was established in assessing the original planning permission ref: 4450/APP/2013/1227. No physical alterations are proposed to the approved scheme. Therefore, the key consideration in assessing this scheme is whether the retention of the buildings for another year is acceptable in principle.

Policy R10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to encourage the provision of enhanced educational facilities across the borough. This overall objective is reiterated in the London Plan Policy 3.18 which seeks to support development proposals which enhance education and skills provision, including provision of new and enhanced facilities. At national level the DCLG Policy Statement on Planning for Schools Development and the NPPF are particularly supportive of applications which enhance existing schools.

Notwithstanding this, the proposed development falls within the Green Belt. Policy OL1 of the Local Plan: Part 2 defines the types of development considered acceptable within the Green Belt as predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

London Plan (2015) policy 7.16 and the NPPF (2012) confirm that the strongest protection should be given to the Green Belt and that inappropriate development should be refused, except in very special circumstances. Accordingly, the temporary accommodation represents unacceptable development within the Green Belt, and it is necessary to demonstrate that the benefits of retaining the accommodation until August 2017 outweighs the harm to the Green Belt.

The applicant contends that there has been no material change to planning policy since temporary planning permission was granted in June 2014 and therefore, as the proposal was previously considered to be in accordance with planning policy, it should be regarded as continuing to comply. The applicant further argues that the size, scale and height of the buildings are not obtrusive in their location, they are seen in context with the existing school and surrounding large scale developments and that they would have no long term impact on the openness of the Green Belt.

Whilst officers do not disagree with these statements, it must however be acknowledged that this is the third time temporary consent has been sought for the buildings, which were originally due to be removed by 31/08/14. Accordingly, careful consideration must nevertheless be given to yet another renewal of the consent, given the sensitive Green Belt location.

Although the applicant verbally discussed the significant need for the development with officers at pre-application stage, limited information in this regard has been submitted in support of this application. It is however noted that the applicant advised on previous applications that within the local catchment area for the school, there is very limited choice of 'good' schools as defined by Ofsted and that both the London Borough of Hillingdon and the adjoining London Borough of Ealing had reported a shortage in primary school places. The applicant also advised that alternative options for the provision had been investigated

but that due to the need to share facilities within the existing Guru Nanak school, this was the only viable option.

The Council's Education Team have advised that despite significant expansion of schools within the locality, and the provision of a new primary school at Lake Farm, that pressures for school places nevertheless remain within this part of the borough with additional places likely to be required in future years. Accordingly, the retention of the accommodation at this site is supported. Notably, there would not be sufficient capacity within existing schools in the borough to accommodate the children currently on roll at Nanaksar Primary School who would need to be relocated if planning permission was refused.

It is considered that the educational need for the accommodation combined with the limited long-term visual impact of the proposed development amounts to a case of very special circumstances sufficient to justify an exception to Green Belt policy in this instance.

It should be noted that the development results in the loss of a small part of the playing field, albeit on a temporary basis. Local Plan policy R4, paragraph 74 of the National Planning Policy Framework (NPPF) and Sport England policies seek to protect existing playing fields and supporting facilities. Sport England have been consulted on this current application but have yet to provide comments. In respect of the original consent for temporary buildings in the same location and scale as proposed, Sport England confirmed that the area of playing field which would be lost could not be regarded as being capable of forming, or forming part of, a playing pitch. Accordingly, no objections were raised by them in this respect. It is considered that those comments are still relevant to the consideration of this application.

The need for the proposed development in this location, the strong policy support for new and enhanced educational facilities and the limited long-term visual impact are considered to amount to a case of very special circumstances sufficient to justify an exception to Green Policy in this instance. Furthermore, Sport England confirmed within the 2013 scheme, that no objections were raised to the small loss of playing field which would occur as a result of the development. Accordingly, there is no objection to the principle of the proposed development, for a further temporary period.

7.02 Density of the proposed development

Not applicable to this type of development.

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

Not applicable. The site does not fall within an Archaeological Priority Area and there are no Conservation Areas, Areas of Special Local Character or Listed Buildings within the vicinity.

7.04 Airport safeguarding

Not applicable. There is no requirement to consult the aerodrome safeguarding authorities on this application.

7.05 Impact on the green belt

Guru Nanak Sikh Academy currently comprises school buildings, which range in height from one to three-storeys, playgrounds, car parking, playing fields and ancillary development. It is bounded to the north by Beaconsfield Road, beyond which are large scale industrial buildings, and to the east by Yeading Football Club and its associated stands and clubhouse. The proposed temporary accommodation is largely located within an existing developed part of the site, comprising hardstanding, and located close to the eastern elevation of the main school building. Accordingly, it is seen in context with the wider school site and surrounding large scale buildings.

Minet Country Park bounds the wider school site to the south. Large bunds within that park, which bound the school site, limit views of the school from the wider Green Belt. Any limited views of the proposed units from Minet Country Park are long distance views across the school playing field where the proposed development is seen in context with adjoining developments and the built up industrial area beyond. Accordingly, the size, scale and height of the proposed buildings are not considered to be obtrusive in this location and, given the temporary nature of the development, it is not considered that it has any significant adverse impact on the long-term openness of the Green Belt or the visual amenities of the surrounding area.

7.06 Environmental Impact

This was assessed and considered to be acceptable at the time of the previous applications. No changes are proposed which would result in any increased environmental impacts.

7.07 Impact on the character & appearance of the area

The proposed development is clearly visible from Beaconsfield Road. However, Beaconsfield Road is predominantly characterised by industrial development to the north, and the Guru Nanak Sikh Academy and Hayes Football Club to the south. The proposed development is viewed in context with the existing school site and surrounding large scale developments and, as such, it is not visually obtrusive in this location. For these reasons, and those discussed in part 7.05 of the report, it is not considered that the proposal has an unacceptable impact on the visual amenities of the Beaconsfield Road street scene or the surrounding area.

7.08 Impact on neighbours

There are no residential properties within the vicinity of the site. It is not considered that the development has any impact on neighbouring commercial and industrial properties over and above the existing school site.

7.09 Living conditions for future occupiers

Not applicable to this type of development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No alterations are proposed to the site layout, access arrangements, parking or cycle storage provision over that approved under previous consents. Furthermore, this application would not result in any increase in pupils or associated vehicular trips to/from the site over that approved by the original consent in 2013. Nevertheless, the applicant has submitted an updated Transport Assessment in support of the application to provide an up to date analysis of the traffic impacts. They have also submitted a revised Travel Plan.

The Transport Assessment confirms that the temporary school does not result in any significant impact on nearby junction capacity or on the local highway network. The school's Travel Plan assists in mitigating against the impacts of the development on the highway network.

Congestion associated with schools only typically occurs for relatively short periods of time during peak drop-off and pick-up times for the school and traffic disperses relatively quickly. Accordingly, it is not considered that the scheme results in such a significant impact on the surrounding highway network that refusal could be justified.

No alterations are proposed to the car parking layout or access arrangements. Two parking spaces, including one disability standard space, are provided for staff on site. Whilst this parking provision is relatively low, the objective to encourage use of alternative modes of transport to the private car is encouraged. Given the temporary nature of the scheme this

is considered to be acceptable in this instance.

In terms of cycle parking storage for up to 14 bicycles is provided. This complies with Transport for London's Cycle Parking standards which require 1 space to be provided per 10 staff or pupils.

It is not considered that the proposed development would have such a detrimental impact on the local highway network that refusal could be justified and, notably, the Council's Highway Engineer has raised no objections.

7.11 Urban design, access and security

Urban design

The size, scale, height and design of the buildings is considered to be acceptable in this location on a temporary basis and it is not considered that they have any significant detrimental impact on the character and appearance of the surrounding area. However, given the temporary nature of the buildings and the site's Green Belt location, their long term retention in this location is visually undesirable. Suitably worded conditions are recommended to ensure that the buildings are removed at the end of the 2017 academic year.

Security

The Metropolitan Police have confirmed that the school is located in a low crime area and have accordingly raised no objections to the application.

7.12 Disabled access

No changes to the implemented consent are proposed in respect of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to this type of development.

7.14 Trees, landscaping and Ecology

No changes to the implemented consent are proposed in respect of landscaping.

7.15 Sustainable waste management

No changes are proposed in this respect from the original planning permission

7.16 Renewable energy / Sustainability

No changes are proposed in this respect from the original planning permission

7.17 Flooding or Drainage Issues

No changes are proposed in this respect from the original planning permission.

7.18 Noise or Air Quality Issues

No changes are proposed in this respect from the original planning permission.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this development. As the development is for educational use it would not necessitate a contribution towards the Mayoral Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Given its temporary nature, no objections are raised to the principle of the development in this location, which it is considered has limited impact on the openness of the wider Green Belt and complies with current policy objectives to enhance educational facilities.

The development is considered to be visually acceptable in this location, although it would not be suitable for permanent retention, and it is not considered that the proposal would result in any additional impact on the surrounding highway network.

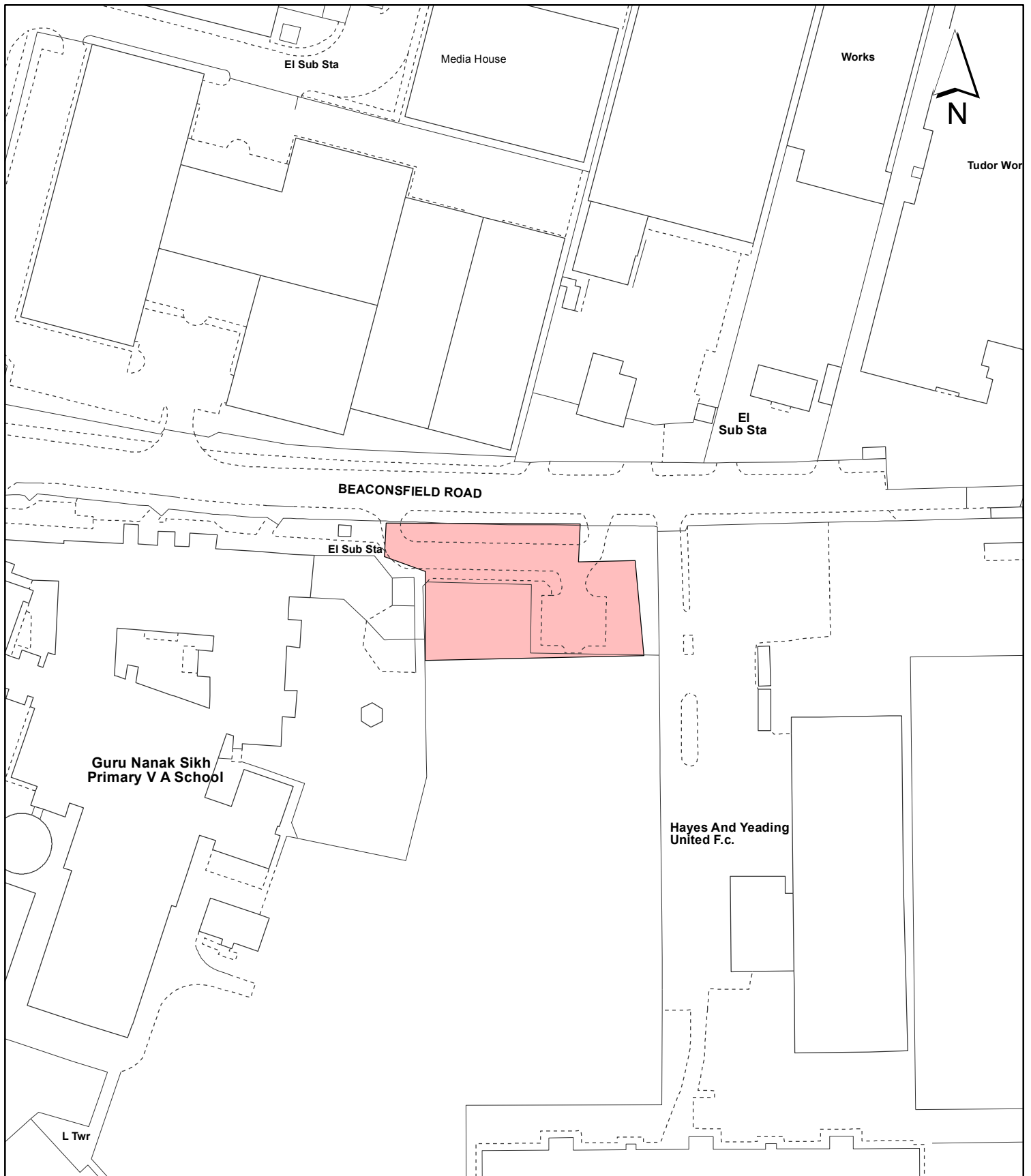
The proposal is considered to comply with relevant planning policy and, accordingly, approval is recommended.

11. Reference Documents

- Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
- Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
- London Plan (2015)
- National Planning Policy Framework
- 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 Supplementary Planning Guidance - Land Contamination

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Nanaksar Primary School
 Springfield Road**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
4450/APP/2016/1928

Scale:
1:1,250

Planning Committee:
Central & South

Date:
July 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 8 BAWTREE ROAD UXBRIDGE

Development: Enlargement of basement to create habitable space and ground floor rear extension

LBH Ref Nos: 18278/APP/2015/4309

Drawing Nos: Design and Access Statement
SKMPD-PA-8BR-001 Rev. C
SKMPD-PA-8BR-002 Rev. B
SKMPD-PA-8BR-003 Rev. B
Site Investigation Report

Date Plans Received: 24/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 24/11/2015

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a semi-detached dwelling on the south-east side of Bawtree Road. Bawtree Road is a quiet residential cul-de-sac situated within a residential area to the east of Uxbridge Town Centre.

The application property and its adjoining neighbour is one of a pair of identical properties, the front of which are unaltered. The rear of the properties comprise identical two storey 'outriggers' which abut up against each other and at the shared boundary and project across their respective rear elevations. The side return wall abuts onto the rear of each dwelling by approximately 1.5m from the rear/side elevation edge, the remaining width contains a bedroom window at first floor level and a door opening leading to a ground floor lounge within the main body of the dwelling. There are external steps leading up to this door opening.

There is a single storey extension with a tiled lean-to roof to the rear of the application property and adjoining property no.10 Bawtree Road that is part of the original building. There is also a 'make-shift' temporary shelter attached to the single storey element of the application property constructed of timber with a perspex roof covering.

The internal floor levels between the main body of the application property and the 'outrigger' are not in alignment and there are internal steps leading down to the rear of the dwelling. There is a difference in internal floor level between the main body of the house and the outrigger of 0.55 metres and a further difference between the outrigger and single storey element of 0.98 metres. The difference in levels between the internal floor level at the front of the house (the main part of the dwelling) and the ground level at the rear of the house is approximately 1.3-1.5 metres.

There is an existing basement beneath the main body of the house, accessed via an internal stairwell, measuring 18sqm with a floor to ceiling height of 1.7m.

Given its central Uxbridge location the wider area comprises a diverse mix of residential and non-residential uses (primarily retail and commercial uses associated with Uxbridge Town Centre). The immediate vicinity is residential in character and Bawtree Road comprises a mix of detached and semi-detached residential dwellings.

The application property falls within the 'Developed Area' as outlined within the Hillingdon Local Plan - Part Two (Saved Policies).

1.2 Proposed Scheme

Planning permission is sought for the enlargement of the basement to create habitable space and for the erection of a ground floor rear extension.

The proposed development is seeking to exploit the difference in level to create extra headroom within the existing basement of the property and would also involve lateral excavation from the rear of the application dwelling through to the existing basement and further to the front of the house, and excavating a further depth of 0.32 metres beneath the existing floor level of the basement to increase the floor to ceiling height to 2.4m. The development proposal would increase the size of the basement from 18sqm to 55sqm which utilises the full length of the house.

A new entrance would be created to the basement from the rear of the house involving excavation within the rear garden to create a patio area with retaining walls.

The existing single storey rear extension would be demolished and re-erected as a two storey extension from basement level. The proposed extension would re-align internal floor levels by raising the floor levels at the rear of the dwelling at ground floor and first floor, to the floor levels within the main house. The proposed extension would measure 5.3 metres in height and would project across the full width of the rear elevation, and then wrap around the outrigger to in-fill the remaining rear elevation so it is flush with the edge of the side elevation of the main dwelling. The depth of the extension at ground floor varies from 1.94 metres, taken from the rear elevation of the outrigger, to 5.88 metres for the infill section to the side of the outrigger where there are presently French-windows.

1.3 Relevant Planning History

29368/A/88/1948

18 Bawtree Road Uxbridge

Use of prem for Management & Executive Headhunting & placement service-Busnss from home (Sect 53 det)

Decision Date: 10-10-1988

GPD

Appeal:

Comment on Planning History

There is no planning history relevant to this application proposal.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

Neighbouring properties and the North Uxbridge Residents Association were consulted by letter on 26.11.15. A Site Notice was posted at the site on 02.12.15. On expiration of the consultation nine responses were received, objecting or commenting as follows:

1. The proposed development would result in the possible collapse of the building and damage to the adjoining three period terraced properties.
2. Irreversibly change the outlook of our street.
3. Risk of collapse during excavation with an electricity sub-station approximately two metres from the boundary wall of 8 Bawtree Road and supplies electricity to a large area of Uxbridge, including part of the town centre.
4. The noise and disruption and inconvenience to Bawtree Road during construction.
5. The proposed development would encroach onto free space at the rear 46 Lancaster Road which we own
6. It will affect the house prices of surrounding houses.
7. This plan appears to be over development
8. There are serious errors in the submitted plans, party wall is not shown correctly and wrong scales shown
9. The lack of detailed design drawings to show how our neighbours plan to support/strengthen the whole length of our party wall and internal load bearing walls and lack of detailed design drawings showing how the structural integrity of both numbers 8 and 10 Bawtree Road will be maintained
10. The creation of new habitable space underground at the front of 8 Bawtree Road without any natural light or ventilation contravenes Public Health requirements as the enlarged front basement area could be used by the present or any future owners as bedroom accommodation.
11. The noise of any external fans, ventilation, and air conditioning units needed to ventilate the front rooms of the proposed basement extension.
12. The risk of water ingress to the foundations of our property due to the new sunken patio area
13. Light pollution in our back garden at night from the proposed skylights needed to illuminate the extended basement area.
14. The need to reconstruct the shared sewers which travel across our front and back gardens close to ground level. The new sewer connections from 8 Bawtree Road would have to be much deeper due to the proposal to locate the kitchen at the new lower basement level.
15. Loss of light in the right hand side of our first floor rear bedroom window due to the higher side wall of the proposed rear first floor extension of 8 Bawtree Road.
16. If these plans get planning permission, the resulting works will result in a long period of noise, dust, vibration and inconvenience to us and other local residents.
17. Given recent high profile building collapses (notably the one on 26/11/2015 in Barnes due to the excavation of a bigger basement under a Georgian town house), the Planning Department of the London Borough of Hillingdon needs to carefully consider whether these ancient terrace 1830s Villas in Uxbridge are simply 'too old' to safely accommodate such major underground basement extension work that could jeopardise the structural integrity of the whole block and risk considerable damage to the live electricity substation right next door.
18. If Hillingdon Council approves these plans does it assume any financial responsibility for any future building collapse resulting from the construction works?

South Bucks District Council: No Objection

Scottish and Southern Electric: I confirm that SSE have no objections in principle to the planning permission for the basement development at 8 Bawtree Road, although we would like the applicant to provide a full surveyors report detailing any potential issues that the basement may cause to the integrity of our substation land and any affect this may have on the electricity apparatus on site.

OFFICER COMMENTS:

The majority of the objections and comments related to the structural integrity of the application dwelling and neighbouring properties and their ability to withstand the construction of the proposed development, in particular the excavation of the basement. This report does not consider or commented upon the structural integrity of the application dwelling as it is not a planning matter.

It should be noted, however, that there have been discussions with the neighbouring resident from No.10 Bawtree Road regarding concerns about structural matters. The resident was advised to seek further advise and to seek further assurance through the provisions within the Party Wall Act 1996.

Ward Councillor: Requests that the application is reported to committee.

INTERNAL:

Flood and Drainage Management Officer:

The applicants have carried out a desk top study of the site and not a thorough site investigation which would demonstrate what the flood risk not just to but also from the site and the implication that the basement also has on the surrounding area. The report provides data from 1978 to demonstrate there is not a current risk. It also acknowledges that although permeability in clay is low there is often a risk of fissures which result in perch groundwater flowing which can only be discovered by site investigation. On site investigations such as borehole information providing groundwater levels as well as infiltration rates must be undertaken to inform this proposal and mitigation provided as appropriate both below ground for groundwater management and at ground level in managing the water that falls on the site through appropriate sustainable drainage. A detailed drainage plan should be submitted showing the current drainage arrangements and those proposed and how the risk from groundwater when it is found is managed and the appropriate control of surface water on the site. This is particularly important where the groundwater will slope towards the site with a lowered patio as well. A management and maintenance plan should also be provided.

OFFICER COMMENTS:

The applicant submitted details of a Site Investigation Report. However this was found to be inadequate. The applicant was contacted on the 21-06-16 to request a revised report, however no reply has been received to date.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations in the determination of this application relate to the impact of the development proposal upon the residential amenity of the current occupiers and that of the neighbouring residents. The impact of the development upon the appearance of the host dwelling and its appearance within the street scene, and consideration is also given to the quality of the residential accommodation created.

- Basement

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure adequate daylight and sunlight can penetrate into and between properties to safeguard the amenities of existing houses.

The application proposal would enlarge the existing basement from 30.5cu.m to 131.5cu.m and increase the head room of basement to 2.4m. The proposed development would increase the length of the basement to 13.33m. The only source for natural light into the basement would come from a lower ground level doorway at the rear of the dwelling. There are no other windows or door opening to allow natural light to penetrate throughout the basement area and there are no plans for an additional light well at the front of the house.

With regard to its size, the proposed development would be capable of residential accommodation. However, it is considered that the quality of the accommodation would be poor due to a lack of natural light penetration into and throughout the room, particularly to the front end of the basement. The proposed development. It is thus considered that the proposal would result in the provision of a habitable room with poor levels of natural/sunlight provision, contrary to Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Two Storey Rear Extension

The proposed extension to the rear of the property is considered to be a two-storey rear extension development and is assessed against the adopted Council guidance set out in Chapter 6 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extension.

Paragraph 6.1 of the SPD states there is a general presumption against two-storey rear extensions where the extension would come close to the shared boundary. Paragraph 6.2 states that two-storey rear extension will only be allowed where there are no significant loss of residential amenity.

The proposed development would comprise a basement and ground floor level rear extension and would replace an existing lean-to ground floor single storey extension. The proposed extension would project 1.90 metres beyond the rear elevation of the existing two-storey outrigger where it abuts onto the shared boundary with no.10 Bawtree Road, project 5.88 metres along the side elevation. The depth of the proposed extension would extend no further than the existing lean-to extension. The proposed development would have a flat roof covering and measure 5.3 from the basement floor level, which equates to 2.9 metres when measured from ground level. The existing lean-to would reach 3.4m at its highest point.

Paragraph 6.2 of the SPD seeks to ensure there is no over dominance overshadowing or loss of light or outlook. Extension at first floor level should not extend beyond 45-degree line of sight. The proposed develop would not obstruct a first floor window of the adjoining dwelling but would replace the existing lean-to extension. It would therefore not be considered to be over-dominant or to have an overbearing presence on the adjoining neighbour at No.10 Bawtree Road. There would be no loss of light or significant change in outlook as a result of the extension. The proposed extension would occupy the location presently occupied by the existing single storey rear lean-to extension and the view from the neighbouring property would be seen at a scale commensurate to the existing structures.

Paragraph 6.4 of the SPD permits two-storey rear extensions to semi-detached properties, on plots sizes greater than 5 metres in width, to extend to 3.6 metres in depth. The proposed extension would project a minimum of 1.98 metres, where it abuts the adjoining neighbouring property No.10 Bawtree Road, but extend to a maximum of 5.88 metres to infill the side of the outrigger. There is an electricity substation located on the north-west side of the house and the application property is set back from the building line so the proposed extension would be behind the closest neighbouring resident (No.6 Bawtree Road) located over 12 metres away. The depth of the infill section of the extension exceeds the maximum limit of 3.66 metres but it would not be out of scale with the host property and the bulk would not affect the neighbours on either side of the application property. The proposed development would not result in a loss of residential amenity by reason of its siting, bulk, mass and proximity to neighbours. The proposed development is considered to conform with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There are no windows proposed within the side elevation of the proposed extension. It is not considered that the proposed extension would result in overlooking and loss of privacy and would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would be visible within the street scene to views taken from the west of the application dwelling. Paragraph 6.6 of the SPD states that it is desirable that a two-storey extension to a house with a pitched roof should also have a pitched roof as flat roofed extensions will not generally be accepted (para 6.7). The proposed flat roof would be out of character with the Victorian architecture and its longest depth on the western side elevation of the extension would be visible to the street. The proposed development would not be in-keeping with the general appearance of the street scene and would be detrimental to the street setting created by the row of Victorian Villas. The proposed development would not comply with policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

- Flooding

Due to the proposed development including the excavation of a basement, the fact that the application dwelling is sited on relatively impermeable London Clay, and in order to protect the amenity of current and future occupants of the site it is necessary to ensure that the proposed development would adequately address the risk of flooding from both surface and groundwater, and to demonstrate that adequate measures are in place to deal with surface runoff on site. A Flood Risk assessment was submitted on the 16/02/2016, however this was found to be inadequate. Additional information with respect to flooding was requested however the applicant has not provided adequate information to address the concerns of the Council's Flood Risk and Drainage Officer. While it is accepted that the submitted Flood Risk report does not contain sufficient detail to satisfy the Flood Risk and Drainage Officer that planning permission could be granted without hazard to the amenity of the current and future occupants of the site and the current and future occupants of neighbouring dwellings whilst meeting the relevant SuDS requirements, it remains necessary to assess the proposed development based on the information which has been provided.

Groundwater Flood Risk:

With respect to the groundwater flood risk, the applicants Flood Risk Assessment states: "From the information present water ingress is not expected to be a significant problem in terms of dewatering issues, etc. during construction. For the longer term condition, seepage entries from fissure flow within the clays and any perched water within the overlying ground should be allowed for in the design of the basement area e.g. provision of drainage cavity/tanking, and also for hydrostatic uplift of the basement subfloor slab".

It is noted that neither the drawings or supporting information provided with the application show any evidence of such features being included or designed into the proposed basement. In the absence of any evidence that the proposed development would include measures to mitigate the impacts of ground water or an acceptable Flood Risk Assessment in a case whereby the applicants own assessment has identified a risk, it is considered that the proposed development would, if implemented, have an adverse impact on the amenity of the current and future occupants of the dwelling.

Surface Water Flood Risk.

Drawing: SKMPD-PA-8BR-001 Rev. C submitted in support of the application show that the works to implement the proposed development would involve altering the ground level to create a sloped surface with the area adjacent to the rear of the dwelling dropping 1.13m from the existing level. However, no further landscaping details have been provided, while the rear garden of the dwelling currently provides a largely flat surface which would allow

surface water time to infiltrate into the soil or slowly disperse, the application proposes creating a sloped surface which would direct surface water towards the dwelling, and the 0.9m deep lightwell/patio which would be constructed to serve the extended basement with light, ventilation and means of escape. It is noted that neither details of drainage for the patio area or SuDS compliant landscaping have been provided, therefore having regard to the drawings and documents submitted it is considered that the proposed development would if implemented have an adverse impact on the amenity of the current and future occupants of the dwelling.

- Garden Space

The application property is a 3-bed dwelling. Policy BE23 requires new development to maintain sufficient amenity space for its occupants, and which is usable in terms of its shape and siting. This policy is supported by paragraph 6.18 of the SPD which requires a 3-bed dwelling to retain at least 60sq. metres of private amenity space. The proposed development would on completion retain approximately 100 sq. metres of rear garden area and is thus considered to comply with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions.

- Parking

London Plan Policy 6.5 sets out a maximum number of spaces for a 3-bed dwelling at 1.5 car parking spaces as a maximum, whereas the Council's policy AM14 requires a maximum of 2 spaces. Car parking within Bawtree Road is permitted on-street and there is no in-curtilage parking. The proposed development would not increase the existing number of bedrooms and the impact on parking is therefore considered to be neutral.

- Objections

This report has not considered the matters related to the structural integrity of the development, which is the main concern of objectors.

Other matters include encroachment onto 'free space,' however, the proposed development is not considered to encroach onto land not within the red-line boundary of the application site. Rebuilding sewers in the event of their collapse during the construction is not considered to be a planning matter.

Concern was expressed around the collapse of the dwelling close to the electricity sub-station. However, the Statutory undertaker has expressed no such concerns and raised no objection to the scheme, subject to a surveyors report which would be a civil matter.

CONCLUSION

The proposed basement would result in poor quality accommodation due to a lack of natural light penetrating the room. The proposed extension would be visible within the street scene and due to its flat roof design would not be in-keeping with the architectural composition of the host and neighbouring properties and would appear as a strident feature within the street scene. Furthermore the proposed development would fail to adequately manage the flood risks at the site and would therefore have a detrimental impact on the amenity of current and future occupants of the dwelling.

6. RECOMMENDATION

That had an appeal for non-determination not been lodged, the Planning Inspectorate be notified that the application would have been refused for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would fail to adequately manage the surface water and flood risks at the site and would therefore result in an unsatisfactory residential environment for future occupiers contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed basement lounge and living area, by reason of inadequate provision of windows in relation to the depth of the basement would result in the provision of a habitable room with very poor levels of natural/sunlight to the detriment of the amenities of current and future occupiers contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

3 NON2 Non Standard reason for refusal

The proposal by reason of its design and in particular the flat roof and west side elevation represents an incongruous addition and alteration which would not harmonise with the architectural composition and proportions of the original or adjoining dwellings and would be detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extension.

INFORMATIVES

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

Standard Informatives

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

(prohibition of discrimination).

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

Part 1 Policies:

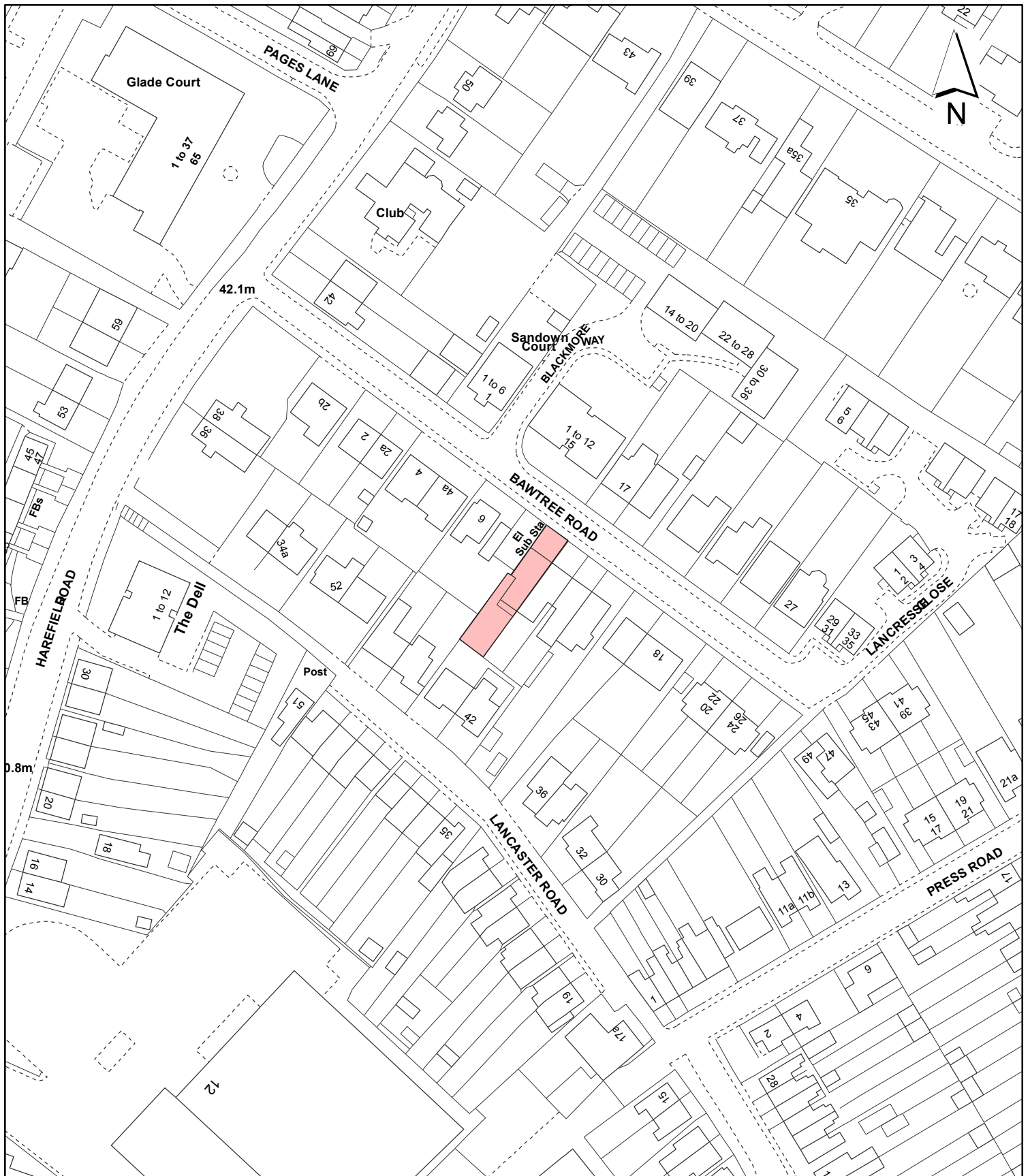
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

Contact Officer: John Cosgrove

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**8 Bawtree Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

18278/APP/2015/4309

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

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Report of the Head of Planning and Enforcement

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 31 March 2016 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 23 June 2016 and updates the information received by Cabinet in March 2016. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 31 March 2016, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/16' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this

column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/12/15" and "Total Income as at 31/03/16".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2016. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.
Cabinet Report June 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

Central & South Planning Committee - 20 July 2016
PART 1 - MEMBERS, PUBLIC & PRESS

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 31/03/16	TOTAL INCOME AS AT 31/12/15	TOTAL EXPENDITURE AS AT 31/03/16	TOTAL EXPENDITURE AS AT 31/12/15	2015/ 2016 EXPENDITURE To 31/03/16	BALANCE OF FUNDS AS AT 31/03/16	BALANCE NOT SPENDABLE NOT ALLOCATED AS AT 31/03/16	COMMENTS (as at mid May 2016)
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/27/09 (Includes Former PT29) *16	Botwell	Stockley Park Phase 3 "Tident Site" 3797/M/06/1447 (new permission 37977/APP/2015/1004)	618,441.14	616,222.55	17,000.00	17,000.00	2,500.00	601,441.14	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the Highway works. £2,500 of engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added.
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02. 4785393/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel sites 3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security. £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane. £65,271.32 - received for Kingston Lane Pedestrian Crossing. £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project management costs. £58,962.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to P184/87B-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TIL invoice paid. Residual on TIL payment due to VAT not claimed - funds to be held on as contingency for extra TIL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5k + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Broadmead Rd to Hayes Bypass. £52,363.10 for TIL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1k of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TIL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TIL signal costs.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/278/65/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise (turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.
PT/278/60/147B	West Drayon	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be performed together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT/278/62/148A). Funds to be retained as a contingency for these works.
PT/278/62/149A *51	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT/278/65/182 *52	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76/198A *60	Uxbridge	Former Gas Works site (Klar Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.
PT/278/81/249E *84	Townfield	Fmr Glenister Hall, 119, Minet Drive, Hayes, 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autoguld House (Lidl), 121 Cowley Rd, Uxbridge, 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of S278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highways works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT/278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 583/APP/2009/2752	182,096.00	167,095.00	150,596.00	135,596.00	15,000.00	31,500.00	0.00	£40,000 received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £9,596 received and claimed by ECU towards fees associated with S278 agreement. Further £15,000 received and claimed towards design fees.
PT/278/85 *93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road, 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT/278/99/314D *111	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	22,500.00	22,500.00	2,500.00	2,500.00	0.00	20,000.00	0.00	Fees received and claimed for design checks & monitoring of S278 works. £20,000 received as a returnable security deposit.
PT/278/103/370A *118	Uxbridge	Belmont House (formerly Senator Court), Belmont Road, Uxbridge, 68385/APP/2012/2398	56,171.39	56,171.39	4,936.53	4,936.53	4,936.53	51,234.86	0.00	Funds held as a returnable bond to ensure the satisfactory completion of the highway works associated with the development. £4,936.53 fees claimed for design for design checks.
		SECTION 278 SUB - TOTAL	2,190,508.93	2,173,290.34	972,955.25	957,955.25	22,436.83	1,217,553.68	0.00	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	To 31/03/16	AS AT 31/03/16	
SECTION 106									
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING									
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/4b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,084 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5K allocated towards a pedestrian crossing facility on the A4. Coinbrook By-Pass (Cabinet Member Decision (29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/24/65 (see E/08) *28	Pinkwell	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	23,639.34	8,018.67	7,256.54	1,866.13	15,620.67	0.00	Highway Improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Works (to right hand turn lane) have been carried out as part of the Harlington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11. Issues resolved with the owners of the site, works to be completed March 2016 . Awaiting invoices
PT/37/40B-C (see: PPR/29)	Botwell	Land at Thom EIM Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	376,904.27	372,697.36	6,886.91	180,539.16	74,923.07	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £838.48 (remaining balance from PT/37/40F) transferred to PT/27/847. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre Improvements (Cabinet Member Decision 19/06/2015). Spend towards lighting scheme in Blyth Road.
PT/37/40E *47	Botwell	Land at Thom EIM Complex - Parking 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedford Court. 47853/PP/2003/113	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.
PT/61/89B (see: E/35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/65/74A (see EYL40, E20 & E21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the high Street. Last column installed. Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/80/112 (formerly PT/278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT/278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works /3328D/99/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT/84/87B-D (Formerly part of PT/278/44)	Brunel	Brunel s/106/16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B). £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	576,271.96	450,090.96	128,181.00	176,471.86	0.00	Funds received as the public transport contribution to enhance the level of public transport to and from the area of the development site. Funds allocated towards the extension of the U4 bus route on to the site for a 5 year period (Cabinet Member Decision 29/05/2012) TMO approved. TFL bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DCV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TFL for first year of operation 12/13. £33,513 further TFL costs. Payment to TFL for second year of operation 13/14. Payment to TFL for third year of operation 14/15.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested. Time limit has now passed. Officers in contact with developer.
PT/101/170A	Bowwell	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	10,000.00	Funds received for parking management in the area. Funds held to be used in combination with those at case ref. PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme completed April 2012. £10,000 can be retained

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	68,448.16	66,889.23	1,054.72	8,703.34	8,703.34	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavistock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014. £10,000 can be retained towards other schemes related to the development. Outstanding invoice paid this quarter.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	97,997.19	97,187.10	24,581.26	2,002.81	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/7/2013. Scheme completed July 2013. Funds reallocated towards the second phase of the scheme in Holloway Lane (Cabinet Member Decision 10/03/2014). Scheme substantially completed August 2014. Additional works completed 2015. Outstanding invoice paid. Scheme closed.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/108/149E	Botwell	Hayes Goods Yard 10057/APP/2005/2996 & 2999	119,402.15	119,402.15	119,402.15	114,084.13	74,819.52	0.00	0.00	Funds received towards enhancements to the London Cycle Network, route 88A or any other cycle route likely to be used by the occupiers of the development. Funds to be spent by Oct 2015. £25k allocated and spent towards cycle access to canal at Hayes Town Centre (Cabinet Member decision 22/7/2011). Roundabout (Cabinet Member Decision 18/7/2013). Scheme complete awaiting access. £67,082 allocated towards cycle way improvements in Coldharbour Lane as part of Hayes 1C scheme (Cabinet Member Decision 29/7/15). £67,082 claimed towards Coldharbour Lane scheme. Outstanding invoices paid, schemes closed.
PT/108/155E	West Drayton	Former RAF Posters, West Drayton. 5107/APP/2005/2082	1,003.90	1,003.90	1,003.90	1,003.90	1,003.90	0.00	0.00	Funds received to provide a local walking bus scheme. Funds to be spent within 3 years of receipt (Jan 2012). Funds allocated towards the development of a walking bus scheme in association with West Drayton Primary school (Cabinet Member decision 5/01/2011). Scheme not viable, time limit has expired, contribution returned to developer.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014).
PT/116/210A	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	30,140.58	30,140.58	30,140.58	30,140.58	11,408.46	0.00	0.00	Contribution received towards the cost of upgrading two bus shelters in the vicinity of the development. Funds to be spent within 5 years of receipt (March 2015). Further £104,588 received as indexation payment. Funds allocated to bus stop upgrades (Cabinet Member Decision 4/12/14). Scheme complete.

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			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/119/209D	Yewley	Tesco, Trout Road, Yewley. 60929/APP/2007/3744	31,874.14	31,874.14	7,655.00	7,655.00	0.00	24,219.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £874.14 received as indexation payment. £7,665 allocated towards bus stop improvements in Yewley High Road (Cabinet Member Decision 7/02/2014). Scheme complete. Balance allocated towards provision of remaining bus shelters (Cabinet Member Decision 19/02/2016). Awaiting invoices.
PT/112/242A	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	34,000.00	34,000.00	34,000.00	34,000.00	0.00	0.00	0.00	Funds received towards the cost of providing new and improved bus stops/shelters in the vicinity of the development. No time limit on spend. Funds allocated towards bus stop scheme (Cabinet Member Decision 03/06/2015). Scheme complete.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards phase 2 of Uxbridge gateway scheme (Cabinet Member Decision 17/12/2015).
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	45,441.10	6,755.44	38,685.66	14,568.90	0.00	Contribution received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be committed within 3 years of receipt (Dec 2014). Funds committed towards accessibility improvements to bus stops on Lavender Rise and towpath improvements between Stockley Road and West Drayton Station (Cabinet Member Decision 17/10/2014). £8,755.44 spent towards access to bus stops 14/15. Towpath works programmed for Sept 2015. Scheme substantially complete March 2016.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	369,910.54	369,910.54	0.00	0.00	0.00	369,910.54	0.00	£210,000 received as the phase 2 & 3 payments towards improvements and additions to TfL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received June quarter as the Phase 4 payment.
PT/126/242D	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scvlla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scvlla Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	0.00	0.00	0.00	40,965.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend. Funds allocated towards a TfL scheme for footpath/cycleway improvements at the Clockhouse Roundabout (Cabinet Member Decision 5/11/2014).
PT/131/273B	Uxbridge South	Autoguld House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/05/2015).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020).

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			AS AT 31/03/16	AS AT 31/03/16	AS AT 31/03/16	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	0.00	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/137/300A	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TFL Feasibility Contribution" to be used by TfL to carry out a feasibility study into capacity and improvement options for the Parkway and Bulls Bridge Roundabout. No time limits for spend.
PT/138/300B	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received to be used by TfL to carry out required improvement works to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
PT/140/315A	Pinkwell	Aecla Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	0.00	0.00	0.00	458,800.00	458,800.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend.
PT/141/315B	Pinkwell	Aecla Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the provision of a new bus stop outside the store and "real time" bus travel information (see agreement for details). No time limits for spend.
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2012/2881	40,635.00	0.00	0.00	0.00	40,635.00	40,635.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021).
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	0.00	0.00	0.00	20,317.00	20,317.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,031.00	0.00	0.00	0.00	66,031.00	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Watlington Road. Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footpath scheme (Cabinet Member Decision 01/03/2016).
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	11,855.00	0.00	11,855.00	33,145.00	33,145.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020). £11,500 used towards Compass Theatre scheme as part of end of year financing. Subject to Cabinet Member approval.
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.
PT/153/345B	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approve travel plan are satisfactorily carried out.
PT/155/283D	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 5885/APP/2009/2752	63,366.34	0.00	0.00	0.00	63,366.34	63,366.34	Contribution received as the first of two instalments towards the provision of bus stops serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (Oct 2025).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PT/156/40G	Botwell	Land at Thom EMI Complex (Old Vinyl Factory). 51/588/APP/2000/1827 & 5957/APP/2012/1838	50,722.94	50,722.94	0.00	0.00	0.00	50,722.94	0.00	Contribution received towards TFL Bulls Bridge Roundabout Study, as specified in the agreement. TFL to confirm the need for the study within a year of receipt (Nov 2016)
PT/157/355A *119	Botwell	Former EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned 10 years from occupation.
PT/168/371A *123	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/169/372A	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	5,000.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	contribution received to fund a flood attenuation feasibility study for packet Boat Lane (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
PT/160/354C *124	Botwell	Land on west side of Dawley Road, Hayes (EC House) 38065/APP/2014/2143	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/161/373 *125	Townfield	Airlink House, 18-22 Pump Lane, Hayes 5505/APP/2015/1546	4,000.00	0.00	0.00	0.00	0.00	4,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/162/249G	Townfield	Fmr Glenister Hall, 114 Minnet Drive, Hayes 40169/APP/2011/243	2,500.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00	Funds received towards the implementation of passing bays in Hunters Grove (if required). See agreement for details.
PT/163/40I	Botwell	Old Vinyl Factory, Blyth Rd, Hayes. 51588/APP/2000/1827 & 5957/APP/2012/1838	20,390.78	0.00	0.00	0.00	0.00	20,390.78	20,390.78	Contribution received towards the cost of upgrading the bus stops on Clarendon Road and providing Legible London signage in the vicinity of the site. Funds to be spent within 7 years of receipt (March 2023)
PT/164/374A	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	120,000.00	0.00	0.00	0.00	0.00	120,000.00	120,000.00	Contribution to be used by TFL towards bus service improvements made necessary by the development, namely additional bus service provision on specified route serving the development and related infrastructure. Funds to be spent within 7 years of receipt (March 2023).
PT/165/374B *126	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/166/358B	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	50,500.00	50,500.00	0.00	0.00	0.00	50,500.00	50,500.00	Contribution to be used by the Council towards the provision of CCTV, provision of lighting, closure/gating of paths and links; safety improvements to public transport interchanges; facilities and car parks; enhanced night bus networks to and from major new facilities and leisure uses within the Authority's area (see agreement for details). Spend within 7 years of receipt (Jan 2023).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,851,803.46	4,639,912.68	1,827,068.23	1,633,690.49	334,444.56	3,024,735.23	1,615,577.76	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	7,042,312.39	6,813,203.02	2,800,023.48	2,691,645.74	356,881.09	4,242,288.91	1,615,577.76	
		PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES								

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
EYL107201A	Barnhill	360, Uxbridge Road, Hayes. 7517/APP/2007/188	77,414.00	77,414.00	77,414.00	42,398.00	35,016.00	0.00	0.00	Funds received towards nursery places (£2,291), primary school places (£40,108), and secondary school places (£35,015) within a 3 mile radius of the development. Funds not spent by June 2016 must be returned. Primary and nursery contributions allocated and spent towards Grange Park primary expansion as part of phase 1 of the primary expansion programme (Cabinet Member decision 6/12/2011). Remaining funds allocated and spent towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL118214B	Uxbridge	Hillingdon House Farm. 2543/APP/2005/870	1,090,166.31	1,090,166.31	741,313.09	741,313.09	0.00	343,853.22	0.00	£256,399.34 received as first instalment towards the cost of providing nursery (£94,099), primary (£110,251.72) and secondary (£62,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (£110,251.72) allocated and spent towards expansion at Whitehall School, (part of phase 1 of the school expansion programme). Cabinet Member decision 6/12/2011. Second instalment (£268,681.94) received. Second contribution to be spent before Oct 2016. Final instalment (£565,085) received. Final contribution to be spent before Jan 2019. £631,061 allocated and spent to expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL119216	Charville	1119 to 137 Charville Lane, Hayes. 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme (Cabinet Member decision 6/12/2011). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL132232	Hillingdon	23, Sweetscroft Lane, Hillingdon. 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	0.00	Funds to be used towards the costs of providing additional primary school facilities (£22,573) & secondary school facilities (£19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). £22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Remaining funds earmarked towards Abbotsfield School as part of the Council's Secondary School Expansion programme, subject to Cabinet Member approval.
EYL140209G	Yiewsley	Tesco, Trout Road, Yiewsley 60929/APP/2007/3744	231,454.55	231,454.55	69,612.21	36,971.13	32,641.08	161,842.34	0.00	A total contribution of £231,454.55 was received towards the cost of providing secondary school places and improvement of facilities within a 3 mile radius of the site and primary places within a 2 mile radius of the site. All contributions to be spent by March 2017. £20,251.99 has been allocated and spent towards expansion at Colham Manor Primary School as part of Phase 1 of the Primary Schools Expansion Programme (Cabinet Member Decision 6/12/2011). £1,677.91 has been allocated and spent towards expansion at Rabbsfarm Primary School (Cabinet Member Decision 24/01/2014). Further £15,047.23 allocated and spent towards expansion at Rabbs Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). £194,483 allocated and £32,641 spent towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
EYL158/242B	West Drayton	West Drayton Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	4,162,355.83	4,162,355.83	4,162,355.83	3,000,000.00	1,162,355.83	0.00	0.00	Funds received as first, second third and fourth instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. £1,500,000 allocated and spent towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014). Further £1,500,000 spent towards expansion at Rabbsfarm Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). 1,162,355 allocated and spent towards St martin's Primary School (new school) as part of the Council's Primary Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL165/267B	Botwell	Fnr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	27,341.00	27,341.00	0.00	33,574.00	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows: nursery £7,185.; primary £20,156; secondary £33,574. No time limits for spend. £20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). £7,185 allocated and spent towards expansion at Rosedale Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2013). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL169/276C	Townfield	Fnr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	1,158,245.50	1,158,245.50	762,750.86	762,750.86	0.00	395,494.64	0.00	First instalment £375,570.86 received towards the cost of providing education improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment £387,180 received towards the same purpose (spend July 2020). £375,570 allocated and spent towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014). £87,180 spent towards expansion at Heathrow Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Final instalment received (Spend by February, 2022). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL213/332	Hillingdon East	43 and land rear of 35-47 Snowden Avenue, Hillingdon 6231/APP/2012/3075	15,932.00	15,932.00	15,932.00	15,932.00	0.00	0.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits. Funds spent towards expansion at Hillingdon Primary School as part of the Primary Expansion Programme. (Cabinet Member Decision 07/07/2015)
EYL214/33A	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/738	94,188.38	94,188.38	94,188.38	94,188.38	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Rabbs Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL215/334	Pinkwell	43-44 Fairley Ave, Hayes 69055/APP/2014/37	14,118.00	14,118.00	14,118.00	14,118.00	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds spent towards expansion at Pinkwell Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 07/07/2015).
EYL219/338A	Uxbridge South	37 St Johns Road, Uxbridge 15811/APP/2012/2444	47,714.00	47,714.00	0.00	0.00	0.00	47,714.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
EYL220/340	Uxbridge North	6 & 6a High Street, Uxbridge 1538/APP/2011/2003	9,133.00	9,133.00	0.00	0.00	0.00	9,133.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary yield arising from the development. No time limits. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL225/347A	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill Uxbridge 6046/APP/2013/1834	44,835.90	44,835.90	0.00	0.00	0.00	44,835.90	0.00	Contribution received towards providing educational improvements or facilities in parts of the Authority's area south of the A40, to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent/committed within 7 years of receipt (May 2022). Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL227/348C	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	40,922.25	40,922.25	0.00	0.00	0.00	40,922.25	0.00	Contribution received towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL228/352	Bamhill	Land lying south of Shakespeare Ave (Scout Hut), Hayes. 16910/APP/2012/2612 & 16910/APP/2014/2274	66,660.00	66,660.00	0.00	0.00	0.00	66,660.00	0.00	Contribution received towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL230/283C	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/ APP/ 2009/2752	2,545,734.13	2,545,734.13	2,545,734.13	0.00	2,545,734.13	0.00	0.00	Contribution received as the first instalment towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces. Contribution to be spent within 10 years of receipt (Oct 2025). Funds spent towards Council's School Expansion Programme as part of end of year financing. Subject to formal approval.
EYL231/356A	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	59,368.17	59,368.17	0.00	0.00	0.00	59,368.17	59,368.17	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL233/359A	Yiewsley	26-38 Horton Rd, Yiewsley 3507/APP/2013/2327	147,530.70	147,530.70	0.00	0.00	0.00	147,530.70	147,530.70	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). Spend within 7 years of receipt (Jan 2023).
EDUCATION, YOUTH AND LEISURE SUB - TOTAL			9,965,284.60	9,965,284.60	4,784,725.45	4,784,725.45	3,775,746.04	1,404,813.10	206,898.87	
PORTFOLIO: COMMUNITY, COMMERCIAL AND REGENERATION										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015/16 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PPR/4/726A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harrington Station Improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow. 62360/APP/2006/2942	350,000.00	350,000.00	346,721.80	300,400.00	46,321.80	3,278.20	3,677.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 1/12/09. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 31/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). Final instalment (£50,000) received towards the Labour Strategy. £44,100 spent towards Economic Development post 2013/14. Further £91,323 allocated towards the continuation of the Economic Development Officer Post. (Cabinet Member Decision 10/9/2014). Spent towards Economic Development Officer Post 2015/16.
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme.
PPR/52/149G	Botwell	Former Hayes Goodyard site. 10057/APP/2005/2996&299	75,360.00	75,360.00	75,220.72	75,220.72	2,300.90	139.28	0.00	Funds received towards improvements to open space to the canal tompart opposite the site. Any remainder to be expended towards purchasing new equipment for the YMCA Youth Centre as necessitated as a result of the development. Funds not spent within 7 years (May 2016) to be returned. Funds allocated towards Western View canal side improvement scheme (Cabinet Member decision 22/7/2011). Scheme began on site Oct 2011 and now substantially complete. Scheme complete.
PPR/53/149H	Botwell	Former Hayes Goodyard site. 10057/APP/2005/2996&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park). Cowley Mill Road, Uxbridge 3174/APP/2006/2497	12,205.22	12,205.22	0.00	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PPR/60/209E	Yiewsley	Tesco, Trout Road Yiewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	0.00	37,186.49	0.00	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment. Intended scheme no longer feasible and time limit has now expired. Alternative schemes being investigated, with a view to approaching the developer for a DOV.
PPR/61/247	Townfield	Former Hayes Sports and Social Club, 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/63/248B	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge 3807/APP/2008/1418	21,794.51	21,794.51	21,794.51	12,600.00	9,194.51	0.00	0.00	Contribution received towards the purpose of providing construction training schemes for Hillingdon. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £11,820 spent towards Construction Workplace Co-ordinator 2014/15. Balance spent towards Construction Workplace Co-ordinator 2015/16.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE		BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15		AS AT 31/03/16	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16		
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).	
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2986/APP/2010/2988	39,826.13	39,826.13	0.00	9,950.39	0.00	29,875.74	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov. 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £9,238 spent towards work place co-ordinator post 2015/16.	
PPR/67/265C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2986/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).	
PPR/68/265D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2986/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	0.00	53,289.47	53,289.47	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov. 2016). Funds allocated towards public realm improvements on Old Bath Road, in the vicinity of the site (Cabinet Member Decision 20/4/2016).	
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.14	54,107.14	0.00	0.00	0.00	54,107.14	37,433.86	First instalment (£21,111.11) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received this quarter (spend by February 2022). Earmarked towards phase 2 of Townfield community centre.	
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	3,742.97	0.00	0.00	6,257.03	6,257.03	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated.	
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.	
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.	
PPR/75/281A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.	
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/AP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).	
PPR/80/297B	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).	
PPR/81/81/297C	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).	
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.	
PPR/85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME		TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE		BALANCE OF FUNDS		BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15		AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/03/16		
PPR/86/309B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	17,190.00	0.00	0.00	0.00	17,190.00	17,190.00	0.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)
PPR/89/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	20,713.00	0.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019).
PPR/89/329B	Townfield	Land at Pronto Industrial Estate, 565-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	35,813.52	35,813.52	0.00	0.00	0.00	35,813.52	35,813.52	0.00	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
PPR/92/333B	Yiewsley	39 High Road, Yiewsley 24465/APP/2013/1336	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	22,543.13	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/93/333C	Yiewsley	39 High Road, Yiewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	25,010.10	0.00	Contribution received as the "public realm contribution" towards the provision of CCTV lighting, closure/gating of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend.
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	24,335.69	0.00	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022).
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/99/344C	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	4,800.00	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/101/348D	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 66164/APP/2011/2711	3,331.89	3,331.89	0.00	0.00	0.00	3,331.89	3,331.89	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on west side of Dawley Road, Hayes (E.C House) 38065/APP/2014/2143	9,644.70	9,644.70	0.00	0.00	0.00	9,644.70	9,644.70	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
PPR/103/356B	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	31,792.72	31,792.72	0.00	0.00	0.00	31,792.72	31,792.72	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/104/355B	Botwell	Formr EMI Site, Dawley Rd, Hayes 82594/APP/2015/1406	82,800.00	82,800.00	0.00	0.00	0.00	82,800.00	82,800.00	0.00	Contribution received towards investment in local energy efficiency and carbon reduction measures within the Authority's area. Spend within 7 years of receipt (Nov 2022).
PPR/105/355C	Botwell	Formr EMI Site, Dawley Rd, Hayes 82594/APP/2015/1406	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	0.00	Funds received towards the provision of a construction work place co-ordinator. Funds to be spent within 7 years of receipt (Nov 2022).
PPR/106/360A	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	9,984.00	9,984.00	0.00	0.00	0.00	9,984.00	9,984.00	0.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
PPR/108/371B	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	19,600.00	0.00	0.00	0.00	0.00	19,600.00	19,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/109/378A	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	138,774.29	0.00	0.00	0.00	0.00	138,774.29	138,774.29	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Jan 2021).
PPR/110/372B	Yiewsley	Phase 3, Stockley Park, Stockley Road, 37977/APP/2015/1004	9,600.00	0.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received as the "Phase 1 " payment towards the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (Jan 2023).
PPR/111/379A	Townfield	1-3 Uxbridge Rd, Hayes, 19111/APP/2012/3185	99,175.00	0.00	0.00	0.00	0.00	99,175.00	99,175.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/113/274C	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes, 5505/APP/2015/1546	9,600.00	0.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
		COMMUNITY, COMMERCE & REGENERATION TOTAL	4,577,610.67	4,300,861.38	2,717,501.81	2,652,035.11	67,767.60	1,860,108.86	880,653.86	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										
CSL/13/219A	Yeading	Rear of Syney Court, Perth Avenue, Hayes. 69336/APP/2010/683	414.00	414.00	414.00	0.00	414.00	0.00	0.00	Funds received towards the provision or improvement to library facilities and/or library books within the Borough. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/15).
CSL/14/220	Townfield	Trescott House, Hayes. 36281/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/21/209F	Yiewsley	Tesco, Trout Road, Yiewsley, 60929/APP/2007/3744	66,988.81	66,988.81	66,988.81	15,935.07	66,988.81	0.00	0.00	Contribution received for the purpose of improving existing community facilities within the Yiewsley area. Funds to be spent by March 2016. Further £3,938.81 received as index linking payment. £38,125 allocated towards improvements to Yiewsley & West Drayton Community Centre (Cabinet Member Decision 24/08/15). Remaining £28,863 allocated and spent towards the scheme, (Cabinet Member Approval 19/02/2016).
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes, 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	2,150.96	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2016.
CSL/25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49986/APP/2008/3561	13,813.07	13,813.07	12,664.00	12,664.00	0.00	1,149.07	1,149.07	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,928.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to seating rooms at Botwell Library. (Cabinet Member Decision 16/9/15).
CSL/28/262A	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	555.53	555.53	555.53	0.00	555.53	0.00	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/30/267A	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	644.23	644.23	644.23	0.00	644.23	0.00	0.00	Contribution received towards the provision of library facilities in the borough of Hillingdon. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 March 2016 (Central South)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
CSL/31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes, 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL/32/278A	Botwell	612 Clayton Road, Hayes 62528/APP/2009/2502	528.08	528.08	528.08	0.00	528.08	0.00	0.00	Contribution received towards the provision or improvement of library facilities and/or library books within the Authority's area. No time limits for spend. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/33/284B	Yewesley	Former Honeywell site, Trout Road, West Drayton (live/work units), 335/APP/2010/1615	529.85	529.85	529.85	0.00	529.85	0.00	0.00	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/34/291B	West Drayton	Fmr Swan PH, Swan Road, West Drayton, 68248/APP/2011/3013	575.00	575.00	575.00	0.00	575.00	0.00	0.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. No time limits for spend. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	1,459.67	1,459.67	0.00	0.00	1,459.67	0.00	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/40/304B	Yeading	Fmr Taesman House, 111 Maple Road, Hayes 38097/APP/2012/3168	684.48	684.48	684.48	0.00	684.48	0.00	0.00	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/41/306C	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	493.40	493.40	493.40	0.00	493.40	0.00	0.00	Contribution received towards the provision of library books within the authority's area. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/44/242F	West Drayton	Drayton Garden Village (fmr NATS site) Porters Way, West Drayton 5107/APP/2009/2348	34,000.00	34,000.00	0.00	0.00	34,000.00	0.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/46/321B	Charville	The Grange, Pine Place, Hayes 51065/APP/2009/646	392.00	392.00	392.00	0.00	392.00	0.00	0.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits. Allocated and spent towards eBooks scheme (Cabinet Member Decision 22/12/2015).
CSL/49/329C	Townfield	Land at Pronto Industrial Estate, 595-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2013/1650 4404/APP/2008/3558	1,764.67	1,764.67	0.00	0.00	1,764.67	0.00	1,764.67	Contribution towards the cost of providing library facilities and other associated initiatives within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
CSL/50/329D	Townfield	Land at Pronto Industrial Estate, 595-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	11,875.30	11,875.30	11,875.30	0.00	11,875.30	0.00	0.00	Contribution received towards community facilities to be provided within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024). Funds spent as part of end of year financing towards Hayes End Library redevelopment scheme to provide a new improved library. (Cabinet Member Decision 07/07/2015)
CSL/52/333D	Yewesley	39 High Street, Yewesley 24485/APP/2013/738	1,321.00	1,321.00	0.00	0.00	1,321.00	0.00	1,321.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/56/347C	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	1,291.11	1,291.11	0.00	0.00	1,291.11	1,291.11	1,291.11	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/57/348E	Uxbridge North	Lancaster & Heritage Centre, Lancaster Road, Uxbridge. 66164/APP/2011/2711	805.36	805.36	0.00	0.00	805.36	0.00	805.36	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/59/283E	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/APP/2009/2752	21,122.11	21,122.11	0.00	0.00	21,122.11	0.00	21,122.11	Contribution received as the first instalment to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. Funds to be spent within 10 years of receipt (Oct 2025)
CSL/61/356D	Yewesley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	1,591.97	1,591.97	0.00	0.00	1,591.97	0.00	1,591.97	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/62/359C	Yewesley	26-36 Horton Rd, Yewesley 3507/APP/2013/2327	2,694.68	2,694.68	0.00	0.00	2,694.68	0.00	2,694.68	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. Spend within 7 years of receipt (Jan 2023)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	AS AT 31/03/16 202,233.82	AS AT 31/12/15 202,233.82	AS AT 31/03/16 96,344.68	AS AT 31/12/15 40,474.37	To 31/03/16 71,805.38	AS AT 31/03/16 105,889.14	AS AT 31/03/16 85,889.14	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/17/26D (see: P/T/56 & PPR/16)	Botwell	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 3/197/17/94/535	1,323,400.00	1,323,400.00	1,323,400.00	1,323,370.96	1,728.67	0.00	0.00	Balance for Lake Farm. Friends of Lake Farm now agreed scope of works. Engineering Consultancy have been commissioned to commence works to enhancing slope of BNX track, Botwell Green Play area complete. See Cabinet report 18 December 2003. Planning permission for skate park granted. No time limits for spend. Skate Park project completed July 2013. Balance towards seating. Scheme complete.
E/26/93 (Formerly P/T/33)	Heathrow Villages	H.S.A Land, Bath Road 41687S/98/16	12,396.46	12,396.46	12,396.46	9,812.37	1,304.34	0.00	0.00	Available for Environmental Improvements in Bath Rd area. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/10/85. See update at E/10/85. Interest accrued. No time constraints. Spend towards tree planting. Scheme complete.
E/28/71 (Formerly P/T/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/32/01 (Formerly P/T/43/01)	Townfield	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500.00	1,008,500.00	1,008,186.10	1,008,186.10	2,235.00	313.90	0.00	The balance has been included in s'106 dated 10 May 2004 for Lombardy Retail Park, Coldharbour Lane for the Council to use the funds for the following improvements: (see agreement for details). Sainsbury has given approval for a scheme in Lombardy Park. Playground, lighting and footpath works completed 2011. Unspent funds to be repaid January 2011. Remaining balance diminishes to be spent towards Lombardy playground.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Hammondswoth 2964/APP/2002/1436 & 1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/42/140J	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	104,308.09	104,308.09	104,120.23	104,120.23	0.00	187.86	0.00	To be applied towards the provision and maintenance of open space and recreational facilities within the area of the site. £25,000 allocated to Bourne Park Playing Fields. Balance allocated to Pinkwell Park (Cabinet Member Decision 6/8/09). Drainage works to the Bourne Park Playing Fields are now complete. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Path works completed March 2013. New playground equipment installed and scheme now complete.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41350/APP/2006/7346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion.
E/51/186C	Yiewsley	92-104, High St., Yiewsley 59189/APP/2005/3476	60,616.20	60,616.20	60,616.20	60,616.20	22,554.99	0.00	0.00	Funds received towards open space improvements at Yiewsley Recreation Ground. Funds unspent at 20/04/2015 to be returned. Spend towards footpath works completed Dec 09. Remaining funds to be spent towards play builder scheme. Completed June 2010. Remaining balance allocated towards the installation of a skate board park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
E/53/192B	Uxbridge	126/127, Waterloo Road Uxbridge 2325/APP/2006/3452	20,913.64	20,913.64	20,913.64	11,271.70	9,641.94	0.00	0.00	Funds received towards provision of public open space in the locality of the site. Officers looking at a programme of improvements to Rockingham Recreation Ground. No time limits. Funds to be spent towards playbuilder scheme, due to commence spring 2010. Playbuilder scheme completed August 2010. Remaining balance allocated and spent towards a new playground at Rockingham Recreation Ground (Cabinet Member Decision 29/03/2016). Scheme complete April 2016.
E/54/194D	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge. 18732/IAPP/2006/1217	44,509.05	44,509.05	44,509.05	41,536.22	2,972.83	0.00	0.00	Funds received towards the provision of open space facilities within the Borough of Hillingdon. No time limits. Funds allocated to Hillingdon Court Park (reconstruction of the bowling green). Cabinet Member decision 20/7/09. Scheme completed October 09. Remaining balance to be reallocated. Remaining balance allocated and spent towards a new playground at Rockingham Recreation Ground (Cabinet Member Decision 29/03/2016). Scheme complete April 2016.
E/69/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). Funds to be spent by Dec 2012. £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/67/209H	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	35,742.27	35,742.27	35,742.27	35,742.27	35,742.27	0.00	0.00	Contribution received for the purposes of expanding the existing facilities at Yiewsley Recreation Ground. Funds to be spent by March 2016. Further £2,101.57 received as indexation payment. Contribution allocated towards the installation of a skate Board Park at Yiewsley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/69/246B	Botwell	561 & 563 Uxbridge Road, Hayes. 63060/APP/2007/1385	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend.
E/73/265E	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2986/APP/2010/2888	26,644.74	26,644.74	26,644.74	26,644.74	13,935.56	0.00	0.00	Funds received for the monitoring and implementation of air quality management measures on the land on or in the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/74/271	Townfield	Fmr Airlink House, Land to the north of Pump Lane, Hayes. 5505/APP/2010/2455	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014).
E/75/272	Heathrow Villages	White Hart PH, Bath Rd, Hatlington. 4129/APP/2011/463	12,500.00	12,500.00	12,500.00	12,500.00	12,500.00	0.00	0.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spend towards operation of air quality monitoring stations in the borough.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	199,656.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £68,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	27,018.91	27,018.91	0.00	0.00	0.00	27,018.91	27,018.91	First instalment (£8,761) of a contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
E/79277E	Heathrow Villages	The Portal Scylla Rd, Heathrow Airport	25,804.75	25,804.75	25,804.75	22,942.67	25,804.75	0.00	0.00	Contribution received towards air quality improvements in the Authority's area including, measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Further contribution towards the same purpose. No time limit for spend. Funds allocated towards the Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). Spent towards operation of air quality monitoring stations in the borough.
E/80249F	Townfield	Glenister Hall, 119 Minnet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/82288B	Yiewsley	Versaille House, Bantock Road, Yiewsley 59436/APP/2010/721	12,717.00	12,717.00	12,347.24	12,347.24	12,347.24	369.76	0.00	Contribution received towards improvements to open space facilities in the vicinity of the site. No time limits for spend. Funds allocated towards the provision of a skate park facility at Hivesley Recreation Ground. (Cabinet Member Decision 24/03/2015). Scheme complete.
E/83198G	Uxbridge	Fnr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park), 3114/APP/2012/2881	15,000.00	15,000.00	5,945.92	0.00	5,945.92	9,054.08	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). £5,945 spent towards the operation of air quality monitoring stations in the Borough.
E/84297D	Heathrow Villages	Fnr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85300D	Townfield	Fnr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
E/88314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	59,160.00	59,160.00	21,945.00	37,215.00	0.00	37,215.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measures (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018). £21,945 allocated towards the installation of solar panels at Pine Community Centre (Cabinet Member Decision 10/2/2015). Scheme complete. £37,215 used towards Compass Theatre scheme as part of end of year financing. Subject to Cabinet Member approval.
E/89315C	Pinkwell	Acad Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	26,323.47	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend.
E/90325B	West Drayton	Stockley Close Units 1623 & 1885 25760/APP/2013/3632	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles, use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/92333E	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/738	6,262.53	6,262.53	0.00	0.00	0.00	6,262.53	6,262.53	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology, tree and other planting, restrictions on certain types of vehicles, use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/93326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
E/94/338B	Uxbridge South	37 St Johns Road, Uxbridge 15811/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measure and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.
E/95/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/96/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/97/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020).
E/98/354B	Bolwell	Land on west Side of Dawley Road, Hayes (EC House). 38065/APP/2014/2143	12,556.21	12,556.21	0.00	0.00	0.00	12,556.21	12,556.21	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
E/100/40H	Bolwell	Land at Thom EMI Complex (Old Vinyl Factory). 51568/APP/2000/1827 & 5957/APP/2012/1838	25,361.47	25,361.47	0.00	0.00	0.00	25,361.47	25,361.47	Contribution received towards initiatives to improve air quality within the Authority's area. Funds to be spent within 7 years of receipt (Nov 2022)
E/101/355D	Bolwell	Farm EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Nov 2022).
E/102/360B	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00	26,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/103/359D	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/104/371C	Heathrow Villages	272-275 Bath Rd, Hayes 464/APP/2014/2886	25,000.00	0.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/105/378B	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	12,625.00	0.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to); use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Jan 2021).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
E/106/732C	Yiewsley	Phase 3, Stockley Park, Stockley Road, 37977/APP/2015/1004	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/107/956C	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	15,450.00	0.00	0.00	0.00	15,450.00	15,450.00	Contribution received towards the maintenance and provision of open space; the maintenance and provision of children's play spaces; the provision of off-site community facilities to be used for the benefit of residents within the Authority's area. No time limit for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	3,564,739.63	2,852,441.95	3,477,114.63	196,426.51	712,297.68	645,906.18	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING									
H/8/188D *54	Yiewsley	92-105, High St, Yiewsley 59189/APP/2005/0476	15,615.26	15,615.26	15,615.26	15,615.26	0.00	0.00	Funds received towards the cost of providing additional primary health facilities in the Borough. Funds not spent by 20/04/2015 must be returned. Funds allocated towards phases 2-5 of the HESA extension (Cabinet Member Approval 23/02/2015). Funds transferred to NHS Property Services, April 2015.
H/10/190D *56	Uxbridge	Armstrong House & The Pavilions, 43742/APP/2006/252	43,577.59	43,577.59	43,577.59	43,577.59	0.00	0.00	Contribution received towards primary health care facilities in the borough. Funds not spent by July 2015 are to be returned to the developer. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Approval 12/06/2015). Funds transferred to HCCG (July 2015).
H/13/194E *59	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge-18732/APP/2006/1217	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes, 6539/6APP/2009/2629	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities' Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/23/209K *75	Yiewsley	Tesco, Trout Road, Yiewsley, 60929/APP/2007/3744	37,836.35	37,836.35	37,723.04	37,836.35	0.00	0.00	Contribution received towards the provision of local health service infrastructure in the Yiewsley, West Drayton, Cowley area. Funds to be used by the Council towards an eligible scheme by March 2016. Further £2,218.04 received as indexation payment for the contribution. Contribution allocated towards clinical improvements at Otterfield Medical Centre (Cabinet Member Decision 15/02/2016). Funds transferred to HCCG (February 2016).
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes, 9301/APP/2010/2231	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes, 4327/APP/2009/2737	104,319.06	68,698.26	104,319.06	0.00	35,620.80	0.00	First instalment of a contribution (£33,626) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units), 335/APP/2010/1615	5,280.23	0.00	5,280.23	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68249/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/39/304C *97	Yeading	Fmr Tasman Houses, 111 Maple Road, Hayes 38097/APP/2012/3166	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/40/306D *98	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	4,645.60	4,645.60	4,645.60	4,645.60	4,645.60	0.00	0.00	Contribution received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits. Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/41/309D *99	Uxbridge South	Former Dagenham Motors, Junction of St Johns Rd & Cowley Mill Rd, Uxbridge 188/APP/2008/3309	12,046.96	12,046.96	12,046.96	12,046.96	12,046.96	0.00	0.00	Contribution received towards the cost of providing health care facilities within the London Borough of Hillingdon as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020). Funds allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 51077/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	624,507.94	624,507.94	177,358.31	177,358.31	177,358.31	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/50/333F *109	Yiewsley	39 High street, Yiewsley 24485/APP/2013/1738	12,444.41	12,444.41	0.00	0.00	0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent/committed within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hemlage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	390,564.64	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to social subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.
H/56/348B *117	Uxbridge North	Lancaster & Hemlage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	7,587.72	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2015 / 2016 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2016)
			AS AT 31/03/16	AS AT 31/12/15	AS AT 31/03/16	AS AT 31/12/15	To 31/03/16	AS AT 31/03/16	AS AT 31/03/16	
H/59/356E *120	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	14,997.03	14,997.03	0.00	0.00	0.00	14,997.03	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/60/359E *121	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	25,273.45	25,273.45	0.00	0.00	0.00	25,273.45	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (Jan 2023).
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,695,926.21	1,695,812.90	359,778.33	321,941.98	291,080.07	1,336,147.88	390,564.64	
		SECTION 106 SUB - TOTAL	24,857,598.39	24,281,220.01	16,413,606.50	12,224,058.46	4,737,272.16	8,443,991.89	3,825,490.45	
		GRAND TOTAL ALL SCHEMES	27,048,107.32	26,454,510.35	17,386,561.75	13,182,013.71	4,759,708.69	9,661,545.57	3,825,490.45	
NOTES										
The balances of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £2,804,778.91)										
2. P/105 £291,713.30 is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.										
*16: P/TZ/827 £601,441.14 is to be held as a returnable security deposit for the highways works (to be later refunded).										
*18: P/TZ/834 £194,910.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
*20: P/TZ/844 £20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest.										
*22: P/TZ/830 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded)										
*23: P/TZ/849 £29,108.66 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TIL costs.										
*28: P/TZ/24 £15,620.87 reasonable period for spend has elapsed. Awa Agreement with developer being sought										
*38: P/168/140C £176,471.86 funds have been received to provide a specific bus service through TIL, therefore implementation is not within control of the Council.										
*46: P/168/140F £73,774.40 there has not been any petitions for parking schemes in the area.										
*47: P/137/40E £32,895.42 there has not been any petitions for parking schemes in the area.										
*51: P/TZ/862/49A £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*52: P/TZ/865 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*54: H/18/68D £0.00 funds have been received to provide Primary Health Care facilities in the borough.										
*56: H/10/190D £0.00 funds have been received to provide Primary Health Care facilities in the borough.										
*59: H/13/194E £12,426.75 funds have been received to provide health care services in the borough.										
*60: P/TZ/876 £5,000.00 is to be held as a returnable security deposit for highway works (to be later refunded)										
*61: P/T/1101/98B £14,240.00 is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)										
*63: P/T/1112/29A £20,000.00 is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)										
*67: P/T/114/229A £25,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)										
*70: H/182/19C £3,902.00 funds have been received to provide Health Care services in the borough.										
*75: H/232/98K £0.00 funds have been received to provide Health Care services in the borough.										
*80: H/272/26D £5,233.36 funds have been received to provide Health Care services in the borough.										
*82: P/T/126/24D £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)										
*84: P/TZ/868/1249E £4,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded)										
*85: H/30/276G £35,620.80 funds received to provide health care facilities in the borough.										
*87: P/TZ/882/273A £7,000.00 funds to be held as a returnable deposit to ensure proper execution of works (to be refunded)										
*88: P/T/132/149J £15,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)										
*89: H/32/284C £5,200.23 funds received to provide health care facilities in the borough.										
*90: P/TZ/883/292 £31,500.00 funds to be held as a returnable deposit for highways works (to be later refunded).										
*91: H/332/91C £5,416.75 funds received to provide health care facilities in the borough.										
*93: P/TZ/865 £5,000.00 funds to be held as a returnable deposit for highways works (to be later refunded).										
*94: H/362/99D £9,001.79 funds received to provide health care facilities in the borough.										
*97: H/393/34C £5,448.10 funds received to provide health care facilities in the borough.										
*98: H/403/06D £0.00 funds received to provide health care facilities in the borough.										
*98: H/414/1039D £0.00 funds received to provide health care facilities in the borough.										
*100: H/442/242G £337,574.00 funds received to provide health care facilities in the borough.										
*101: P/T/137/300A £10,000.00 funds to be used by TIL for traffic study at Bulls Bridge roundabout										
*102: P/T/138/300B £20,000.00 funds to be held towards TFL scheme at Bulls Bridge roundabout										
*106: H/49/939E £14,066.23 funds received to provide health care facilities in the borough.										
*108: H/49/939B £447,149.63 funds received to provide health care facilities in the borough.										
*109: H/503/33F £12,444.41 funds received to provide health care facilities in the borough.										
*111: P/TZ/86/96339 £20,000.00 funds to be held as a returnable deposit for highways works (to be later refunded).										

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Dec figs	17,185,623.74	7,296,471.14	3,255,886.44	6,633,266.16

income 31 Mar 16	income 31 Dec 15	
36,465,288.27	34,839,523.30	1,625,764.97
		1,625,764.97

exp 31 Mar 16	exp 31 Dec 15	
23,825,524.06	17,653,899.56	6,171,624.50
		6,171,624.50

total bal	spendable unalloc:	unspendable	allocated (live/not live)
12,639,764.21	5,081,637.43	4,033,938.86	3,524,187.92
			3,524,187.92

- 4,545,859.53 - 2,214,833.71 778,052.42 - 3,109,078.24

- 4,545,859.53

		Dec report			Sept rpt		S106 unspendable			not allocated		
		Total Income			Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
		at 31/12/07	at 30/9/07	new income q3	at 30/9/07	Sept v Dec						
PT278/26/127 PT278/27/09 (Includes Former PT/29)	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827		58,827	5,000	5,000				0	
PT278/30/115 *22	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447 Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	572,732	572,732		572,732	568,232	568,232				0	
PT278/34/86A *18	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	385,827	385,827		385,827	188,379	188,379				0	
PT278/44/87A *20	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	278,673	278,673		278,673	197,592	197,592				0	
PT278/46/135 *32	10A Sandy Lodge Way Northwood 54671/APP/2002/54	7,458	7,458		7,458	5,000	5,000				0	
PT278/47	Refunds Various		12,339	(12,339)	12,339						0	
PT278/48	No Legal Agreement Various	74,984	74,984		74,984						0	
PT278/49/117 *23	Grand Union Village Southall 327/APP/2000/2106 Land at Rockingham Road, Riverside	63,873	63,873		63,873	63,873	63,873				0	
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595 Harlington Community School Sports Centre, Pinkwell Lane, Hayes /	33,510	33,510		33,510						0	
PT278/51/128 *36 PT278/55/10A *14	18948/APP/2000/2427	4,847	4,847		4,847						0	
(Formerly PT/31)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296	161,499	161,499		161,499	161,036	161,036				0	
PT278/57/140 A	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284 The Dairy Farm, Breakspear Road North, Harefield	381,642	381,642		381,642						0	
PT278/58/143 A	27314/APP/2005/844	1,000	1,000		1,000						0	
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Highways	16,500	16,500		16,500	15,000	15,000				0	
PT278/60/147 B	45658/APP/2002/3012	55,126	55,126		55,126						0	
PT278/61/148 A	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082 Hayes Goods Yard	2,000	2,000		2,000						0	
PT278/62/149 PT278/63 *49	10057/APP/2004/2996&2999	2,000	2,000		2,000						0	
PT/278	White House Gate, R.A.F Northolt R.A.F. Eastcote	25,000	25,000		55,000	(30,000)			20,000	20,000		
	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)	2,178,337	(30,000)	1,199,112	1,199,112	20,000	20,000		
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915		328,915	328,915	328,915				0	
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335		399,335	136,690	136,690				0	
PT/08/68A&B (See also PT/66)	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418		12,418						0	
PT/11/45	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248		3,248						0	
PT/18/38B (See also E/25/38A)	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981		135,981	59,068	59,068				0	
PT/20/70	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915		19,915						0	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485		113,485		893	(893)			0	
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 362/BH/97/0714	22,935	22,935		22,935	22,935	22,935				0	
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310		36,310	36,310	36,310				0	
PT/37/40B-C (see: PPR/29) PT37/40E	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808		553,808						0	
*47 PT/41/94A (See also E/29)	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819		31,819	31,819	31,819				0	
*19 PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline)	9,506	9,506		9,506	9,506	9,506				0	
*19 PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718 (full)	4,777	4,777		4,777	4,777	4,777				0	
*19 PT/42/41 *31	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	5,703	5,703		5,703	5,703	5,703				0	
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	50,000	50,000		50,000	50,000	50,000				0	
PT/45/58 PT/50/15B (see also: PPR/07)		157,292	157,292		157,292						0	
	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018 County Court Site Traffic Management	30,000	30,000		30,000						0	
		35,757	35,757		35,757							

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

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

E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	2,852						0		
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	42,172						0		
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970 MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	1,008,500	1,008,500	1,008,500						0		
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	8,607				52,114	52,114	0		
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437 9-15 Harefield Rd, Uxbridge	10,000	10,000	10,000				10,000	10,000	0		
E/39/160	59532/APP/2005/2401	8,532	8,532	8,532						0		
E/40/155C E/41/49 (Formerly PPR/31/49)	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	20,147	20,147	20,147				20,147	20,147	0		
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	453,000	453,000	453,000						0		
E/43/1B E/44 E/45	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710 Air Quality Action Plan Porters Way Play Area	11,544	11,544	11,544				11,544	11,544	0		
E/46	Former True Lovers Knot P.H Green Spaces provision	25,000	25,000	25,000						0		
	ENVIRONMENT SUB -TOTAL	21,195	21,195	21,195						0		
		3,768,333	3,597,138	171,195	3,597,138			93,805	93,805			
H/1/152C	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	8,562						0		
*40	9-15 Harefield Rd, Uxbridge	8,562	8,562	8,562			8,562	8,562		0		
H/2/160B H/3/155A	59532/APP/2005/2401	300,000	300,000	300,000				300,000	300,000	0		
*41	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	74,041	74,041	74,041			74,041	74,041		0		
H/4/140H	MOD Records Office Stockley Road/Bourne Avenue, Hayes	51,133	51,133	51,133			51,133	51,133		0		
*43	18399/APP/2004/2284	51,133	51,133	51,133			51,133	51,133		0		
H/5/161C	Former Honeywell Site, Trout Road, West Drayton	50,032	50,032	50,032			50,032	50,032		0		
*44	335/APP/2002/2754	50,032	50,032	50,032			50,032	50,032		0		
H/6	11-21, Clayton Rd., Hayes	30,066	30,066	30,066			30,066	30,066		0		
*48	56840/APP/2004/630	30,066	30,066	30,066			30,066	30,066		0		
H/7	Hayes and Harlington Scrapyard. Health Provision	2,908	2,908	2,908						0		
		516,742	513,834	2,908	513,834	5,757	213,834	213,834	(1,588)	300,000	300,000	
		21,912,902	21,487,970	424,931	21,482,213		2,700,413	2,702,001		2,518,173	2,215,204	
										0	0	302,969

Plans for Central & South Applications Planning Committee

Wednesday 20th July
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 161

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

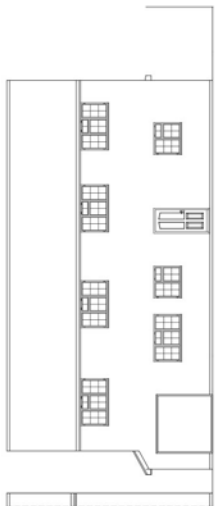
Development: Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

LBH Ref Nos: 69313/APP/2016/1283

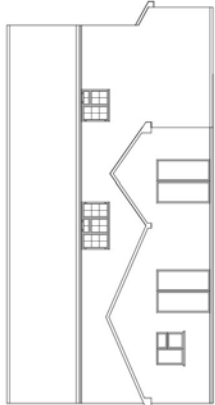
Date Plans Received: 01/04/2016

Date(s) of Amendment(s):

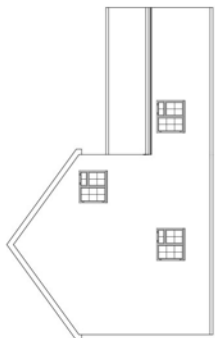
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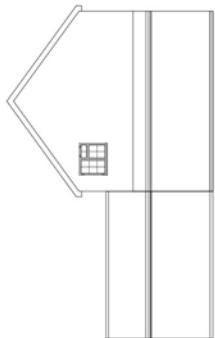
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EXISTING REAR ELEVATION - 1:100



EXISTING FLANK ELEVATION - 1:100



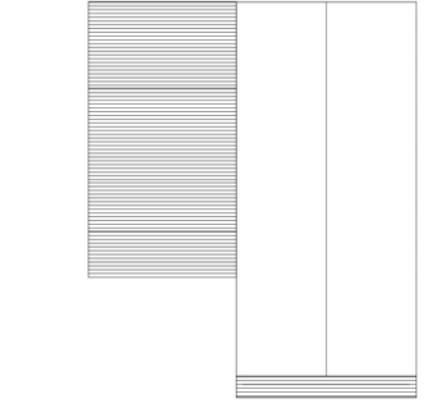
EXISTING FLANK ELEVATION - 1:100



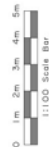
EXISTING GROUND FLOOR - 1:100



EXISTING FIRST FLOOR - 1:100



EXISTING ROOF PLAN - 1:100



DO NOT SCALE FROM THE PLAN. ALL DIMENSIONS & LEVELS ARE TO BE CHECKED ON THE DRAWING. THE DRAWING IS TO BE USED FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

No.	Date	By	Contents
Revisions			

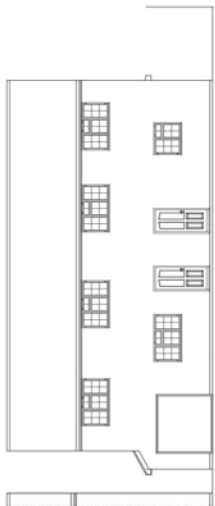
Drawing Title
Existing Floor Plans & Elevations

Project
 Conversion of existing building into two self-contained dwellings

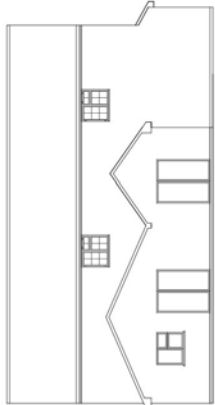
Scale 1:100 Date March 2016 Drawn by SD

Client Details
 Mr Anirik Singh
 14 Moorfield Road
 Uxbridge
 UB8 3SL

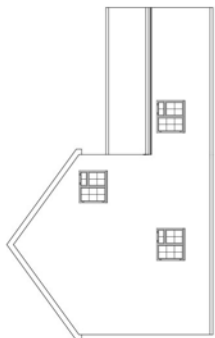
Drawn by M PA 04 Rev. A



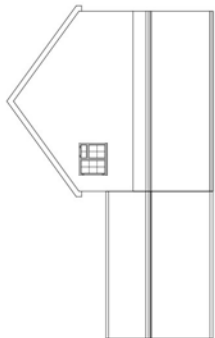
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PROPOSED REAR ELEVATION - 1:100



PROPOSED FLANK ELEVATION - 1:100



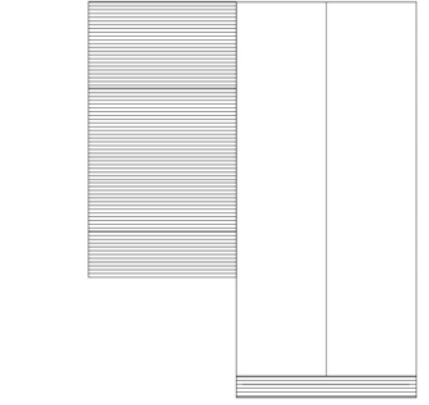
PROPOSED FLANK ELEVATION - 1:100



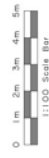
PROPOSED GROUND FLOOR - 1:100



PROPOSED FIRST FLOOR - 1:100



PROPOSED ROOF PLAN - 1:100



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No.	Date	By	Contents
Revisions			

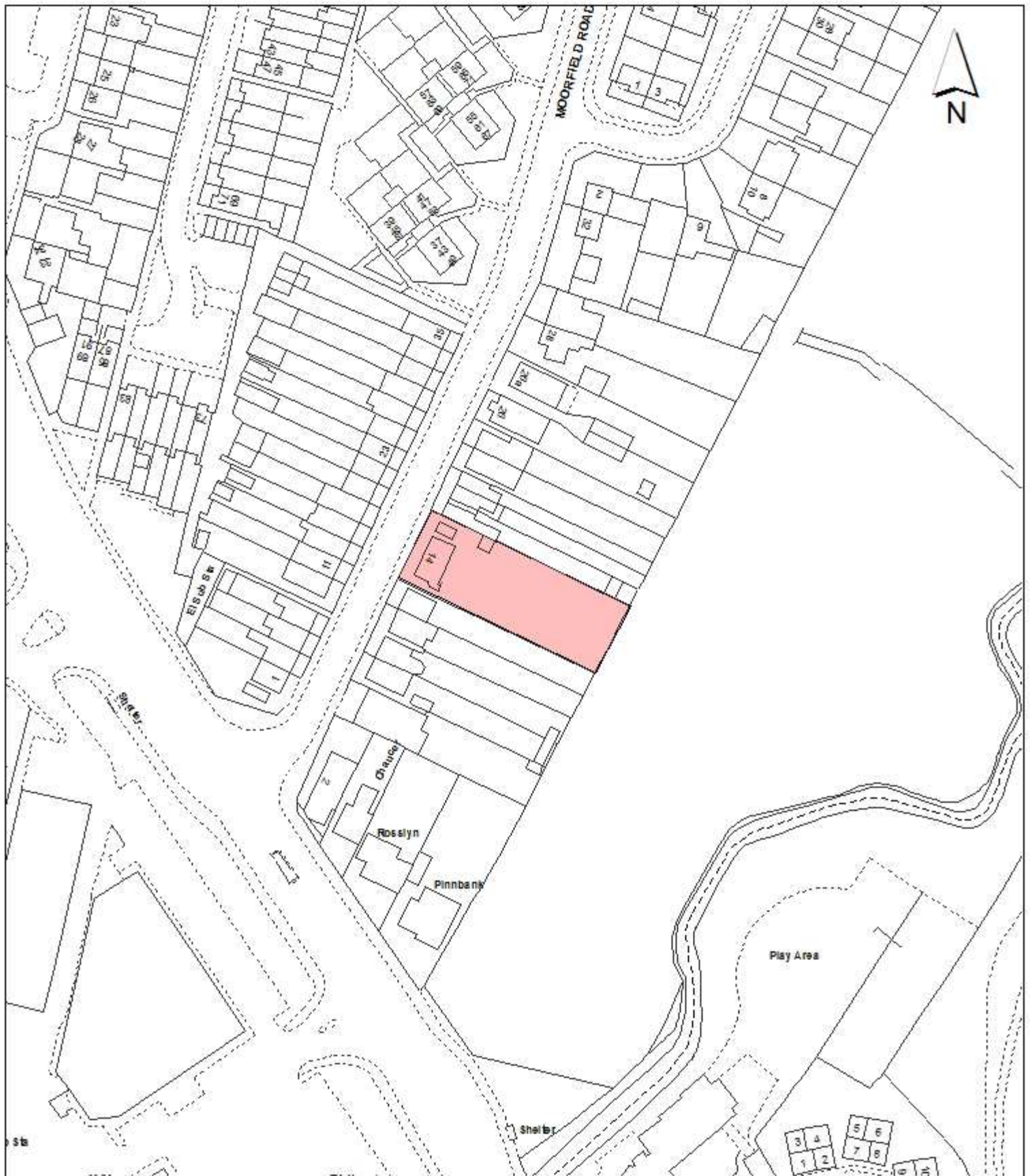
Drawing title
Proposed Floor Plans & Elevations

Project
 Conversion of existing building into two self-contained dwellings

Scale 1:100 Date March 2016 Drawn by SD

Client Details
 Mr Anirik Singh
 14 Moorfield Road
 Lutteridge
 LE18 3SL

Drawn by M PA 05 Rev. A



Notes:

 Site boundary

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Site Address:

14 Moorfield Road

Planning Application Ref:

69313/APP/2016/1283

Planning Committee:

Central & South

Scale:

1:1,250

Date:

July 2016

LONDON BOROUGH OF HILLINGDON

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EASYHOTEL HEATHROW BRICKFIELD LANE HARLINGTON
Development: Change of use from Use Class B1 (former mini cab/chauffeurs office) to Use Class C1 (Hotel) (Retrospective)
LBH Ref Nos: 18/APP/2016/1416

Date Plans Received: 11/04/2016
Date Application Valid: 20/04/2016

Date(s) of Amendment(s):



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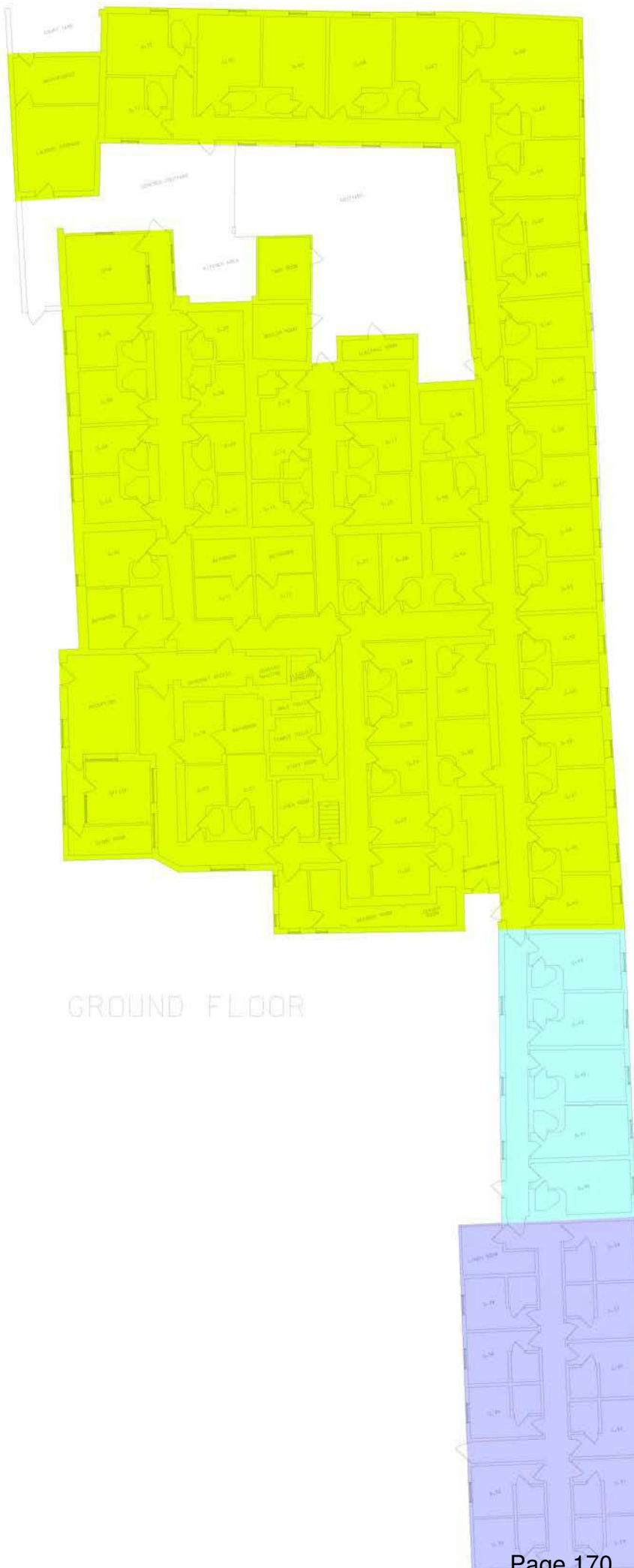


1M 00Y B with RBA
The Bookhouse
27 Terry Road,
Hemel Hempstead,
Herts, SG9 6RN

1M 00Y B with RBA
Eosy Hotel
Bridgfield Lane,
Hemel Hempstead,
Herts, SG9 6RN

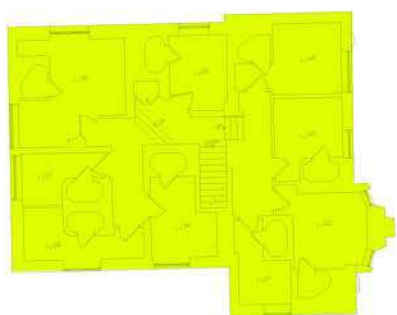
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The Bookhouse
27 Terry Road,
Hemel Hempstead,
Herts, SG9 6RN

Showing The	
B.000 PLAN	
1:500 at A3	March 2016
T406	07



- Easy Hotel
188 m² Gross Area
- Infill
94 m² Gross Area
- Former Office
105 m² Gross Area

FIRST FLOOR



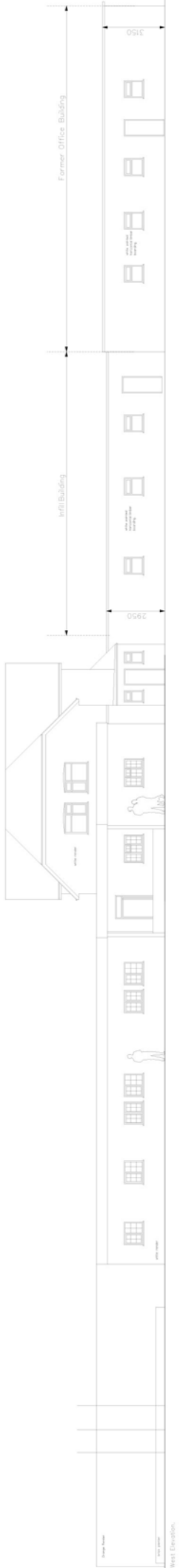
GROUND FLOOR



T406 201 B och REA
The Quadrant
27 Jerky Road,
Fiskington,
T406 001

See the
Easy Hotel Heatherlea
Brixton Road,
Arlington,
UB3 9DA.

Drawing Title	
Gross Areas	
Issue	March 2016
T406	11



West Elevation



North Elevation



East Elevation



South Elevation

TM 001 B Arch RBA
 The Beehive
 27 Ferry Road,
 Hammersmith,
 London,
 W11 9RN
 Tel: 020 891 0077
 info@bbaarchitects.com

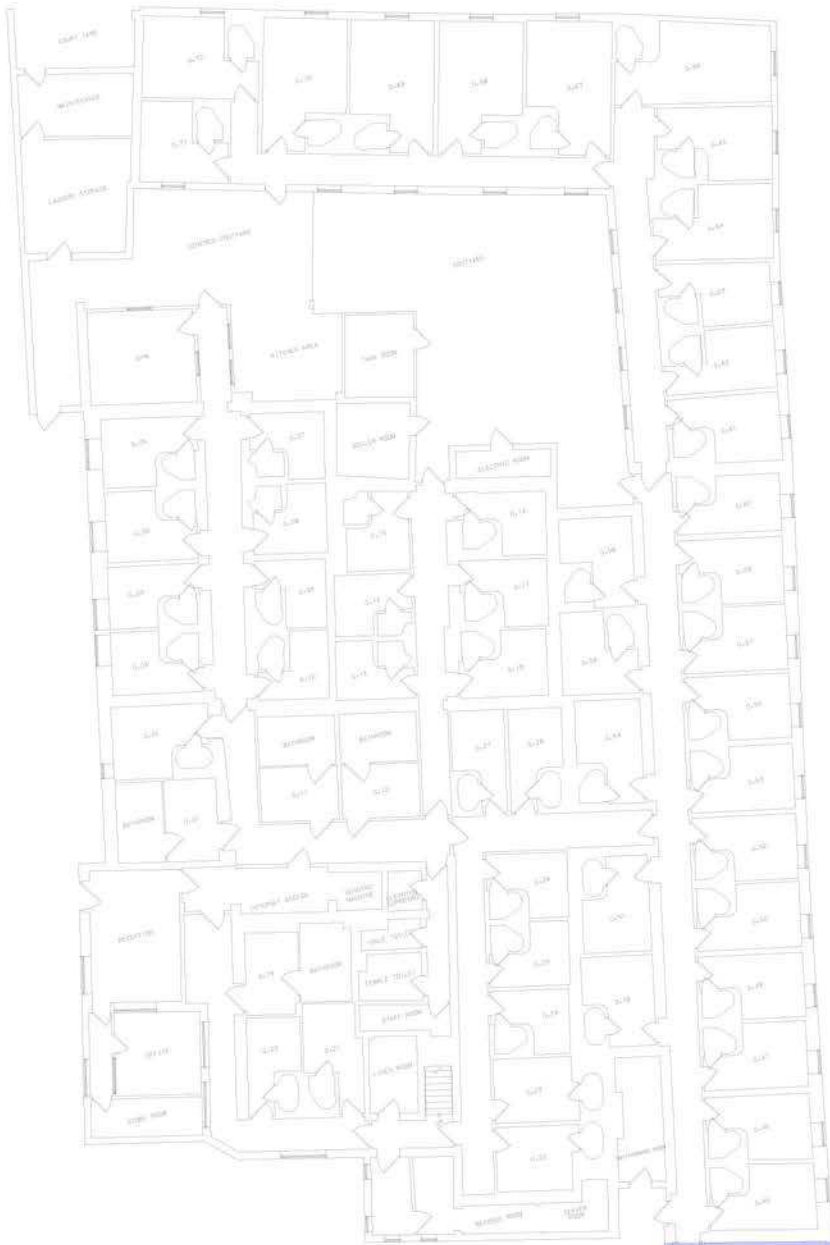
Job Title
 Easy Hotel Heathrow
 Brickfield Lane,
 Hemington,
 UES 3DA,
 TW19 9RN

Drawing The
 Building Elevations.

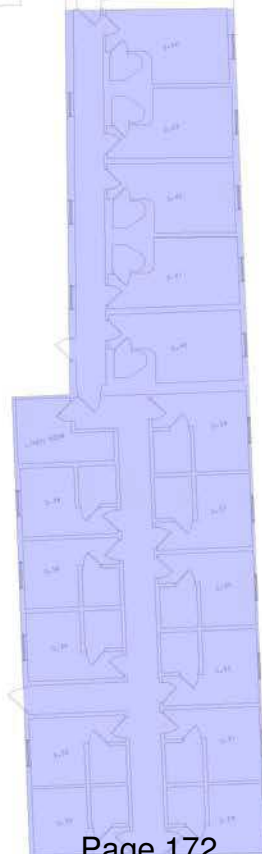
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 March 2016
 T406 08



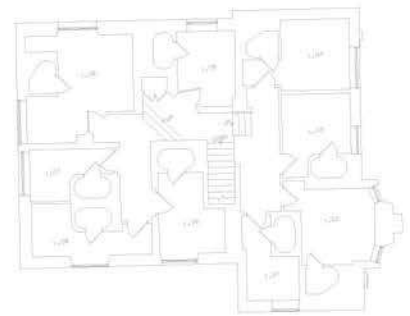
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GROUND FLOOR



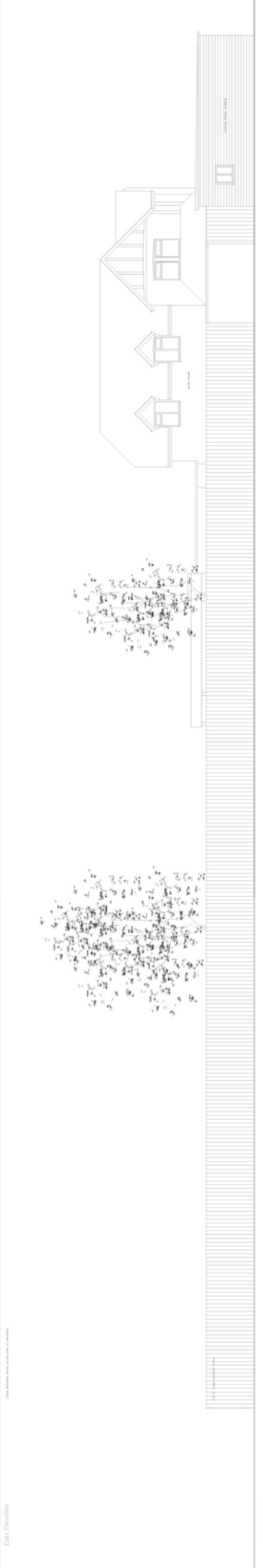
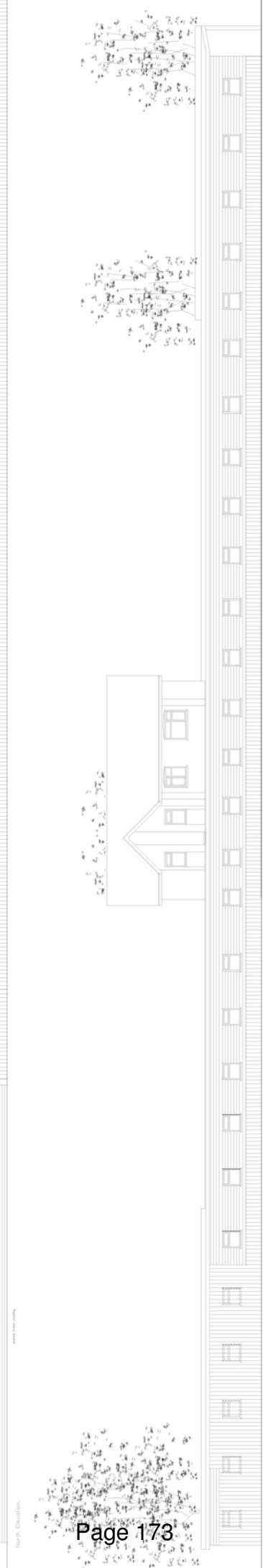
FIRST FLOOR



TM 201 B och REA
The Roudhouse
27 Jerky Road,
Fiskington,
TW11 9W

See the
Easy Hotel Handbook
Brixfield Lane,
Arlington,
UB3 9DA.

Drawing No.	Plan.
Date	1810 of 81 March 2016
T406	10



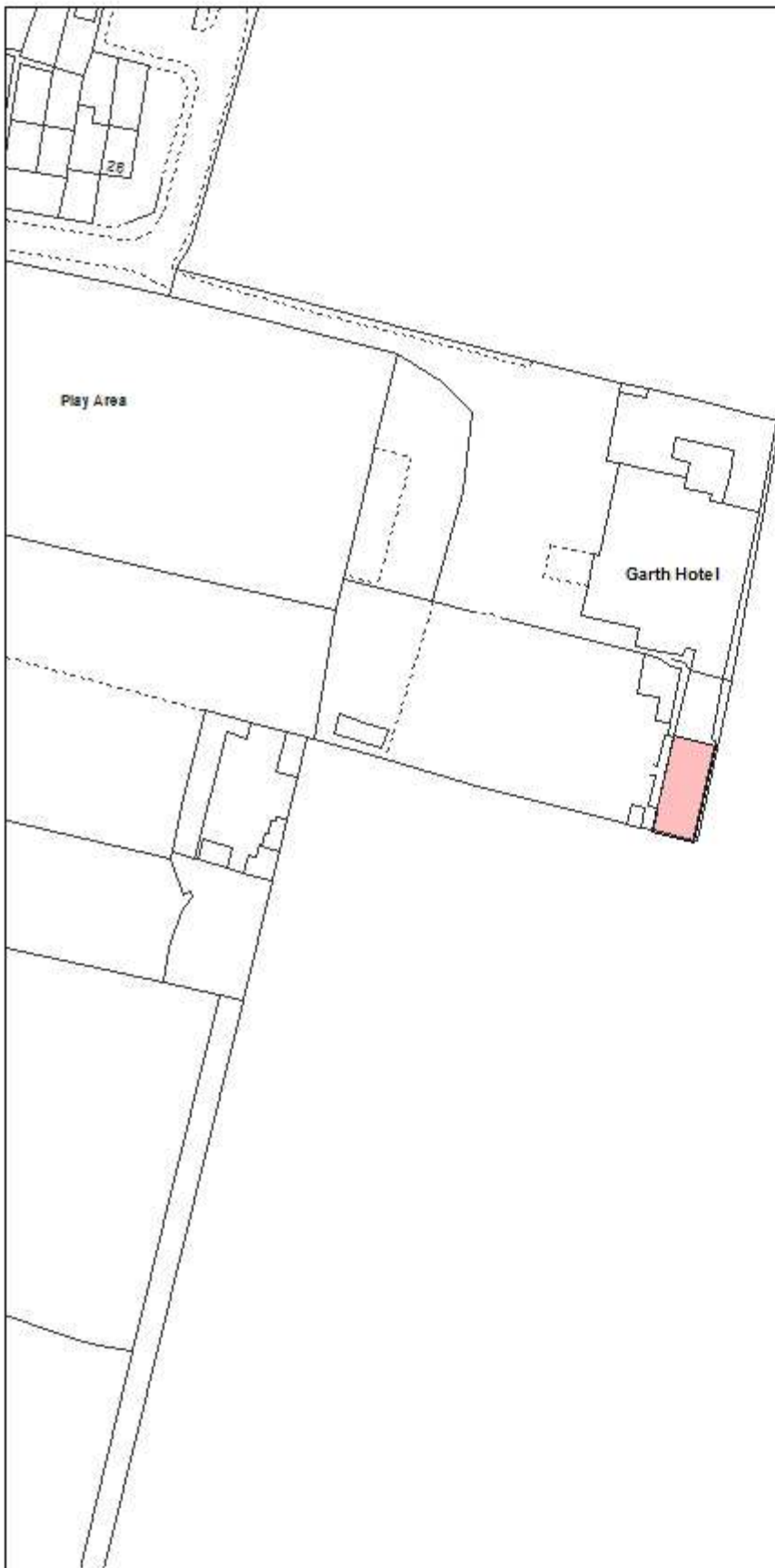
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 The Beehive
 27 Ferry Road,
 Arlington,
 Washington,
 20134

Jim The
 Easy Hotel Heathrow
 Bickfield Lane,
 Arlington,
 VA 22204

Drawing Title: True Elevations.
 Date: 1:00 of AI March 2016
 T406 09

Tel: 028 937 0377
 info@bbaarchitects.com





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 Site boundary

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Site Address:

**Easyhotel Heathrow
Brickfield Lane**

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

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

Planning Application Ref:

18/APP/2016/1416

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



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LONDON

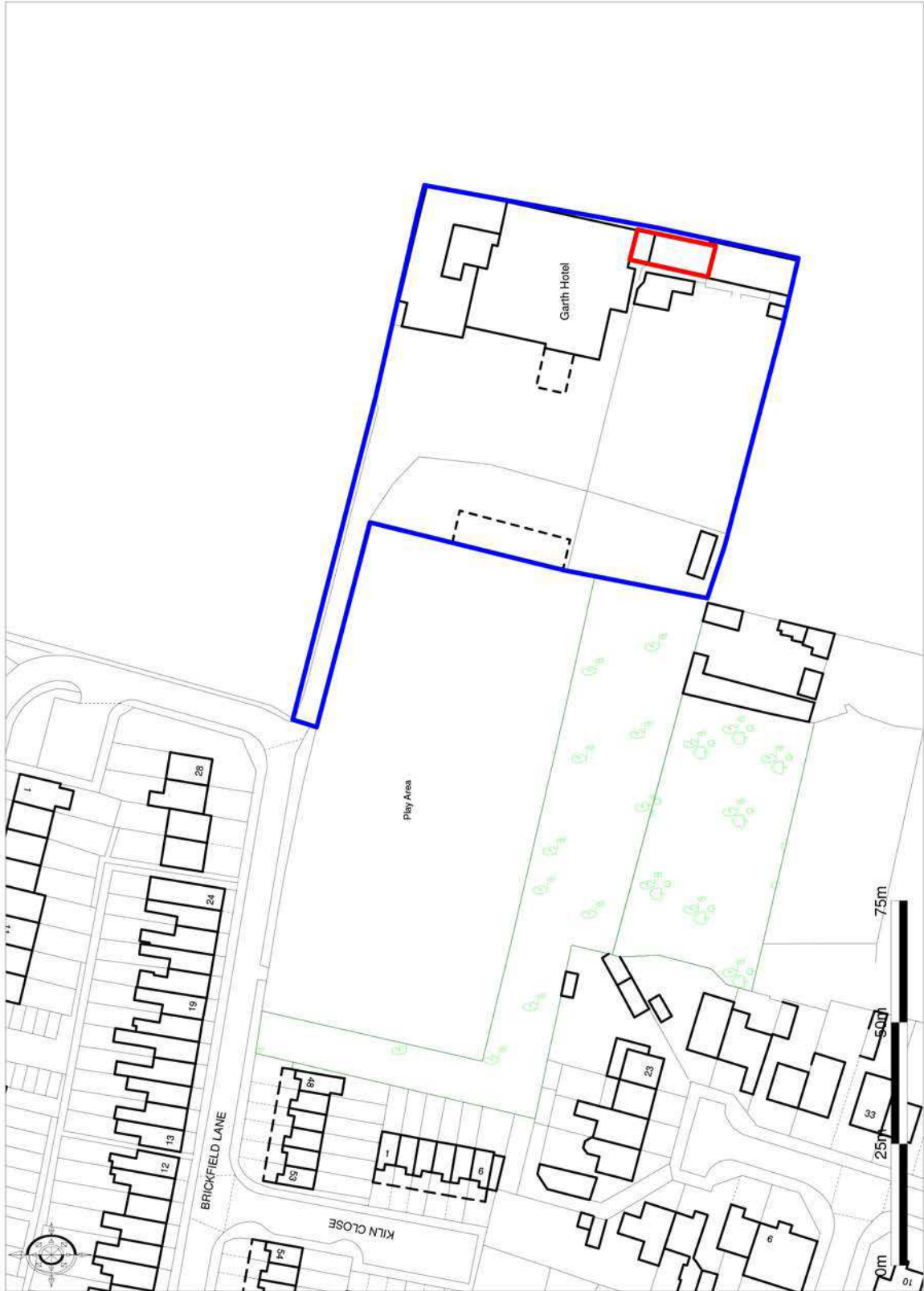
Report of the Head of Planning, Sport and Green Spaces

Address EASYHOTEL HEATHROW BRICKFIELD LANE HARLINGTON
Development: Rear infill extension (Retrospective)
LBH Ref Nos: 18/APP/2016/1414

Date Plans Received: 11/04/2016

Date(s) of Amendment(s):

Date Application Valid: 11/04/2016



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1M 00Y B with RBA
The Bookhouse
27 Terry Road,
Hemel Hempstead,
Herts, SG1 2DA

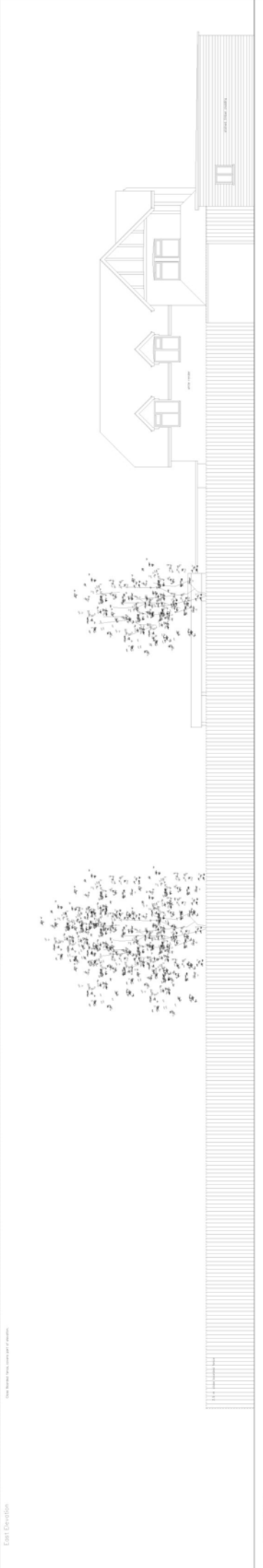
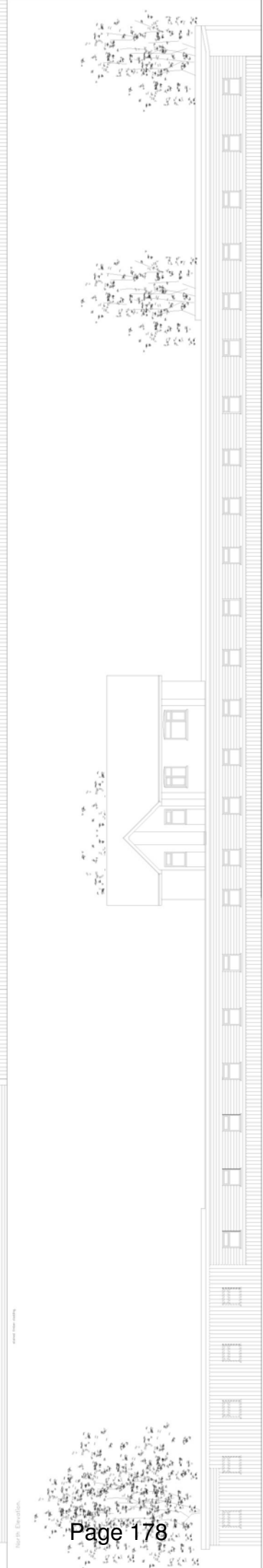
1000 013 077
1000@me.com

1M 00Y B with RBA
Eosy Hotel
Bridgford Lane,
Hemel Hempstead,
Herts, SG1 3DA

1000 013 077

1000@me.com

1000 013 077	1000@me.com
T406	07



TM 007 B Arch RBA
 The Beehive
 27 Ferry Road,
 Arlington,
 WA 98191

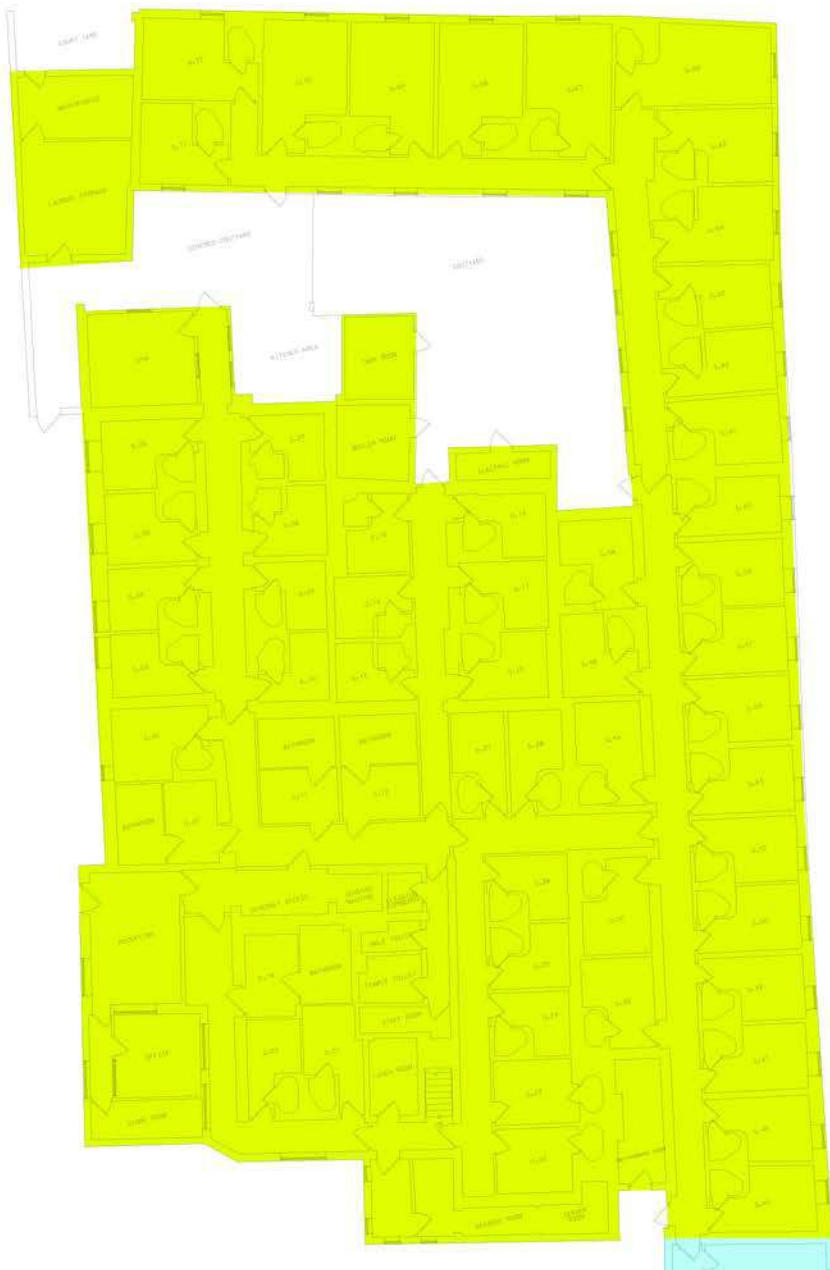
Jim The
 Easy Hotel Heathrow
 Biscuit Lane,
 Arlington,
 WA 98191

Showing The
 True Elevations.

Scale: 1/100 of A1
 March 2016
 T406 09

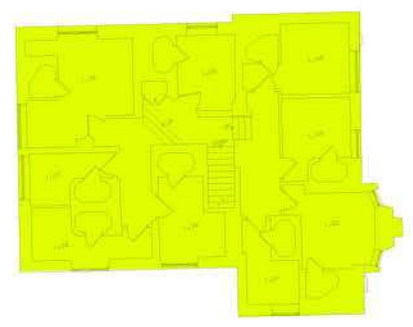
Tel: 028 937 0377
 info@bbaarchitects.com



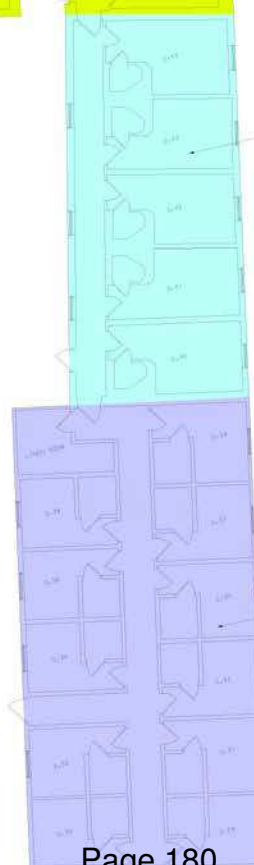


- Easy Hotel
188 m² Gross Area
- m18
34 m² Gross Area
- Former Office
105 m² Gross Area

FIRST FLOOR



GROUND FLOOR

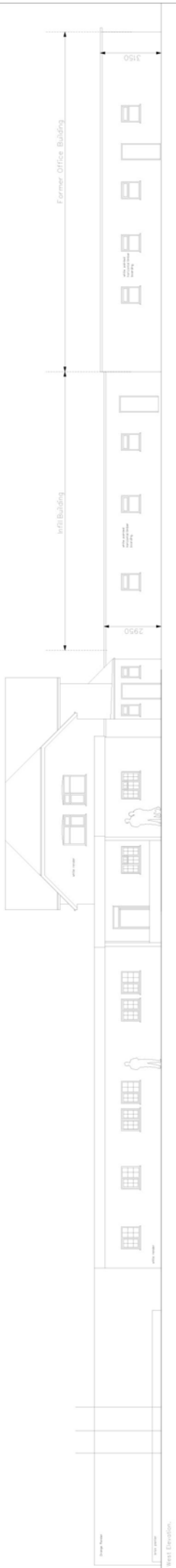


m18 Box
Converted to bedrooms
April 2012

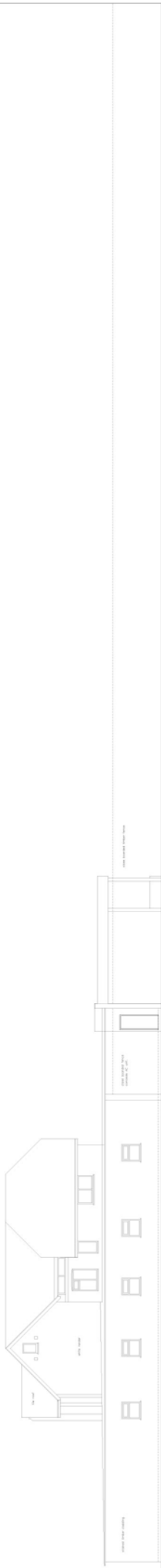
Former Office Building,
Bedrooms refurbished
July 2014



TM 201 B och REA The Quadrant 27 Verby Road, Twickenham, TW1 9WJ	Site No: Easy Hotel Heathrow Brickfield Lane, Uxbridge, UB3 3DA	Drawing No: Gross Areas Date: 1810/01/11 March 2016 T406 11
No: 0028 373 0017 www.primo-architect.com		



West Elevation



North Elevation



East Elevation



South Elevation

TM 001 B Arch RBA
The Beehive
27 Ferry Road,
Arlington,
Massachusetts,
02134

Job Title
Easy Hotel Heathrow
Buckfield Lane,
Arlington,
UBU 3DA,
TW19 9RN

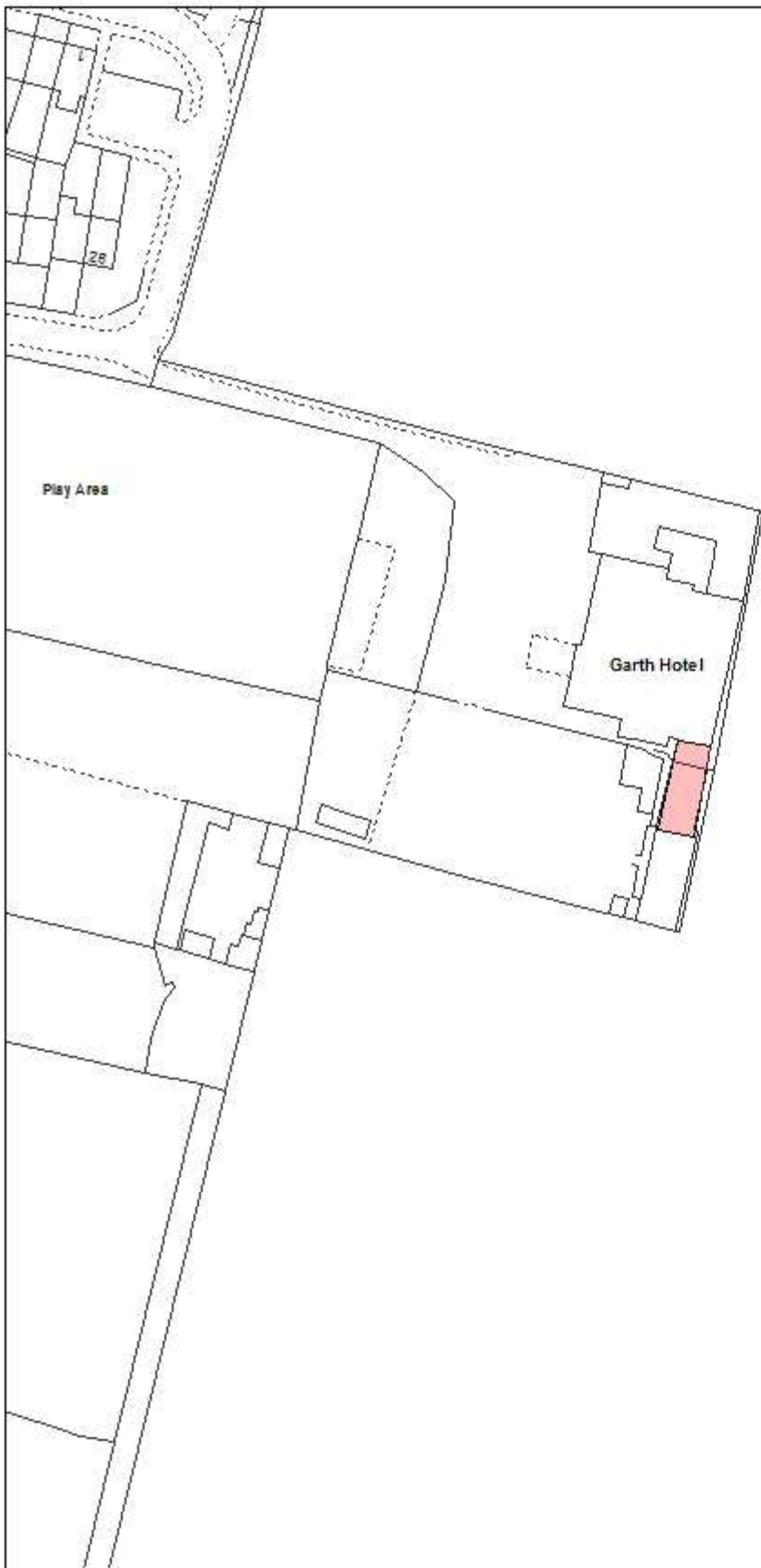
Being The
Building Elevations.

Scale: 1:100 at A1
March 2016
T406 08

tel: 0208 913 0377
info@rbaarchitects.com



1:100



Notes:

 Site boundary

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Site Address:

**Easyhotel Heathrow
Brickfield Lane**

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

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

Planning Application Ref:

18/APP/2016/1414

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 128 LONG LANE HILLINGDON

Development: Change of use of existing outbuilding to rear from a games room to a bedroom and storage area ancillary to the main dwelling

LBH Ref Nos: 230/APP/2016/1491

Date Plans Received: 18/04/2016

Date(s) of Amendment(s):

Date Application Valid: 20/04/2016

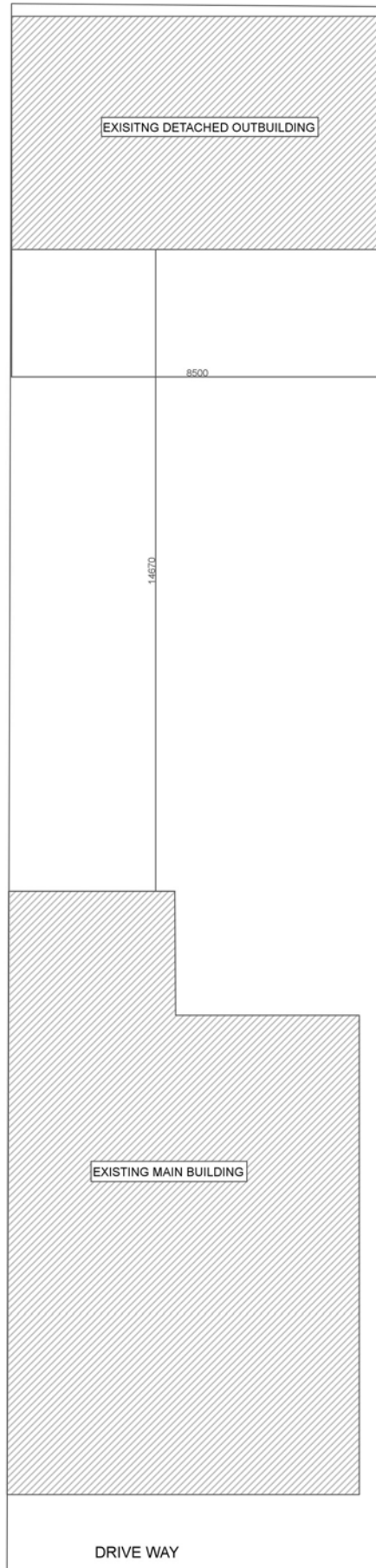
128 Long Lane, Uxbridge, UB10 0EH



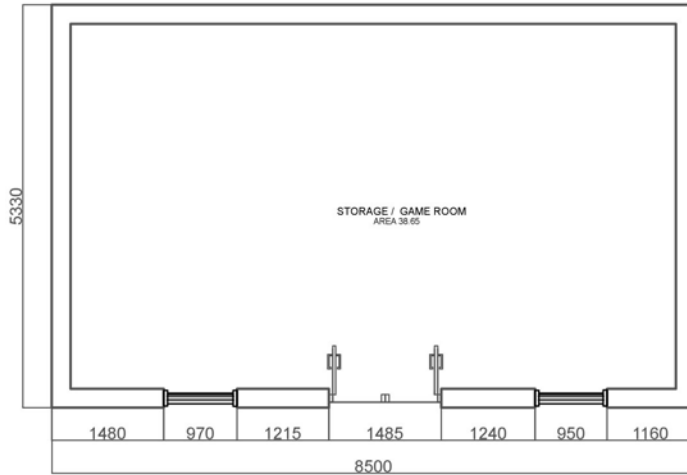
Site Plan shows area bounded by: 507416.29, 183282.29 507557.71, 183423.71 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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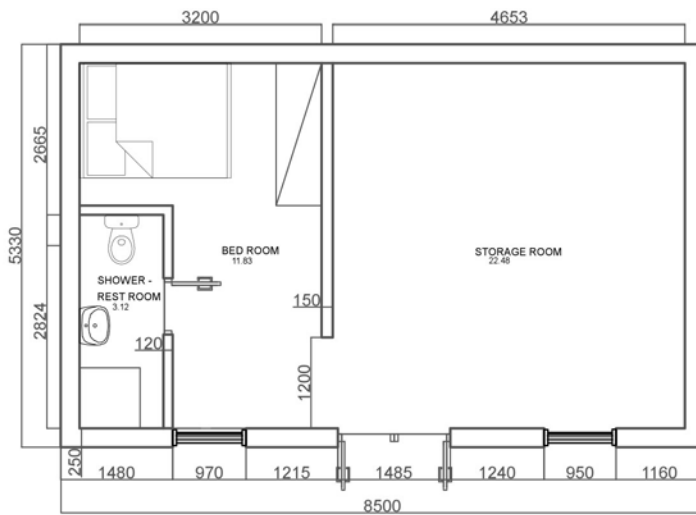
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CARRINGTONS CARRINGTONS LONDON LIMITED 460 UXBRIDGE ROAD HAYES MIDDLESEX UB4 0SD TEL: 02085618111 FAX: 02085890174	DESIGNER: SONATA ZILAITYTE	SITE: 128 LONG LANE HILLINGDON MIDDLESEX UB10 0EH	JOB TITLE: CHANGE THE USE OF DETACHED OUTBUILDING	DRAWING TITLE: EXISTING SITE PLAN	SCALE: 1:150	DATE: 05/04/2016
	DRAWN: LON				DRAWING No.: LON 30/2	



EXISTING OUTBUILDING PLAN

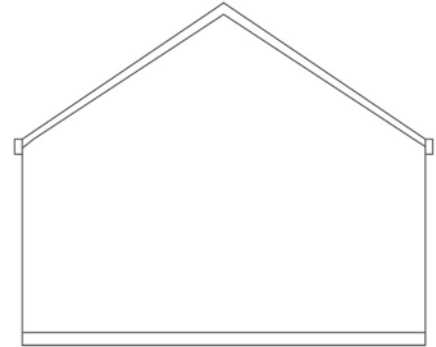


PROPOSED OUTBUILDING PLAN

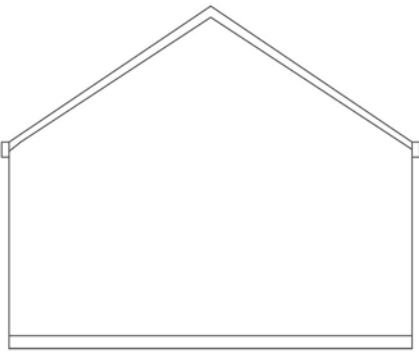
CARRINGTONS CARRINGTONS LONDON LIMITED 460 UXBRIDGE ROAD HAYES MIDDLESEX UB4 0SD TEL: 02085618111 FAX: 02085890174	DESIGNER: SONATA ZILAITYTE	SITE: 128 LONG LANE HILLINGDON MIDDLESEX UB10 0EH	JOB TITLE: CHANGE THE USE OF DETACHED OUTBUILDING	DRAWING TITLE: EXISTING AND PROPOSED OUTBUILDING PLANS	SCALE: 1:100	DATE: 05/04/2016
	DRAWN: LON				DRAWING No.: LON 30/3	



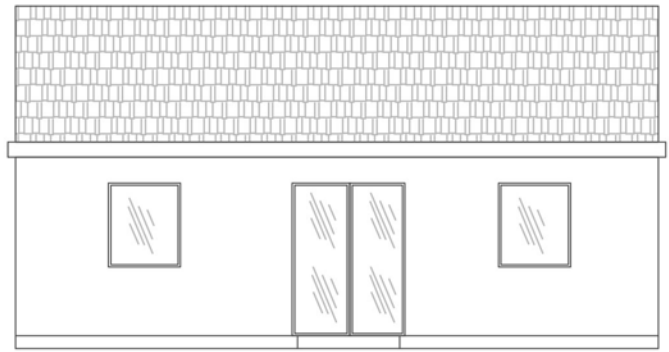
BACK ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION

CARRINGTONS CARRINGTONS LONDON LIMITED 460 UXBRIDGE ROAD HAYES MIDDLESEX UB4 0SD TEL: 02085618111 FAX: 02085890174	DESIGNER: SONATA ZILAITYTE	SITE: 128 LONG LANE HILLINGDON MIDDLESEX UB10 0EH	JOB TITLE: CHANGE THE USE OF DETACHED OUTBUILDING	DRAWING TITLE: EXISTING (PROPOSED) ELEVATIONS	SCALE: 1:100	DATE: 05/04/2016
	DRAWN: LON				DRAWING No.: LON 30/4	



Notes:

 Site boundary

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Site Address:

128 Long Lane

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

230/APP/2016/1491

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

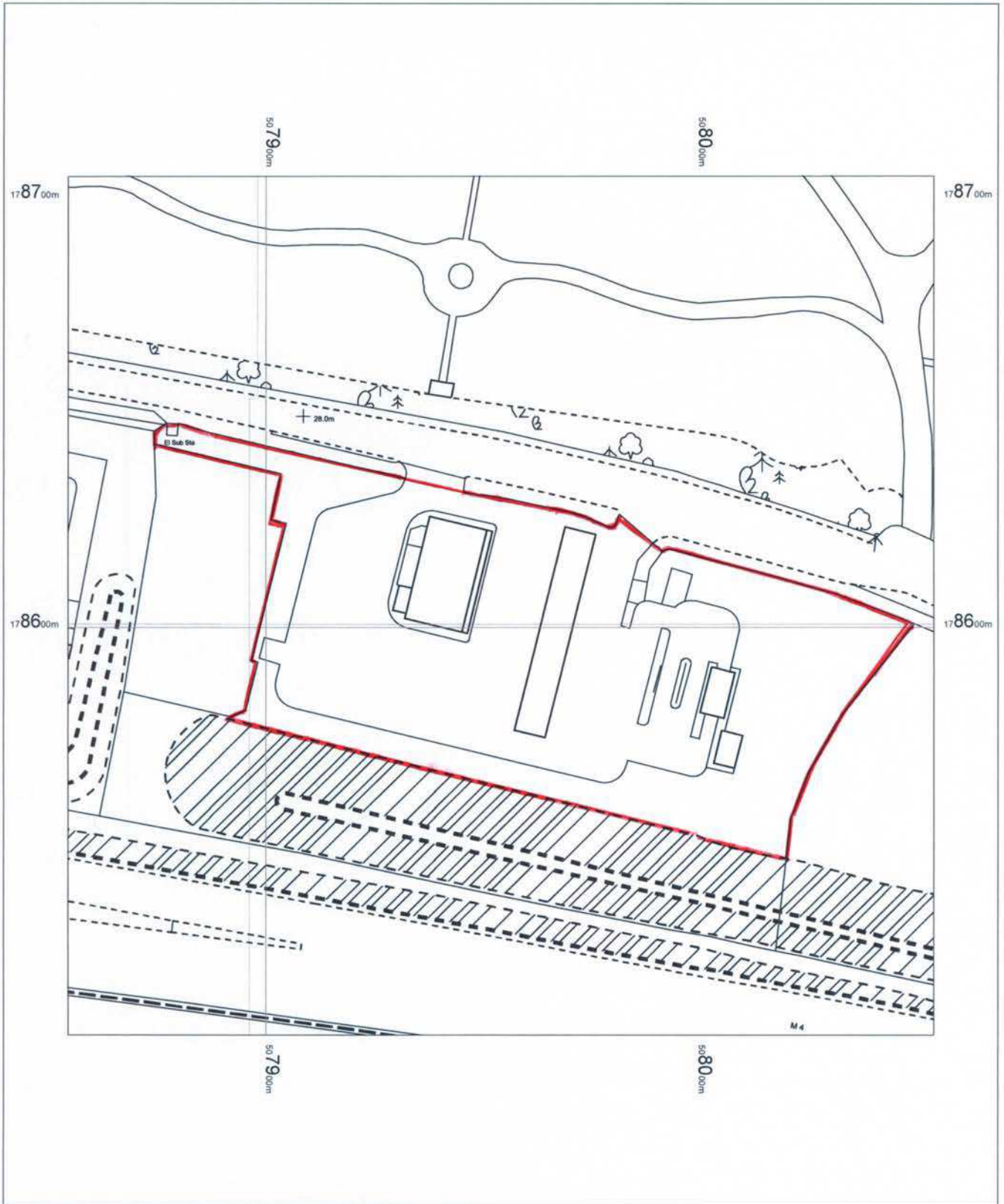
Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES
Development: Installation of 1 internally illuminated ATM sign (Retrospective)
LBH Ref Nos: 17981/ADV/2016/46

Date Plans Received: 11/04/2016
Date Application Valid: 22/04/2016

Date(s) of Amendment(s):

Euro Garages-Heathrow North

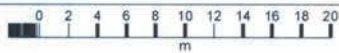
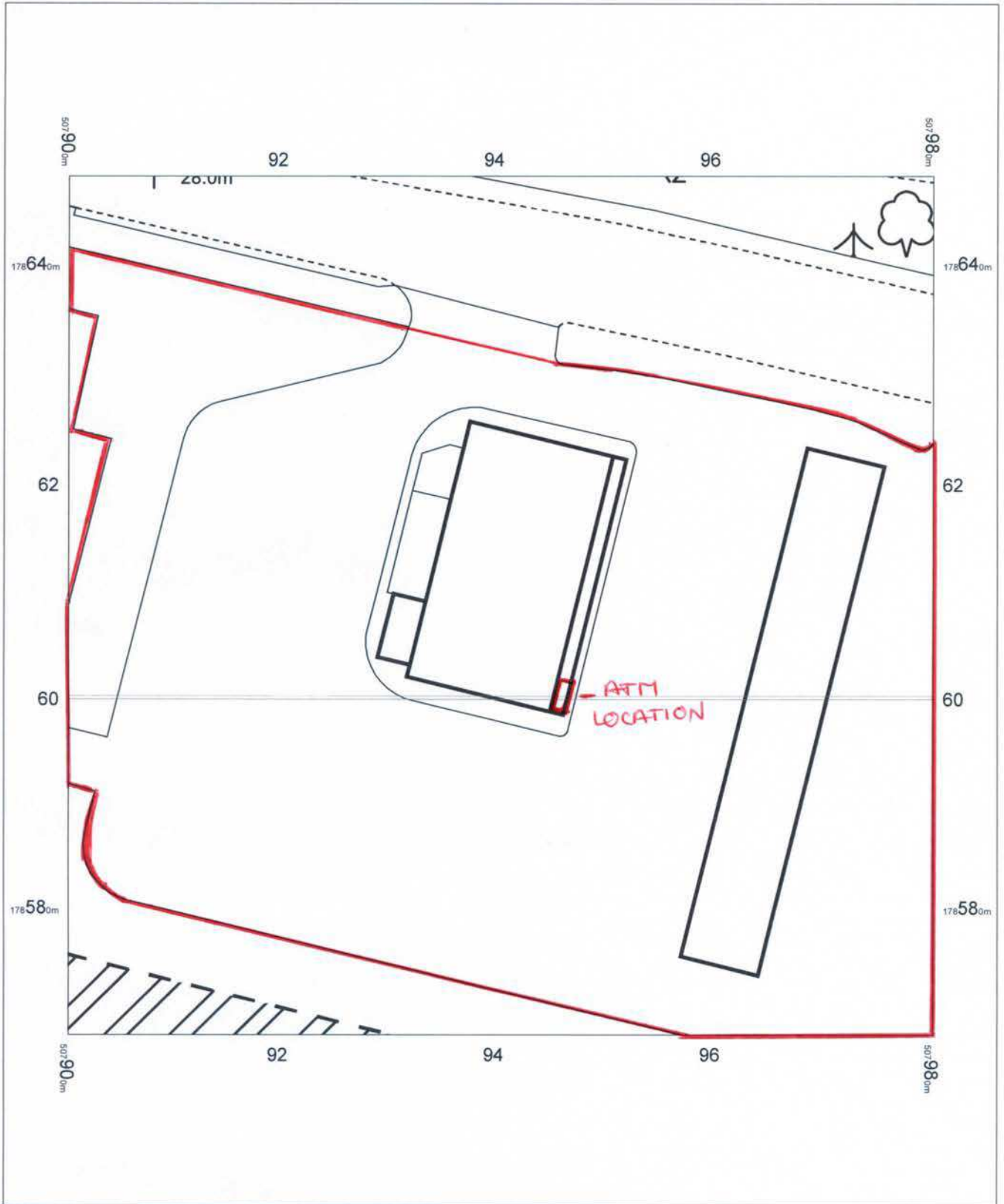


Euro Garages-Heathrow
 North
 Shepiston Lane
 Hayes
 UB3 1LL
 T013401

OS MasterMap 1250/2500/10000 scale
 03 February 2016, ID: BLJT-00499055
www.planningapplicationmaps.co.uk
 1:1250 scale print at A4, Centre: 507954 E, 178605 N
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 100051661



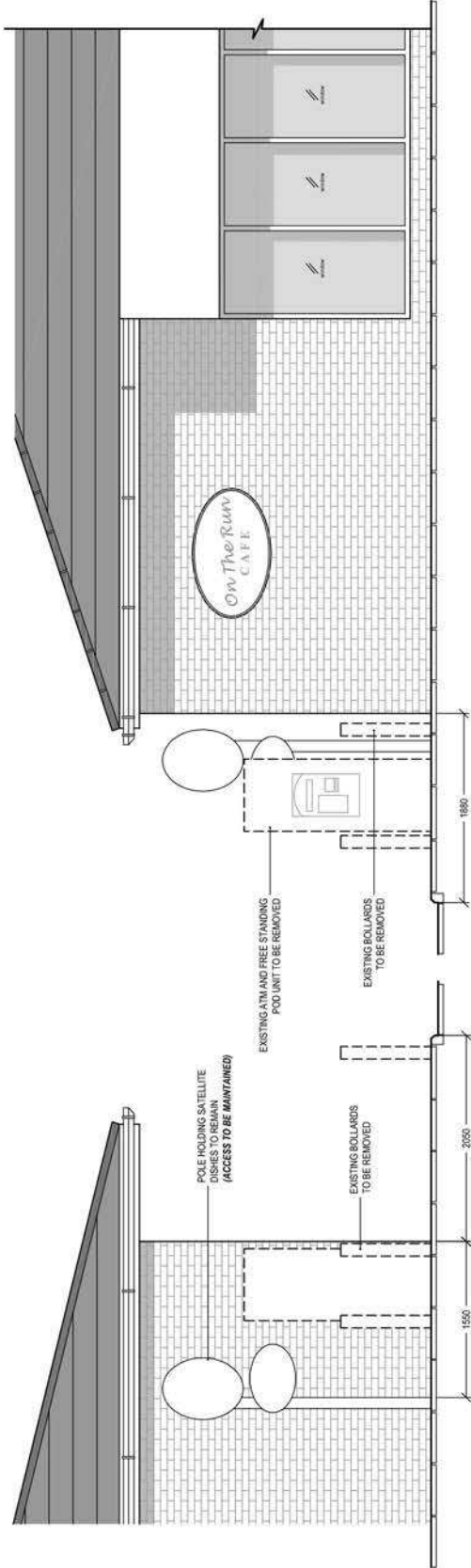
Heathrow North Service Station



Euro Garages - Heathrow
 North
 Shepiston Lane
 Hayes
 UB3 1LL
 3463781

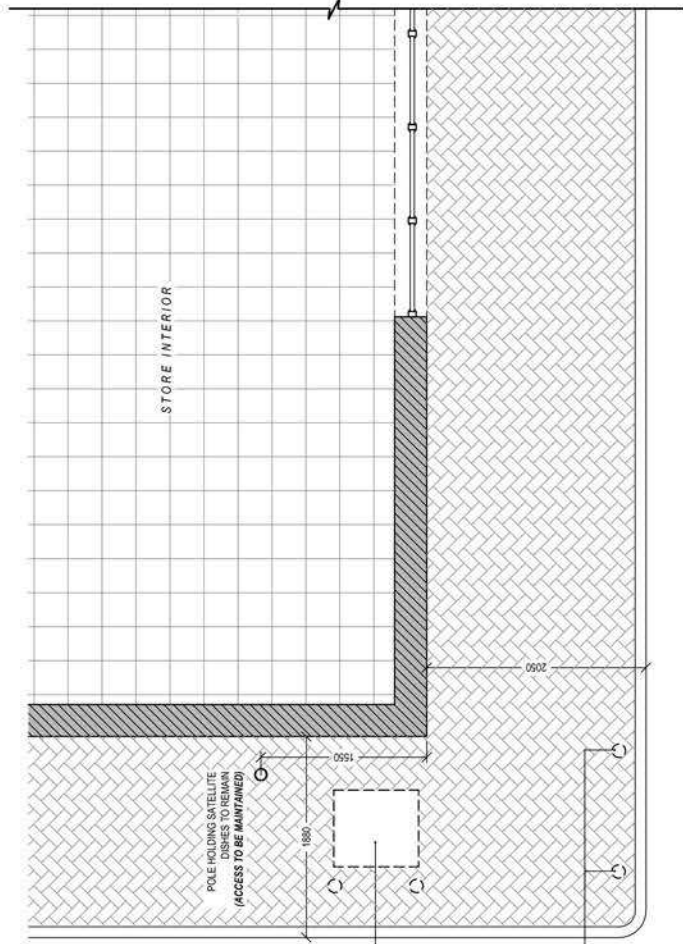
OS MasterMap 1250/2500/10000 scale
 22 April 2016, ID: BLJT-00521860
www.planningapplicationmaps.co.uk
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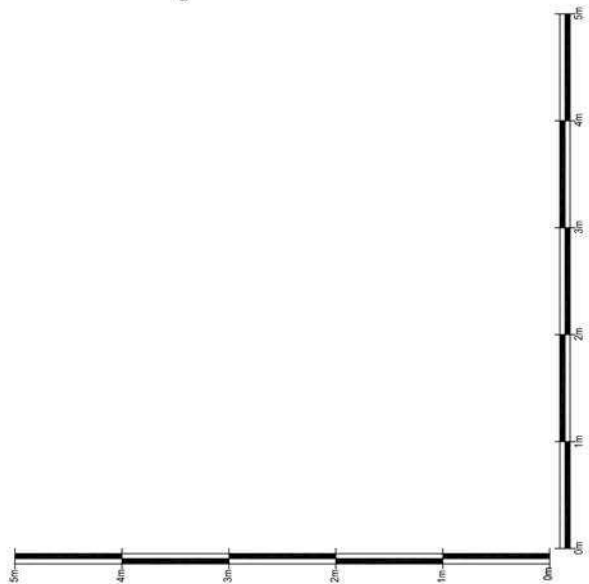


EXISTING PART FRONT ELEVATION
Scale 1:50

EXISTING PART SIDE ELEVATION
Scale 1:50



EXISTING PART PLAN
Scale 1:50



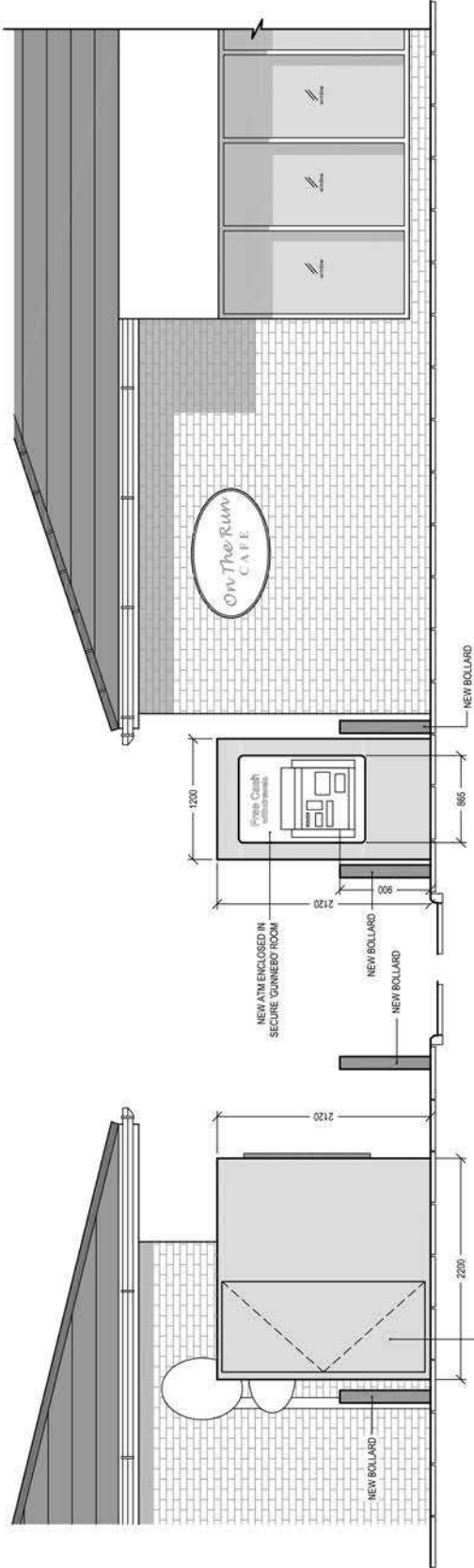
Date: _____ By: _____
Comments: _____

GENERAL NOTES:
1) All dimensions in millimeters unless otherwise stated.

Site:
EG - HEATHROW NORTH
Shepiston Lane
Hayes
UB3 1LL

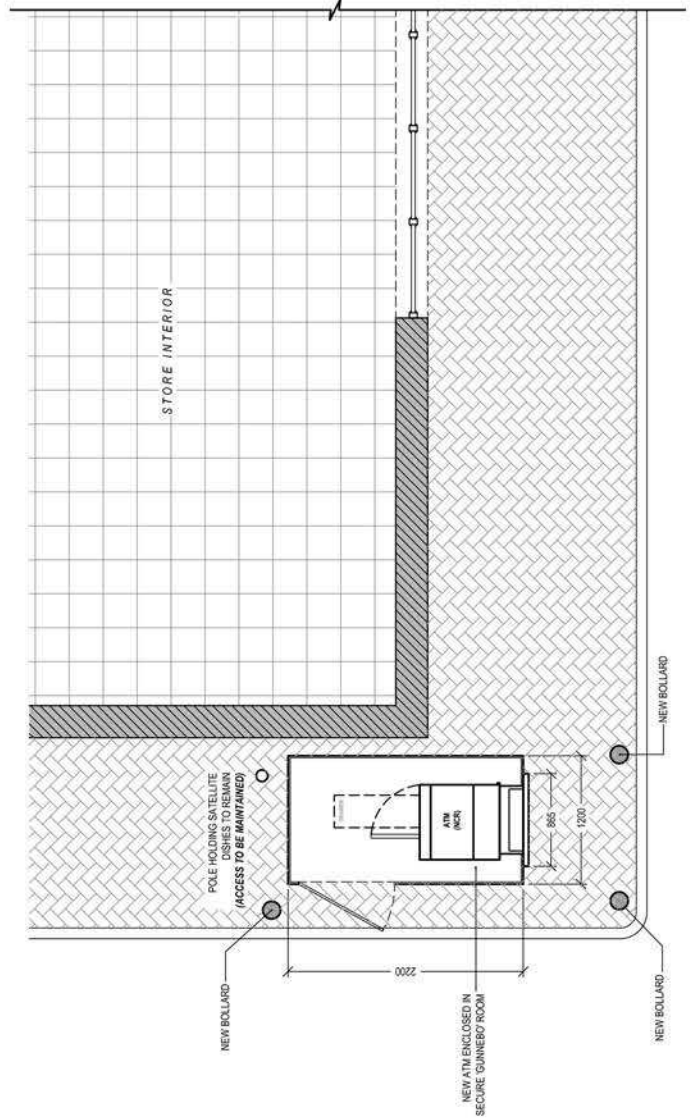
Drawing Title:
Existing Elevations and Plans

Ref:	Date:	Rev:
NA-07-2015-81-01	23-07-2015	
Scale:	1:50	Paper: A3
Date Rev:		

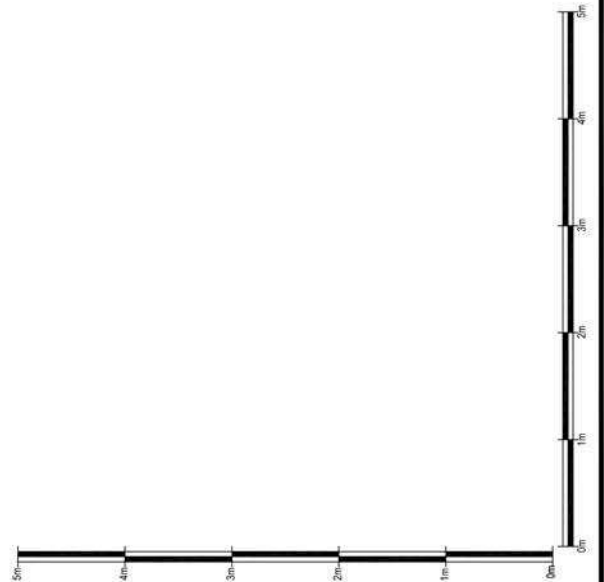


PROPOSED PART FRONT ELEVATION
Scale 1:50

PROPOSED PART SIDE ELEVATION
Scale 1:50



PROPOSED PART PLAN
Scale 1:50



Date: _____ By: _____
Comments: _____

GENERAL NOTES:

1) All dimensions in millimeters unless otherwise stated.

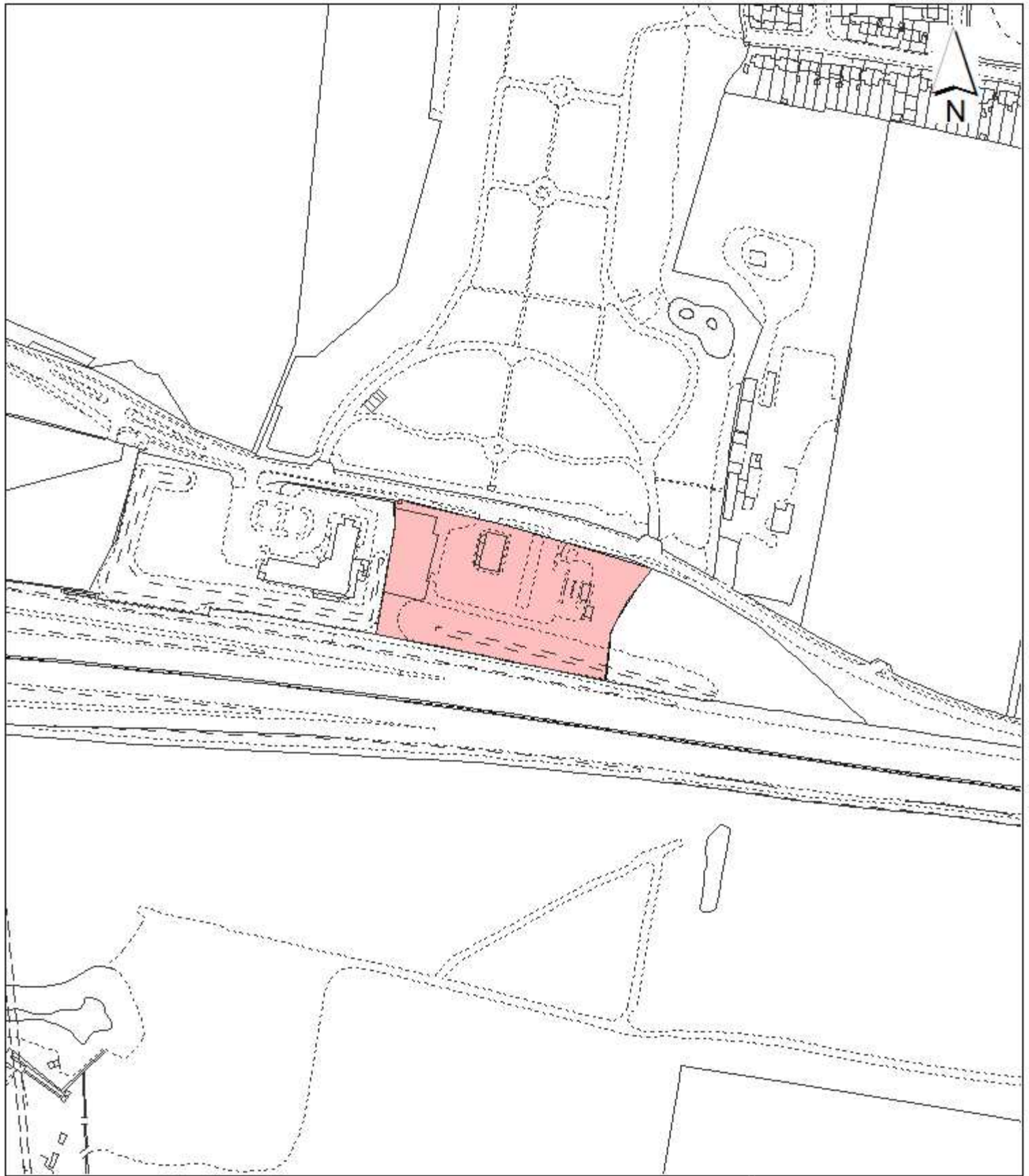
Site:
EG - HEATHROW NORTH

Shepiston Lane
Hayes
UB3 1LL

Drawing Title:

Proposed Elevations and Plans

Ref:	Date:	Rev:
NM-07-2015-81-02	23-07-2015	
Scale:	Paper:	Date Rev:
1:50	A3	



Notes:

 Site boundary

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Site Address:

**Euro Garages Heathrow North
Shepiston**

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

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

Planning Application Ref:

17981/ADV/2016/46

Scale:

1:3,500

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

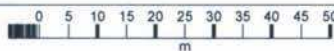
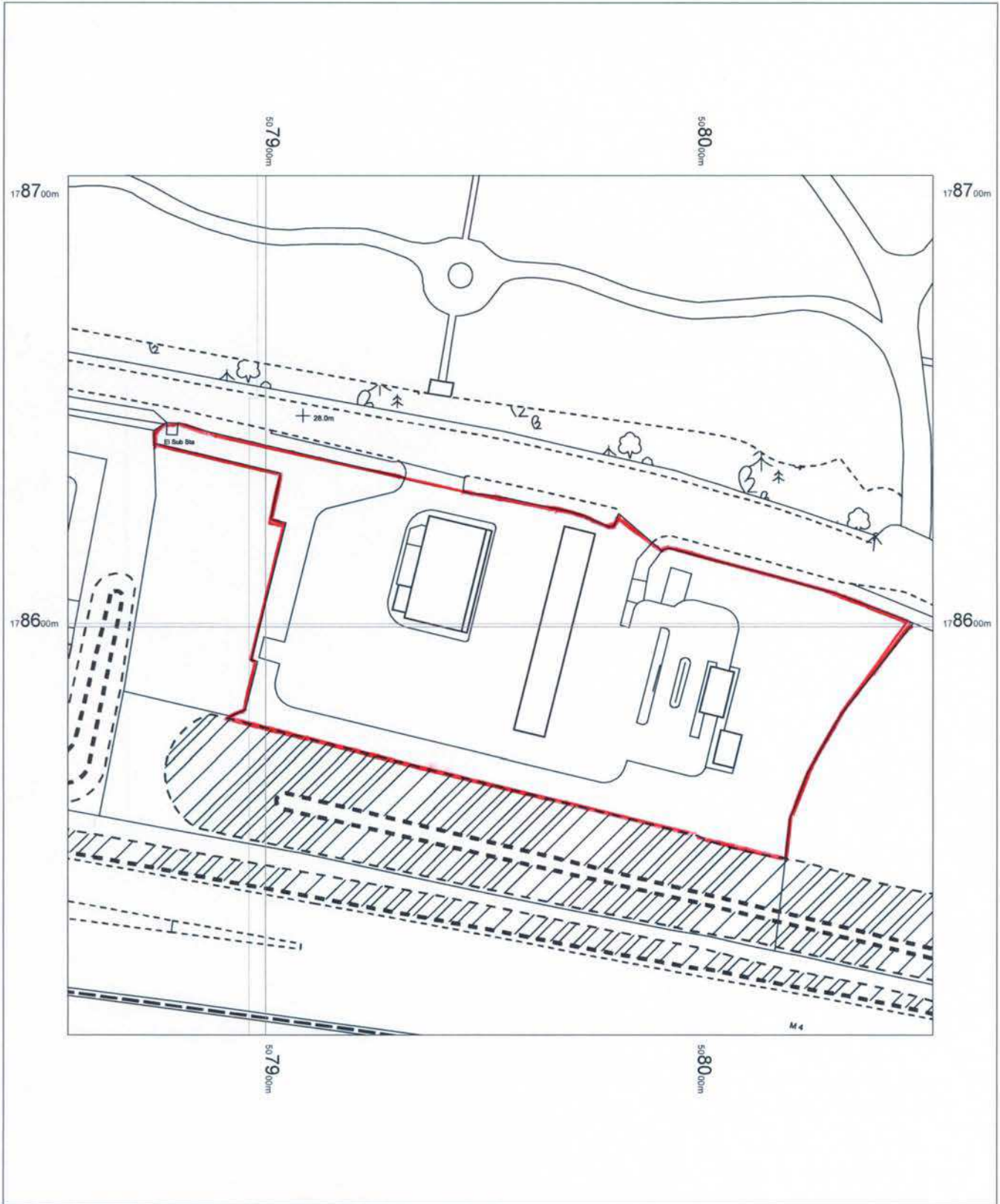
Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES
Development: Installation of ATM (Restrospective)
LBH Ref Nos: 17981/APP/2016/1404

Date Plans Received: 11/04/2016
Date Application Valid: 22/04/2016

Date(s) of Amendment(s):

Euro Garages-Heathrow North



Euro Garages-Heathrow
North
 Shepiston Lane
 Hayes
 UB3 1LL

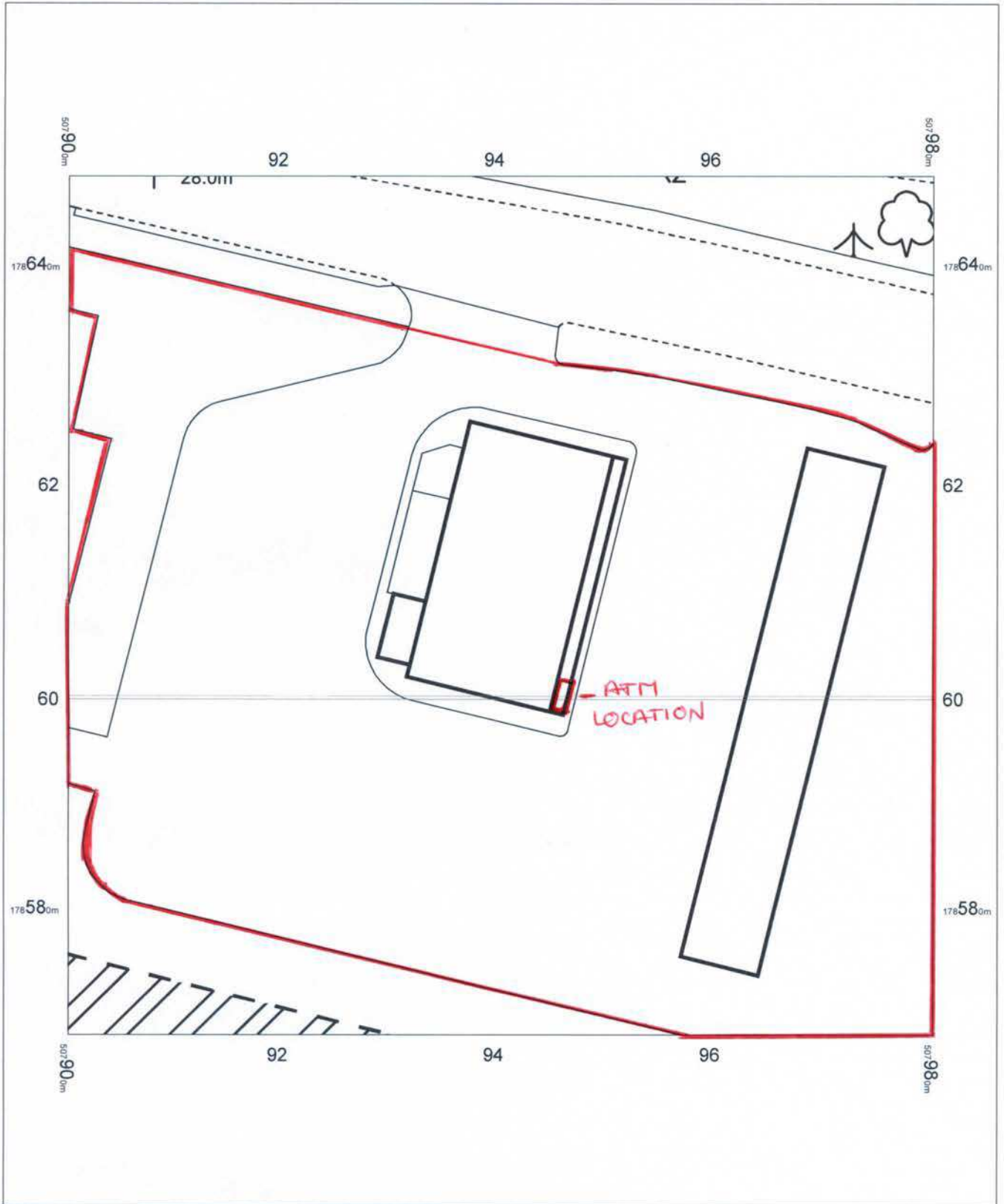
 T013401

OS MasterMap 1250/2500/10000 scale
 03 February 2016, ID: BLJT-00499055
www.planningapplicationmaps.co.uk

 1:1250 scale print at A4, Centre: 507954 E, 178605 N
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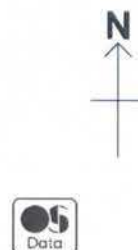


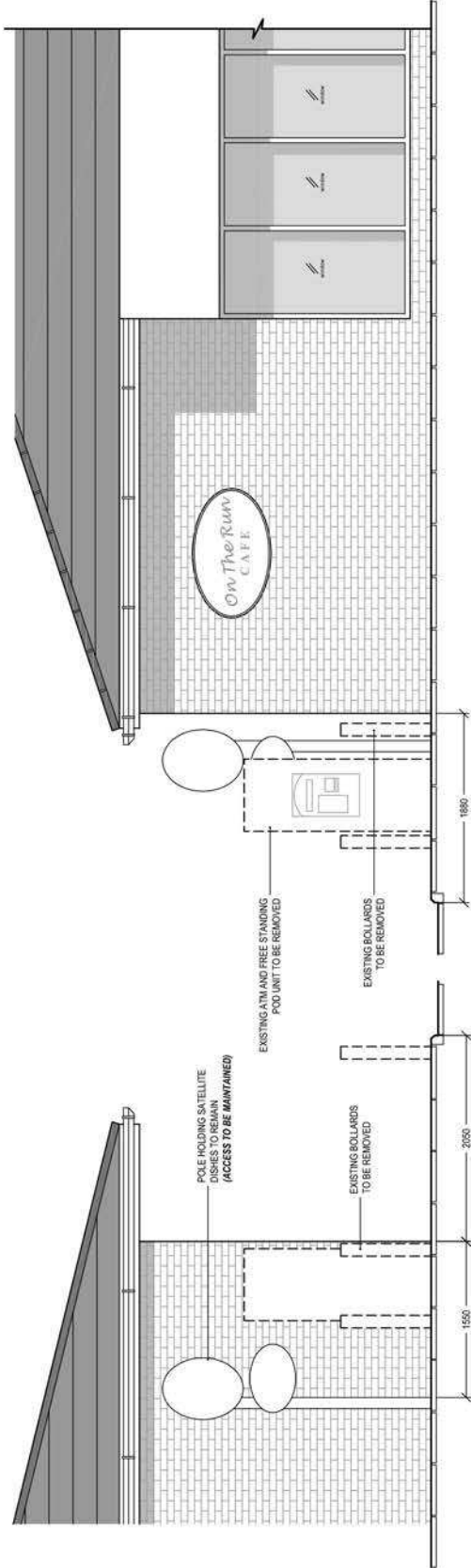
Heathrow North Service Station



Euro Garages - Heathrow
 North
 Shepiston Lane
 Hayes
 UB3 1LL
 3463781

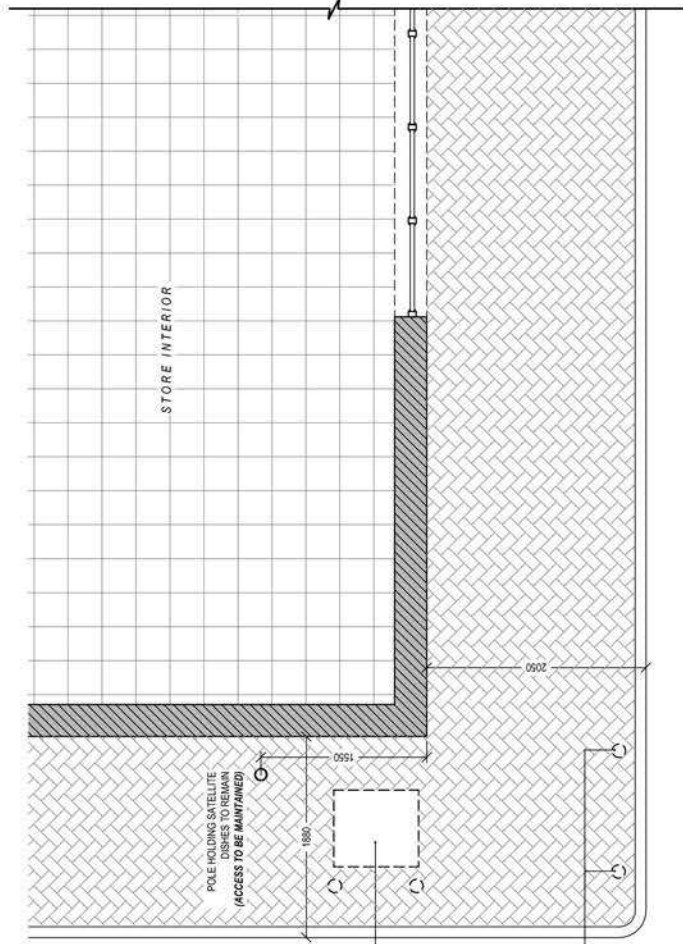
OS MasterMap 1250/2500/10000 scale
 22 April 2016, ID: BLJT-00521860
www.planningapplicationmaps.co.uk
 1:500 scale print at A4, Centre: 507941 E, 178609 N
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EXISTING PART FRONT ELEVATION
Scale 1:50

EXISTING PART SIDE ELEVATION
Scale 1:50



EXISTING PART PLAN
Scale 1:50

Date: _____ By: _____
Comments: _____

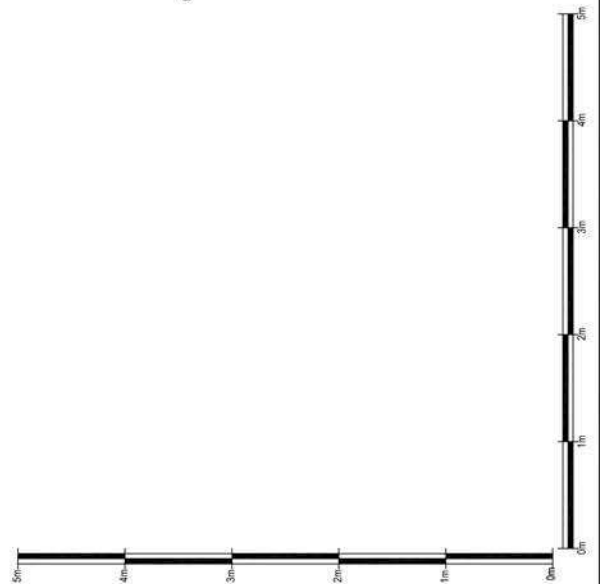
GENERAL NOTES:

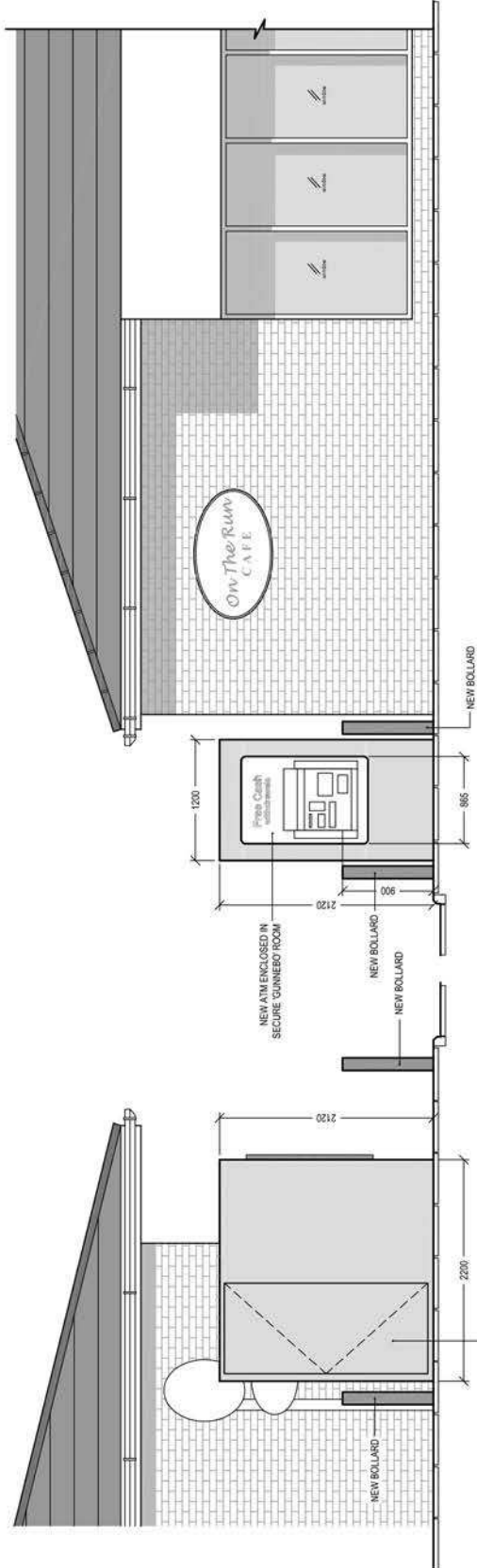
1) All dimensions in millimeters unless otherwise stated.

Site:
EG - HEATHROW NORTH
Shepiston Lane
Hayes
UB3 1LL

Drawing Title:
Existing Elevations and Plans

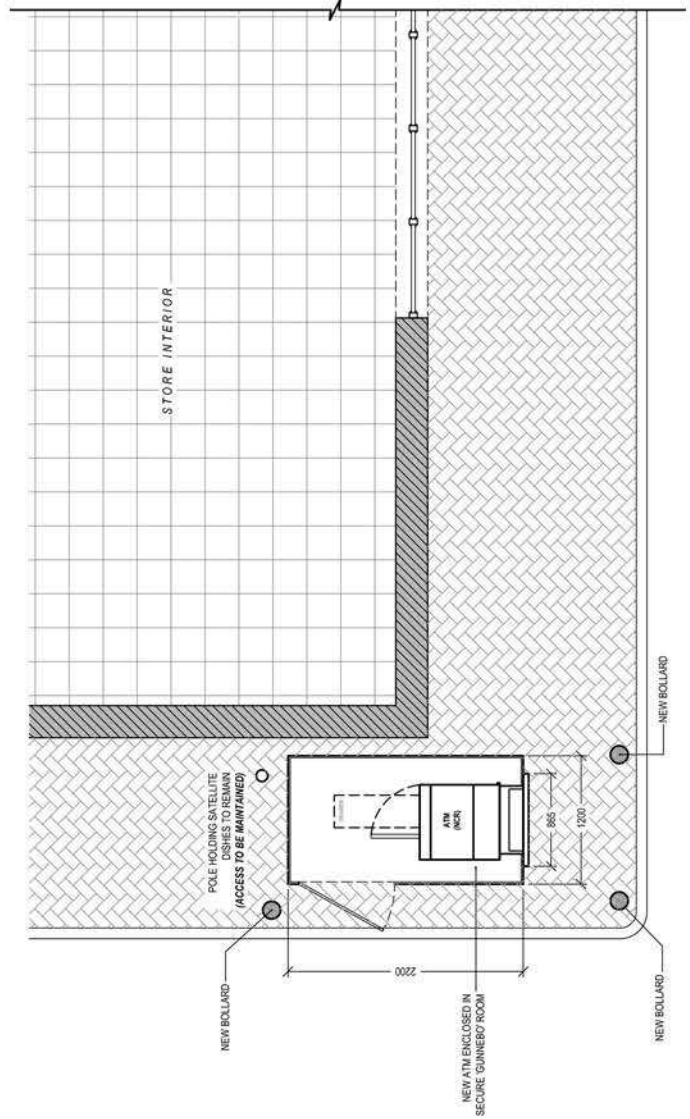
Ref:	Date:	Rev:
NA-07-2015-81-01	23-07-2015	
Scale:	1:50	Paper: A3
Date Rev:		



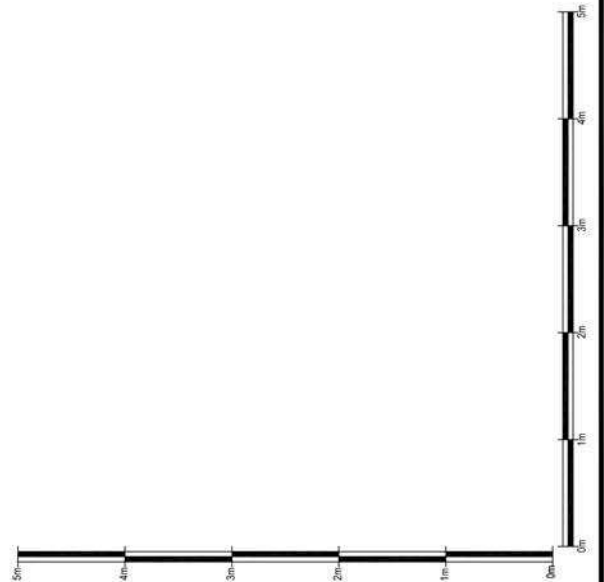


PROPOSED PART FRONT ELEVATION
Scale 1:50

PROPOSED PART SIDE ELEVATION
Scale 1:50



PROPOSED PART PLAN
Scale 1:50



Date: _____ By: _____
Comments: _____

GENERAL NOTES:

1) All dimensions in millimeters unless otherwise stated.

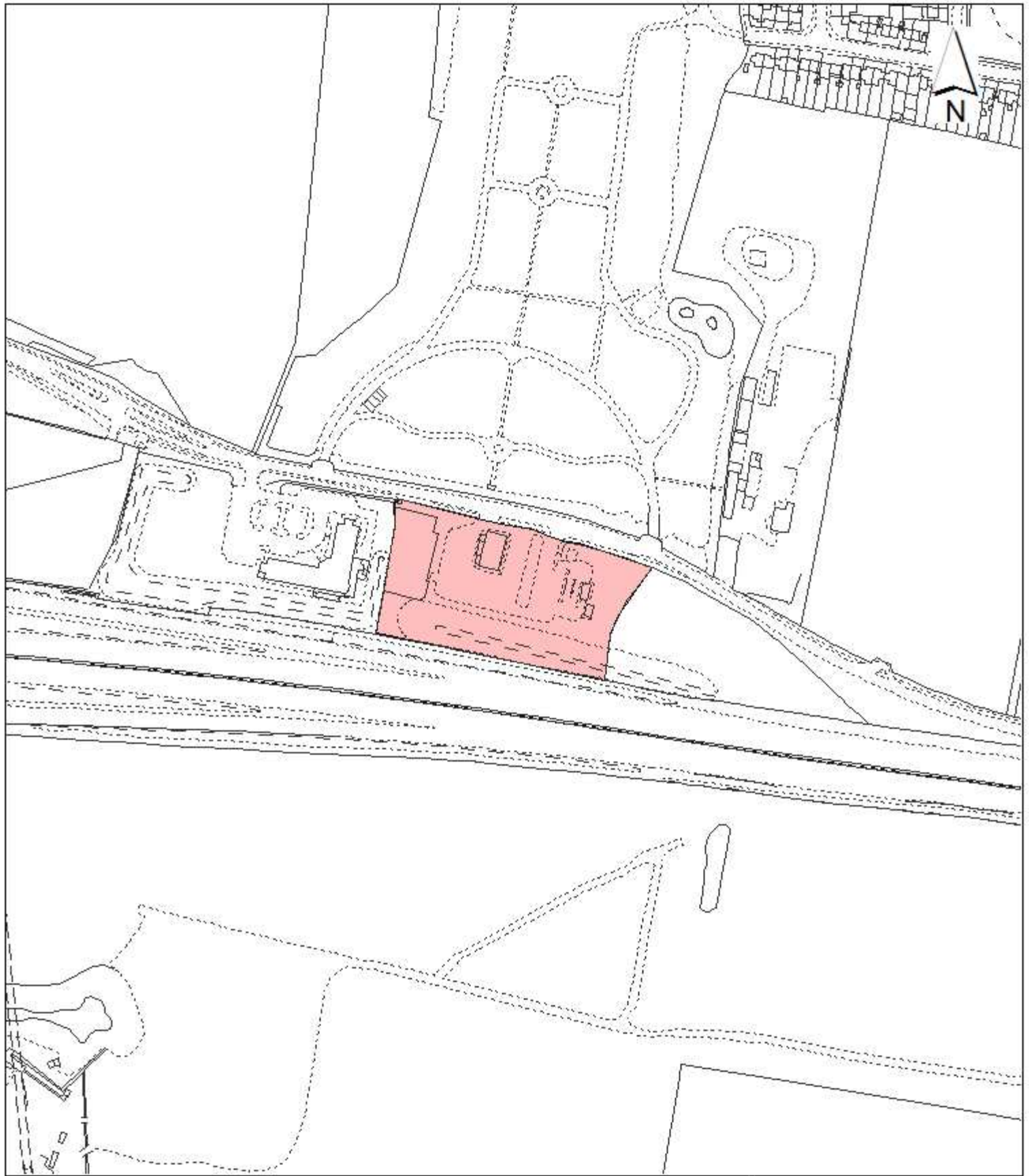
Site:
EG - HEATHROW NORTH

Shepiston Lane
Hayes
UB3 1LL

Drawing Title:

Proposed Elevations and Plans

Ref:	Date:	Rev:
NM-07-2015-81-02	23-07-2015	
Scale:	Paper:	Date Rev:
1:50	A3	



Notes:

 Site boundary

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Site Address:

**Euro Garages Heathrow North
Shepiston**

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

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

Planning Application Ref:

17981/APP/2016/1404

Scale:

1:3,500

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address NANAKSAR PRIMARY SCHOOL SPRINGFIELD ROAD HAYES

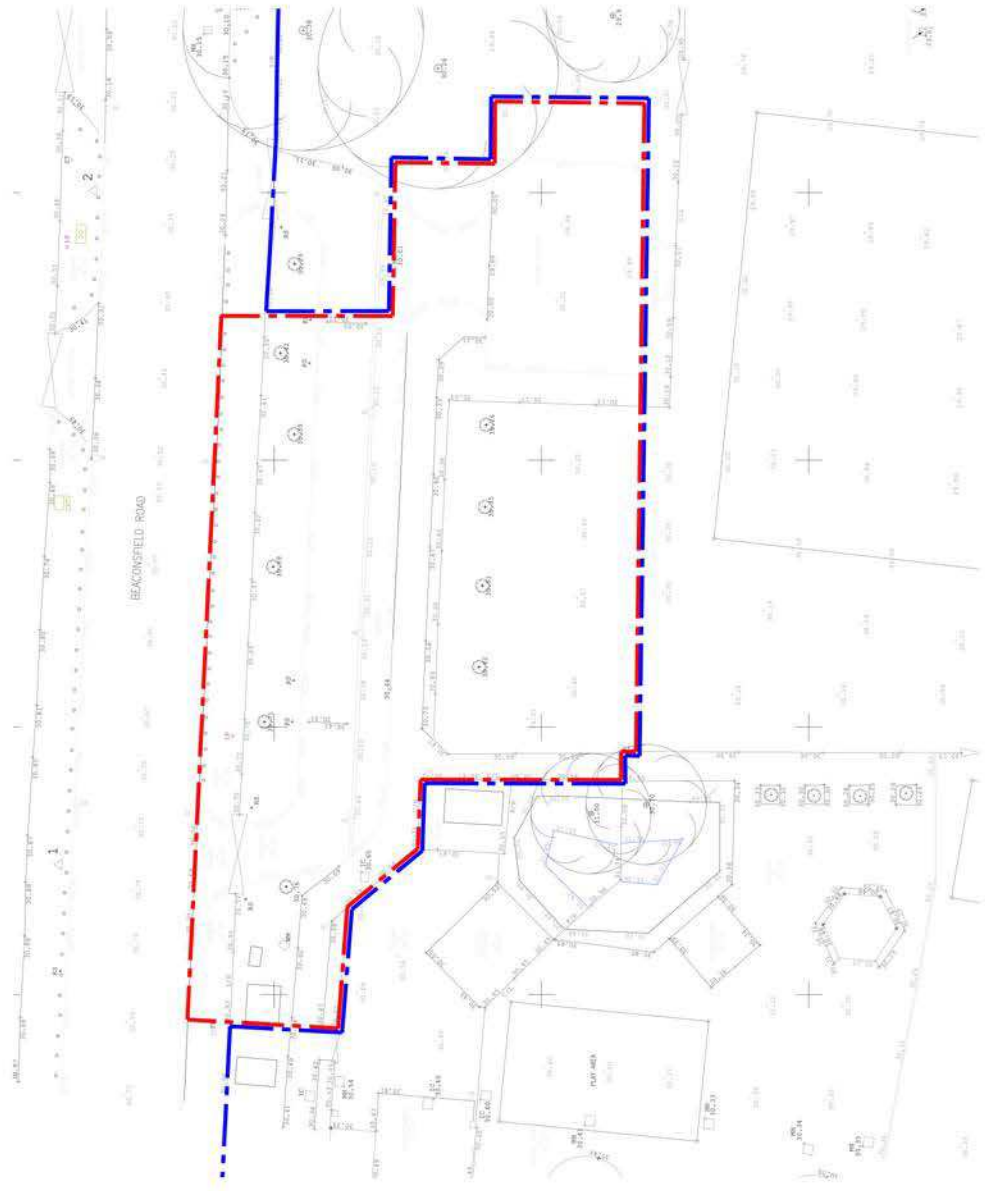
Development: Variation of conditions 1 and 2 of planning permission ref: 4450/APP/2014/1427 dated 16/06/14 (Provision of three temporary modular classroom/administration units, substation, car/cycle parking, new access arrangements and ancillary development on existing school site) to extend the use until 31st August 2017.

LBH Ref Nos: 4450/APP/2016/1928

Date Plans Received: 20/05/2016

Date(s) of Amendment(s):

Date Application Valid: 31/05/2016



Existing site plan
1:200



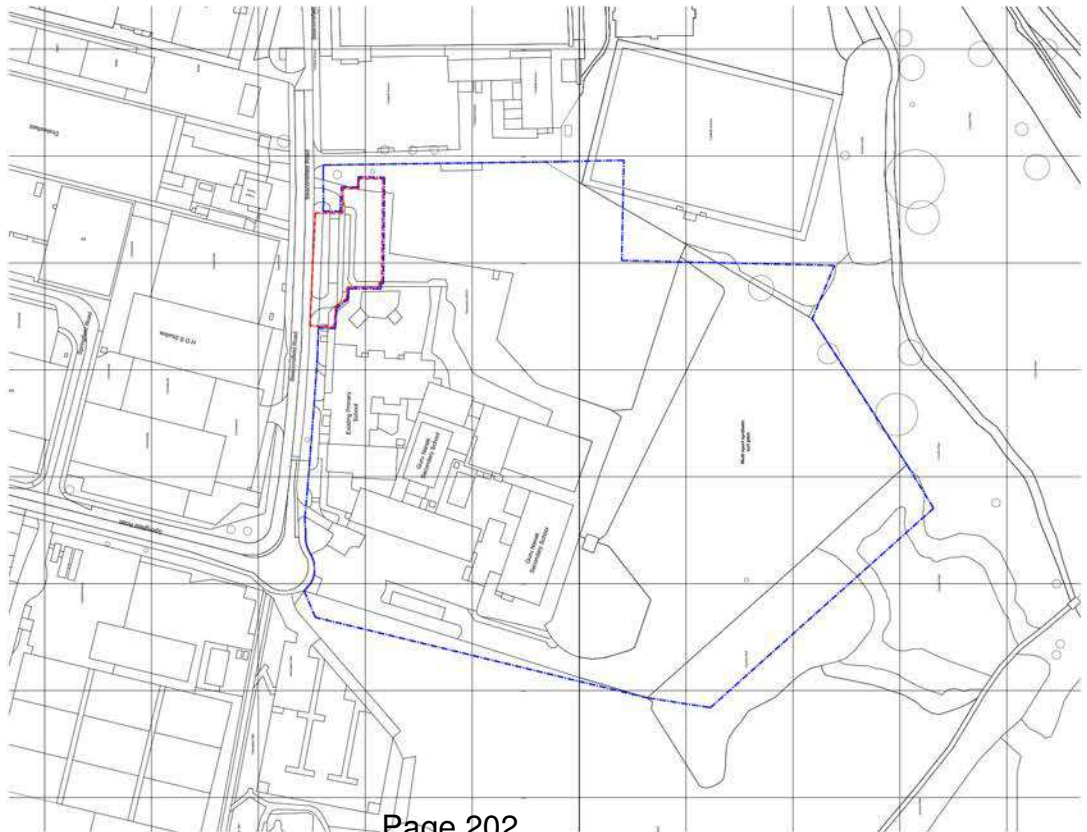
A. 13/09/13. All annotations and fence schedules adjacent to scheduled existing fence are voided to the comments from Interligation Council members. All other fence schedules are to be built.

no. 0000

client: Hopton Primary School
 project: Hopton Primary School
 drawing: Hopton Primary School
 drawing title: Location Plan
 drawing number: 1.2001250 (B A 1)
 revision: 1/13/13 - N550
 revision: 2/13/13 - R50
 date: 14/03/13
 call reference: 14/03/13

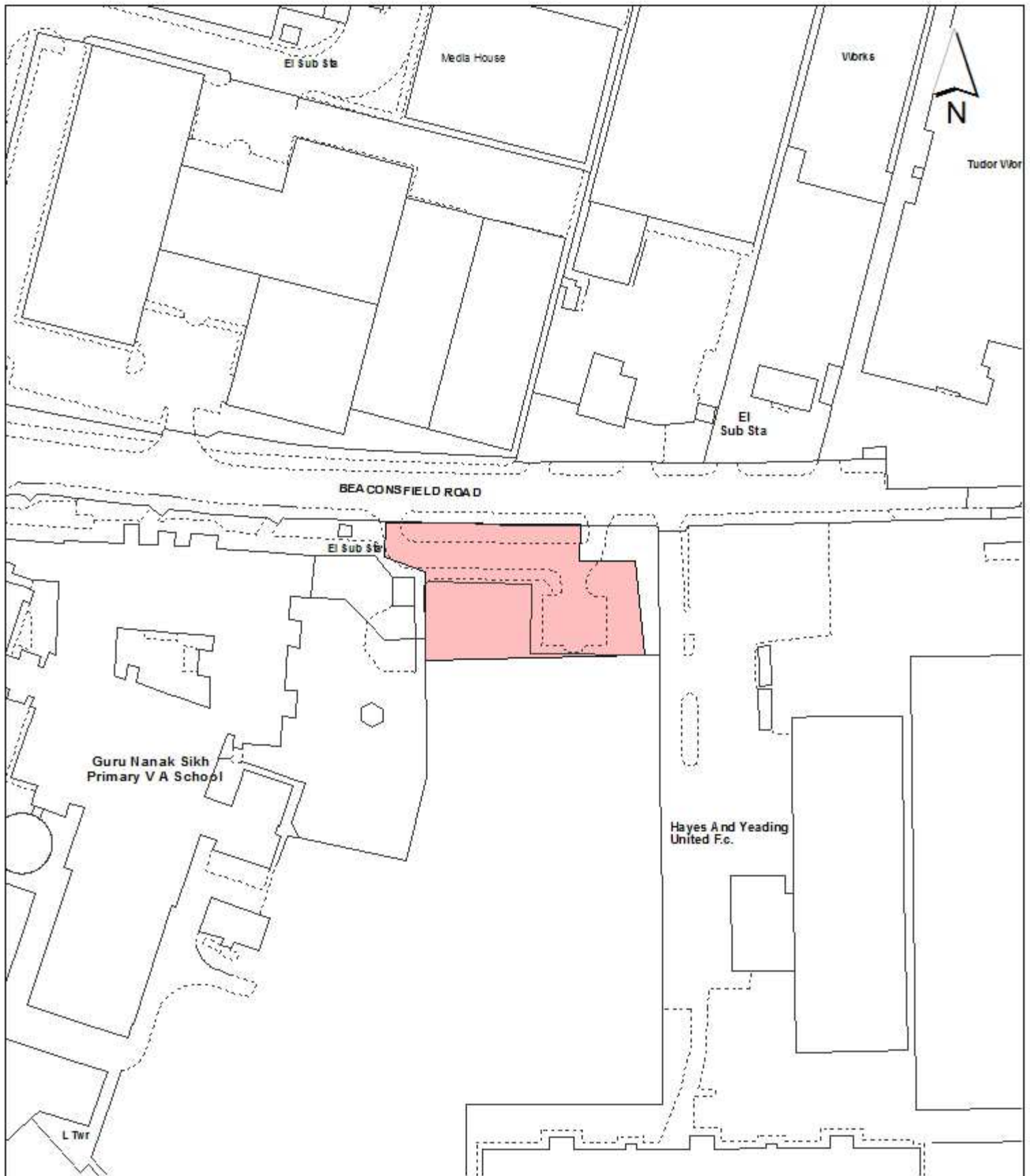
bluesky
 architects

Basing 1200 Kings Reach New Street Stockport SK4 2HG
 t: 0161 755020
 f: 0161 755020
 w: www.blueskyarchitect.co.uk



Location plan
1:1250

Planning



Notes:

 Site boundary

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Site Address:

**Nanaksar Primary School
Springfield Road**

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

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

Planning Application Ref:

4450/APP/2016/1928

Scale:

1:1,250

Planning Committee:

Central & South

Date:

July 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 8 BAWTREE ROAD UXBRIDGE

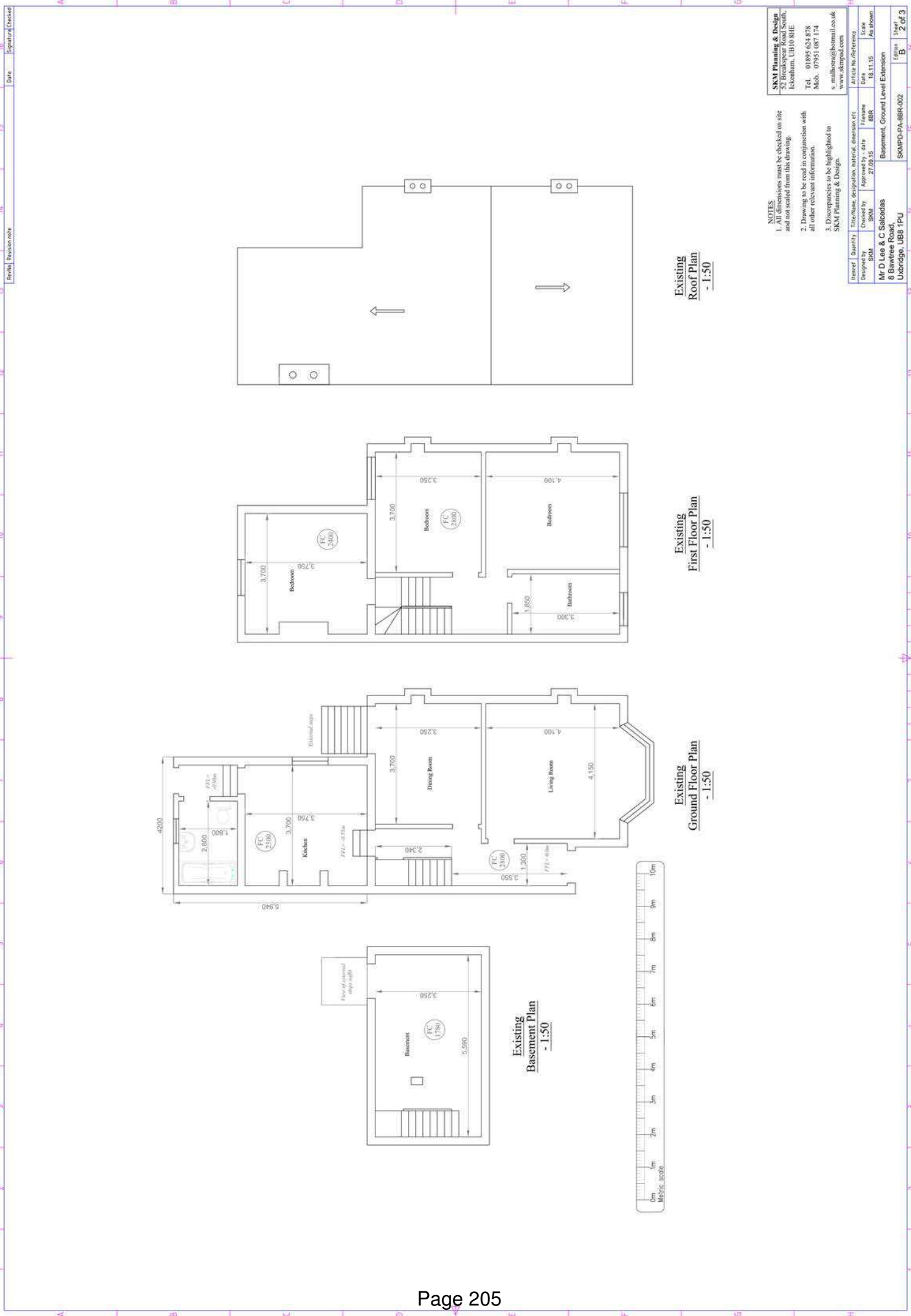
Development: Enlargement of basement to create habitable space and ground floor rear extension

LBH Ref Nos: 18278/APP/2015/4309

Date Plans Received: 24/11/2015

Date(s) of Amendment(s):

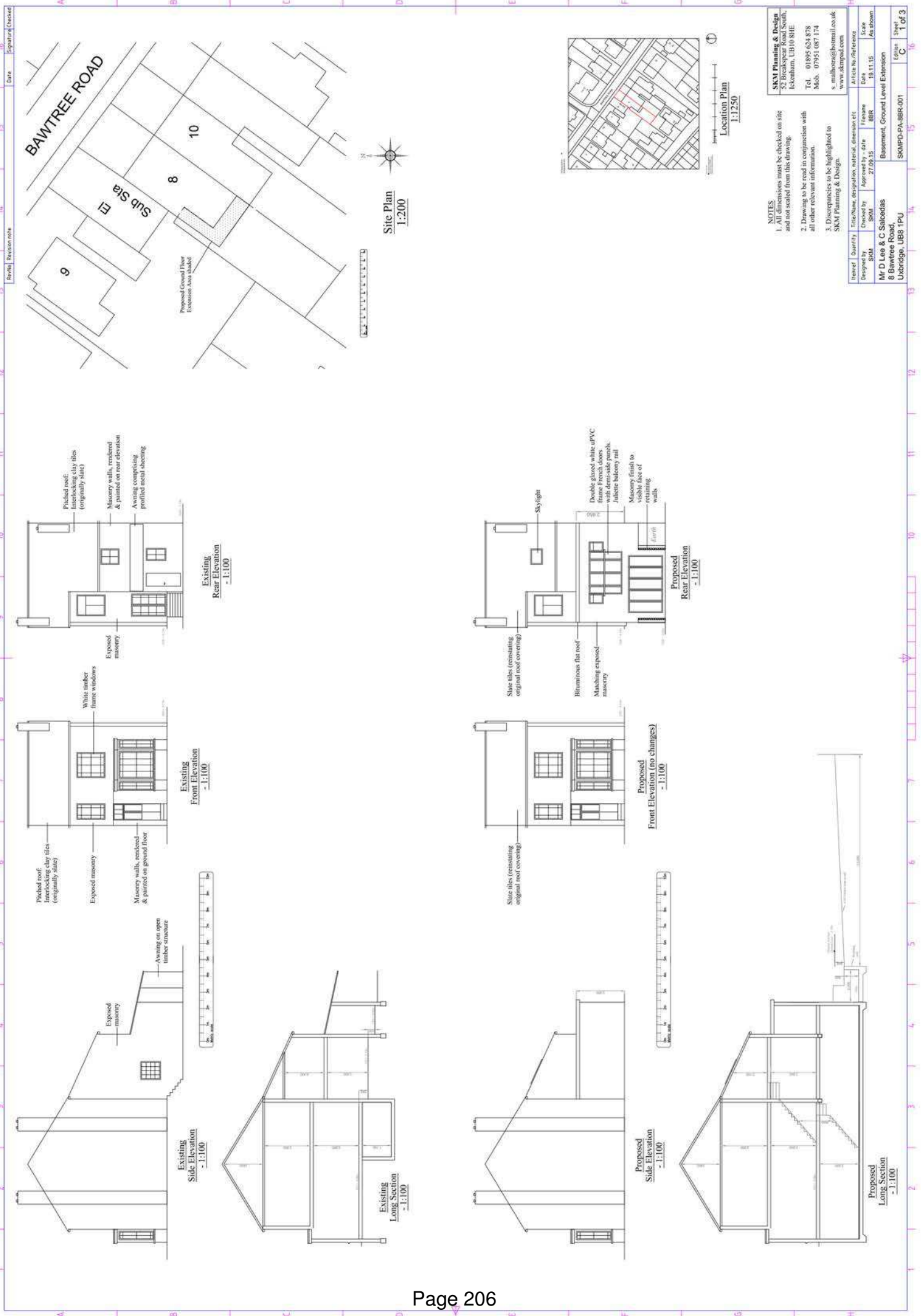
Date Application Valid: 24/11/2015



NOTES
 1. All dimensions must be checked on site and not based on this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

SKM Planning & Design
 52 Breakspeare Road South,
 Ickenham, UB10 8HE
 Tel: 01895 624 678
 Mob: 07951 087 174
 s_mallhours@hotmail.co.uk
 www.skmpld.com

Item#	Quantity	Title/Name, description, material, dimension etc	Artist/Reference	Scale
Designed by	SKM	Approved by - date	BBR	18.11.15
As shown				
M/D Lee & C Salcedas Basement, Ground Level Extension 8 Bawtree Road, Uxbridge, UB8 1PU				
Sheet	B	2 of 3		



- NOTES**
1. All dimensions must be checked on site and not based on this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

SKM Planning & Design
 52 Breakspear Road South,
 Ickenham, UB10 8HE
 Tel: 01895 624 678
 Mob: 07951 087 174
 s_mall@skmplan.co.uk
 www.skmplan.co.uk

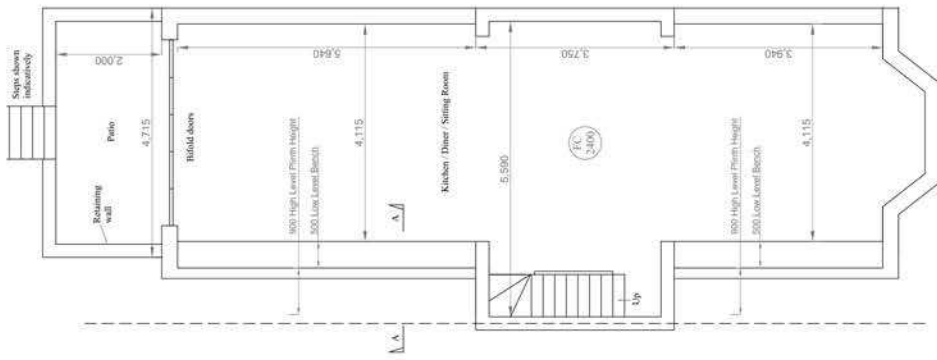
Item#	Quantity	Title/Name, description, material, dimension etc	AT/Rev No./Reference	Date	Scale
1	SKM	SKM		27.09.15	As shown
2	SKM	SKM		19.11.15	As shown

Checked by: Approved by - date
 BBK
 BBK

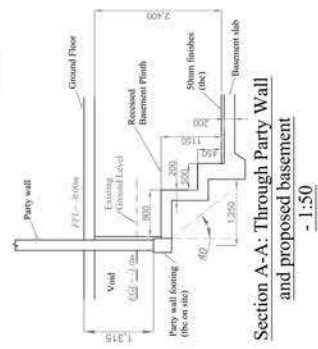
Mr D Lee & C Salcedas
 Basement, Ground Level Extension
 8 Bawtree Road,
 Uxbridge, UB8 1PU

SKMFP-PA-BBR-001

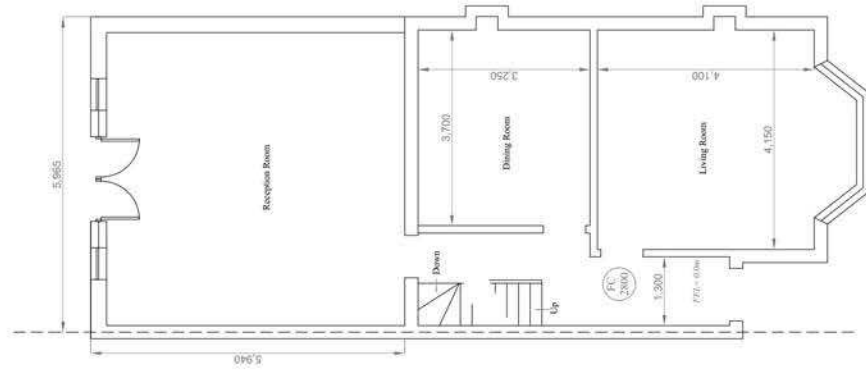
Sheet 1 of 3



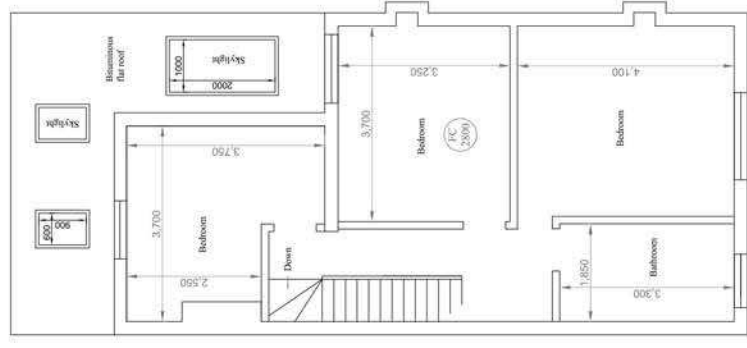
**Proposed
Basement Plan**
- 1:50



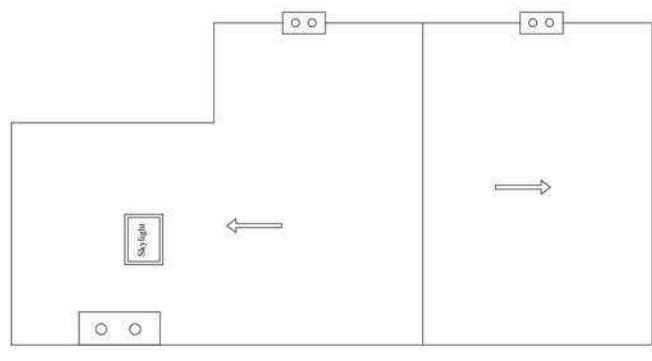
**Section A-A: Through Party Wall
and proposed basement**
- 1:50



**Proposed
Ground Floor Plan**
- 1:50



**Proposed
First Floor Plan**
- 1:50

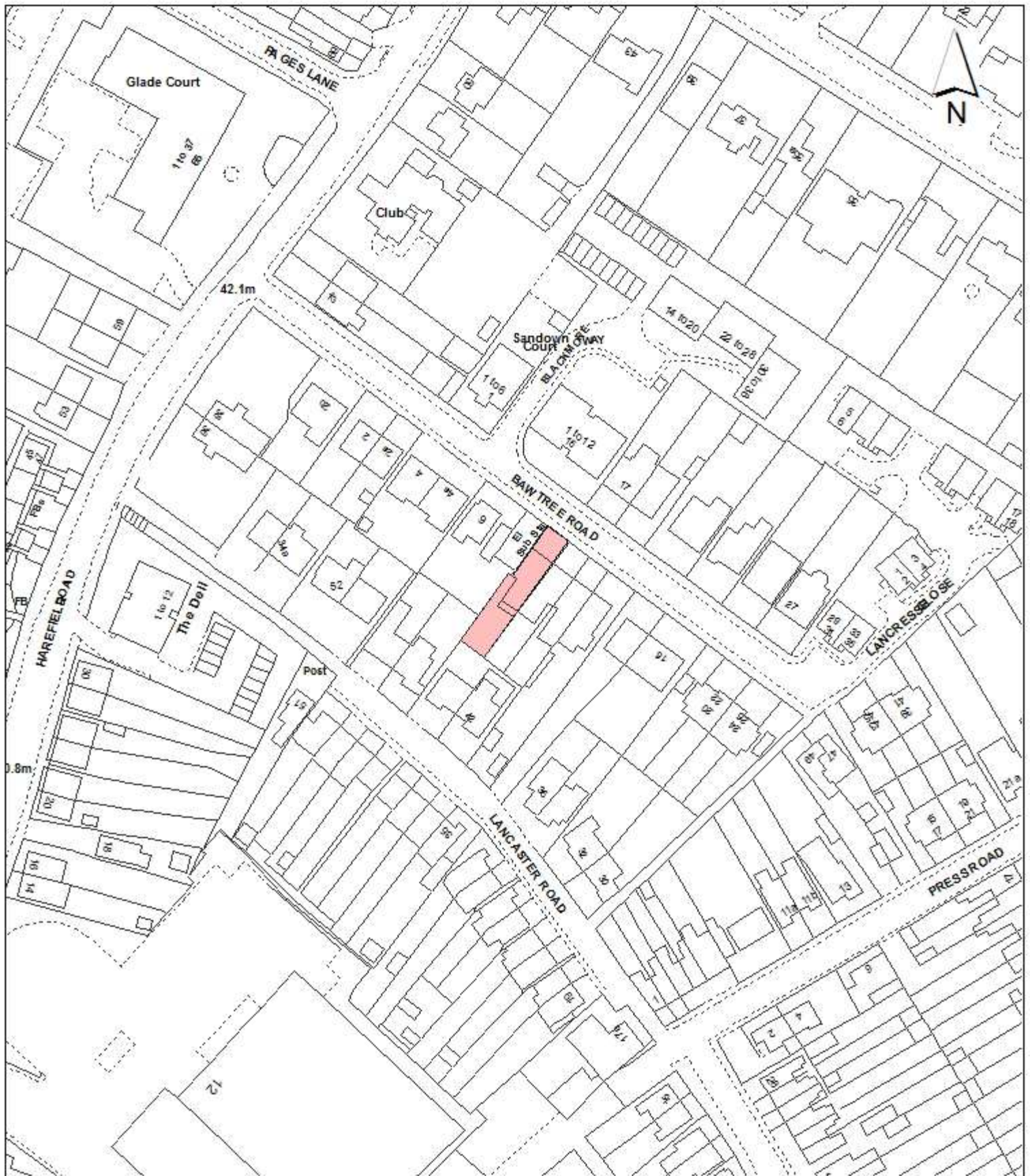


**Proposed
Roof Plan**
- 1:50

- NOTES**
1. All dimensions must be checked on site and not based from this drawing.
 2. Drawing to be read in conjunction with all other relevant information.
 3. Discrepancies to be highlighted to SKM Planning & Design.

SKM Planning & Design
52 Breakspear Road South,
Ickenham, UB10 8HE
Tel: 01895 524 528
Mob: 07951 087 174
s_mallhours@hotmail.co.uk
www.skmplanning.com

Item#	Quantity	Title/Name, description, material, dimension etc	Drawn by	Checked by	Approved by - date	Filename	Date	Scale
SKM	SKM	SKM	SKM	SKM	SKM	SKM	27.09.15	As shown
Mr D Lee & C Salcedas Basement, Ground Level Extension 8 Bawtree Road, Uxbridge, UB8 1PU								Sheet B of 3



Notes:

 Site boundary

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Site Address:

**8 Bawtree Road
Uxbridge**

Planning Application Ref:

18278/APP/2015/4309

Planning Committee:

Central & South

Scale:

1:1,250

Date:

July 2016

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

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



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