



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Eddie Lavery (Chairman)
Alan Kauffman (Vice-Chairman)
Anita MacDonald
Michael Markham
Carol Melvin
John Oswell
David Payne

Date: TUESDAY, 22 DECEMBER
2009

Time: 7:00 PM

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

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

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further information.**

Published: Monday, 14 December 2009

Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillington.gov.uk

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=297&Ver=4>

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;

3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee debate the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

About the Committee's decision

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

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

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

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

Agenda

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings - 19th November 2009, 3rd December 2009 (to follow) and 8th December 2009
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

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

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	33 Parkfield Road, Ickenham - 40891/APP/2009/1338	Ickenham;	Single storey brick outbuilding to rear for use as shed Recommendation: Approval	17 - 28
7	76-78 Victoria Road, Ruislip - 43997/APP/2009/1404	Manor;	Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium Recommendation: Refusal	29 - 40

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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8	Civic Amenity Site, New Years Green Lane, Harefield - 8232/APP/2009/2224	Harefield;	Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping Recommendation: Approval	41 - 78
9	Civic Amenity Site, New Years Green Lane, Harefield - 8232/APP/2009/2225	Harefield;	Construction of a building for the weatherproof storage of road salt with associated landscaping Recommendation: Approval subject to no Call in being received from the Secretary of State	79 - 114
10	St Johns School, Potter Street, Northwood - 10795/APP/2009/1560	Northwood Hills;	Variation of condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more than 40), to allow for retention of the current numbers of 405 pupils and 65 full- time equivalent staff (Erection of additional classroom and assembly area with library for pre- prep school, together with first aid room and staff toilet) (Retrospective application) Recommendation: Approval	115 - 128
11	Ducks Hill Garden Centre, Ducks Hill Road, Ruislip - 10827/APP/2009/2311	West Ruislip;	Single storey infill extension to north east elevation, new canopy to front and side and alterations to rear Recommendation: Approval	129 - 142

Plans for North Planning Committee

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

19th NOVEMBER 2009

Meeting held at the Civic Centre, Uxbridge

Published on:

Come into effect on: Immediately



HILLINGDON
LONDON

1.	<p>Members Present:</p> <p>Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) Michael Markham Carol Melvin David Payne John Oswell Dave Allam</p> <p>Apologies:</p> <p>Apologies had been received from Councillor Anita MacDonald with Councillor Dave Allam substituting.</p> <p>Officers Present:</p> <p>Jales Tippell, Meg Hirani, Manmohan Ranger, Sarah White and Gill Brice.</p>
2.	<p>Declarations of Interest:</p> <p>Councillor David Payne declared a personal and prejudicial interest in Items 8 and 9 and left the room whilst these items were discussed.</p>
3.	<p>Minutes:</p> <p>The minutes of the meetings held on 6 and 27 October were agreed and signed by the Chairman as a correct record.</p>
4.	<p>Exclusion of the Press and Public:</p> <p>It was agreed that all items of business would be considered in public.</p>
5.	<p>Consideration of Reports:</p> <p>Reports were considered as set out below:</p>

<p>6</p>	<p>ROYAL QUAY, COPPERMILL LOCK, HAREFIELD</p> <p>Residential development of 95 residential units in 8 buildings of two to four storeys, with decked and surface car parking for apartments and existing offices, associated landscaping, access alterations and footbridge across canal basin.</p> <p>43159/APP/2009/711</p> <p>This application was withdrawn from the agenda by the Corporate Director of Planning and Transportation.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
<p>7</p>	<p>YEADING BROOK BETWEEN TORCROSS ROAD & WHITBY ROAD, RUISLIP</p> <p>Shared use cycle/footbridge over Yeading Brook (River Crane), as part of the proposed cycle track between Whitby Road and Queens Walk, Ruislip.</p> <p>66331/APP/2009/1968</p> <p>In accordance with the Council's constitution a representative of 2 petitions received objecting to the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Residents had been misled on this application • The proposal would be out of character with the rural character of the area • CCTV and lighting would be intrusive and impact on residents privacy • There would be an increase in noise, anti social behaviour and vandalism in the area and the bridge would provide an additional means of escape • Proposed barriers would stop access for people with disabilities • access to garage at property in Whitby Road would be further restricted • the proposed cycle track would be over private land • concerns in relation to the safety of cyclist and pedestrians sharing the same path • it would make life safer for residents if the bridge did not go ahead • Safer options had not been considered. • Both Whitby Road and Torcross Road quite residential streets. 	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

A Ward Councillor addressed the meeting in support of the petitioners objecting and raised the following points:

- Yeading Brook unspoilt Green Chain land
- Open space separated by Torcross Road and Whitby Road
- Youths already gather in this area and the installation of the bridge will increase the anti social behaviour that already occurs in this area.
- Safer Neighbourhood Team is aware of the anti social behaviour that takes place in this area.
- Residents fears in relation to increased anti social behaviour have not been addressed
- This council puts Hillingdon residents first, but residents concerns have not been given due consideration in relation to this application
- Members were asked to carefully consider the application and have regard to the residents concerns

Members felt that after listening to the concerns it was felt that before a decision could be made further information needed to be provided on the design of the bridge, barriers to be used and the effect of the lighting and CCTV on the area. The Safer Neighbourhood Teams views and further views from the Crime Prevention Officer should also be sought. Members also asked for further information on the suggested alternative routes.

Officers advised members that the construction of the footpath did not form part of this application as it was permitted development. Members were only considering the installation of the bridge.

Concerns were raised in relation to the use of the bridge by people with disabilities and how access by motorbikes would be prohibited.

Officers advised members that a condition had been attached for details of the arrangements for disabled access and prohibition of motorbikes needed to be provided before the bridge was built.

Members still had concerns about the application and it was moved and seconded that the application be deferred to enable further information to be sought from the Crime Prevention Office and the Safer Neighbourhood Team to be consulted. Details of the design of the bridge were also to be provided. On being put to the vote deferment was agreed.

Resolved – That the application be Deferred to enable further information to be provided.

8	<p>LAND REAR OF 114, 116 & 118 ABBOTSBURY GARDENS, EASTCOTE</p> <p>Single storey detached two-bedroom dwelling with associated parking and new vehicular crossover, involving demolition of an existing garage</p> <p>66232/APP/2009/1711</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Taking away 3 gardens was out of character • Concerns in relation to the obscure glazing to Abbotsbury Gardens • Amenity space to 114 Abbotsbury Gardens would be overlooked and any amount of landscaping would not make this private • Parking spaces inadequate width • Size of front room would not allow for wheelchair users to manoeuvre adequately • Driveway shorter than other properties in the area • Roof steep and would be out of keeping with the surrounding area • This is a corner plot and would not be part of any one road therefore would be out of character • Out of keeping with the Dene Estate as other properties have large gardens, which is a feature of the estate. <p>A Ward Councillor addressed the meeting in support of the petitioners objecting and raised the following points:</p> <ul style="list-style-type: none"> • This is one of the worst applications seen except for the next item on the agenda • The proposal if allowed would destroy the unique nature of the Dene Estate • Application fails on the following 3 counts <ul style="list-style-type: none"> ➤ Poor quality and appearance – contrary to Policy BE13 ➤ Fails to complement or enhance the character of the area – BE19 ➤ This is a backland development • Reminded members of the motion agreed at the 	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
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	<p>Council meeting held on 5 November in relation to the London Plan, which was agreed unanimously</p> <ul style="list-style-type: none"> • Fails to meet the minimum floor space required for wheelchair accessible dwellings <p>In answer to an issue raised in relation to the parking provided officers advised that the Lifetime Homes Standard stated that as long as it could be demonstrated that wheelchair access could be provided a proposal was acceptable. In this case the parking as provided is adequate.</p> <p>A member raised concerns in relation to the land grab of 3 gardens and the proposal backs onto two different roads. The extent of the back garden is inappropriate, out of character with the area, there are concerns over the shape of the roof, and would cause additional parking problems in the area. I am unable to support this application.</p> <p>In answer to an issue raised in relation to policies in relation to backland development officers advised that the policies are outlined in the report and are a matter of interpretation. In relation to this application the policies are met and the recommendation for approval has been made accordingly.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote there were 4 in favour of approval and 2 against the application was therefore approved.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</p>	
9	<p>LAND AT REAR AND FORMING PART OF 63, 65 AND 67 LOWLANDS ROAD, EASTCOTE</p> <p>Two storey, detached four-bedroom dwelling with habitable roofspace with associated parking and new vehicular crossover</p> <p>56032/APP/2009/967</p> <p>In accordance with the Council’s constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent was not present at the meeting</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Last meeting raised a number of issues that had now been dealt with • Unhappy with the response provided on levels as the 	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

- information had not been provided by a professional
- Proposed dwelling would be higher than existing properties
 - The proposed house was still the size of a pair of semi detached houses, it had not been reduced by a great deal, consideration had not been taken of the Design Guide – Residential Layouts.
 - No tree survey carried out in Abbotsbury Gardens, which would be affected by this development
 - The proposed house is too large, out of keeping with the surrounding area
 - The proposal does not meet the concerns of the Inspector who dismissed a previous appeal
 - The proposal takes away rear gardens and the amenity from existing residential properties
 - Any new development must compliment or improve the area; this application does not do that.

A Ward Councillor addressed the meeting in support of the petitioners objecting and raised the following points:

- Previous applications had all been refused and dismissed on appeal
- The last 4 applications had all been similar and the planning department should not have been accepted
- The residents and petitioners objecting to the numerous applications on this site had been caused undue stress
- The application fails on three policies BE13, 19 and H12
- Referred members to the motion agreed at the Council meeting held on 5 November 2009 as highlighted on the previous application.
- This is an unsuitable site with the loss of 3 gardens
- Appearance of the proposed dwelling does not harmonise with the existing street scene
- The proposal fails to compliment the amenity and character of the area detrimental to the street scene
- If allowed this would be the only building wholly in the rear gardens of other properties, hence a backland development.

In response to an issue raised in relation to the site levels members were informed that the applicant had provided a professional independent survey on the levels.

Members still had concerns in relation to the proposed dwelling being too large for the site, but if the application was refused and the applicant appealed, some of the conditions in the officer report may be lost.

	<p>Officers in answer to an issue raised in relation to clarification of policies BE13, BE19 and H12, members were advised that this information was contained on pages 101 and 102 of the officer's report.</p> <p>A member reported that if the committee were minded to refuse the application, as stated previously it would be a gamble as to whether all the conditions listed in the officer's report would be attached by an Inspector.</p> <p>Officer's advised that If members are minded to refuse the application there needed to be clear robust planning reasons, as the principal of the development on this land had been established.</p> <p>The Legal Advisor added that if the application was refused without robust reasons and was allowed on appeal there may be a danger of costs being awarded against the Council.</p> <p>After considering all the concerns it was moved and seconded that the application be refused on grounds of size, bulk and overdevelopment. The Chairman and Labour Lead to agree the wording for the reasons for refusal. On being put to the vote refusal was agreed.</p> <p>Resolved – That the application be Refused for the following reasons:-</p> <p>The proposed development by reason of its size and bulk would be out of keeping with the surrounding area, creating an out of scale and visually overdominant form of development detrimental to the character and visual amenities of the locality and street scene. The proposal is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007 and the Supplementary Planning Document HDAS: Residential Layouts.</p>	
10	<p>33 PARKFIELD ROAD ICKENHAM</p> <p>Single storey brick outbuilding to rear for use as shed.</p> <p>40891/APP/2009/1338</p> <p>In accordance with the Council's constitution a representative of the petitioners received objecting to the proposal and the applicant addressed the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Had lived in the area for 27 years 	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

	<ul style="list-style-type: none"> • Not against the principle of a shed but the proposal is unacceptable • Object to height and location of proposed shed only 20 centimetres lower than a double Decker bus • If allowed would set a precedent • Proposal would not complement or improve the character of the area • Concerns about the future use of the shed as it has a toilet and sink. <p>Points raised by the applicant:</p> <ul style="list-style-type: none"> • Shed formed part of original application for erection of a house at the site but was removed to uncomplimented the planning process. • Applicants are keen gardeners and liked to keep garden tools neat and tidy in one place. • Having a toilet and sink in the shed would mean not having to go into the house when in the garden and would have no impact on the neighbours. • There would be only 2 people using the dwelling and the shed. • There was no hidden agenda for the shed. <p>Officers advised that a condition had been added to restrict the use of the proposal to a shed as granted.</p> <p>Members had concerns over the height of the shed and suggested that the application be deferred to enable negotiations to take place with the applicant to reduce the height or change the style of the roof.</p> <p>It was moved and seconded that the application be deferred to enable negotiations to take place with the applicant to reduce the height of the proposed shed. On being put to the vote deferral was agreed.</p> <p>Resolved – That the application be deferred to enable negotiations with the applicant to reduce the height of the shed.</p>	
	<p>At 9 p.m. the committee agreed a 10 minute adjournment</p> <p>The meeting re-convened at 9.10 p.m.</p>	
11	<p>126-128 HIGH STREET, RUISLIP</p> <p>Part change of use of Nos.126-128 from Class A2 (Financial and Professional Services) to Class D2 (Assembly and Leisure) for use as a bingo hall (licensed under the 2005 Gaming Act) and alterations to front of No.128.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

	<p>3874/APP/2009/1837</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting. The agent was not present at the meeting.</p> <p>Points raised by the petitioners:</p> <ul style="list-style-type: none"> • Many residents not aware of the application • Petition against the proposal was collected in 20 minutes • Letter form Ruislip Residents Association objecting to the proposal was not included in the report or addendum. <p>A Ward Councillor addressed the meeting in support of the petitioners objecting and raising the following points:</p> <ul style="list-style-type: none"> • No evidence that there is a demand for this type of establishment in this area • Criteria for the Service area not complied with by this application • There are already 3 locations for amusement arcades in the High Street • Reference made to comments made by Conservation Officer that proposal could proceed as long as goods are displayed in the window. Indications from existing establishment show that goods displayed in windows are not suitable • The comments made are supported by the other West Ruislip Ward Councillors <p>The recommendation for Refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer's report.</p>	
12	<p>290 WEST END ROAD RUISLIP</p> <p>Change of use from Class A1 (Shops) to Class A3 (restaurants and cafes.)</p> <p>45677/APP/2009/1971</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report and addendum sheet.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
13	<p>20 CHESTNUT AVENUE NORTHWOOD</p> <p>Installation of 1 internally illuminated fascia sign (Retrospective Application)</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

	<p>3401/ADV/2009/61</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</p>	
14	<p>21 HILLSIDE ROAD NORTHWOOD</p> <p>Single storey front infill extension and loft conversion, involving conversion of garage to habitable use.</p> <p>19722/APP/2009/1861</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the reasons set out in the officer’s report.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
15	<p>315 WEST END ROAD RUISLIP</p> <p>Provision of 1.9m high close boarded timber fencing along the Masson Avenue and West End Road boundaries, with new access gates and visibility splays Masson Avenue (Part Retrospective application).</p> <p>61905/APP/2008/3233</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
16	<p>80 HIGH STREET RUISLIP</p> <p>Change of use from Class A1 Retail to Gaming Arcade (Sui Generis) (Dual planning application with ref.3862/APP/2009/653.)</p> <p>34237/APP/2009/652</p> <p>A Ward Councillor addressed the meeting and raised the following points:</p> <ul style="list-style-type: none"> • Supported the officer’s recommendation for refusal • If approved would lead to an unacceptable length of continuous frontage of non-retail uses • Trips to the Gaming Arcade would not lead to an increase in shopping trips to the area 	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>

	<p>The Chairman suggested an amendment to the reason to refusal as this was a prominent corner site within a Conservation Area.</p> <p>It was suggested and agreed that after 'frontage' at the end of the first line 'within this prominent location within a Conservation Area' be added.</p> <p>The recommendation for refusal with the amendment was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Refused for the following reason:-</p> <p>The proposal by reason of the increase in the width of the interruption of the retail frontage within this prominent location within a Conservation Area would erode the retail function and attractiveness of the Ruislip Town centre, harming its character, function vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and `policy 3D.3 of the London Plan 2008.</p>	
17	<p>70 HIGH STREET RUISLIP</p> <p>Change of use from Gaming Arcade (Sui Generis) to Class A1 Retail (Dual planning application with ref.34237/APP/2009/652.)</p> <p>3862/APP/2009/653</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be Approved, subject to the conditions and informatives set out in the officer's report.</p>	<p>Action By:</p> <p>Jales Tippell Meg Hirani</p>
	<p>Meeting closed at: 21.40 p.m.</p> <p>Next meetings: - Special Meeting 3 December 2009 Next ordinary meeting 8 December 2009</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gillian Brice on 01895 250693. Circulation of these minutes are to Councillors, Officers, the Press and Members of the Public.

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Minutes

North Planning Committee
7 p.m, Tuesday 8 December 2009
Meeting held at the Civic Centre, Uxbridge



Published on:
Come into effect on:

	<p>Members Present: Councillors Eddie Lavery (Chairman) Michael Markham (Vice-Chairman) Elizabeth Kemp Anita MacDonald Carol Melvin John Oswell Michael White</p> <p>Officers present: Natasha Dogra, Meg Hirani, James Rodger, Syed Shah and Sarah White.</p>
1.	<p>APOLOGIES:</p> <p>Apologies had been received from Councillors David Payne and Allan Kauffman. Councillors Michael White and Elizabeth Kemp attended in their place.</p>
2.	<p>DECLARATIONS OF INTEREST:</p> <p>None.</p>
3.	<p>MINUTES OF THE MEETINGS HELD ON 19 November 2009</p> <p>The minutes of the meeting were not yet available to consider.</p>
4.	<p>Matters that had been notified in advance or urgent:</p> <p>None</p>
5.	<p>EXCLUSION OF THE PRESS AND PUBLIC:</p> <p>It was agreed that all items of business were marked Part I and would be considered in public.</p>

Item
6.

Rear of 54 Swakeleys Drive, Ickenham

53998/APP/2009/1186

2 four-bedroom detached dwellings, 1 with detached double garage, associated parking and alterations to existing access road.

In accordance with the Council's constitution a representative of 1 petition received objecting to the proposal addressed the meeting. The applicant was also present at the meeting.

Points raised by the petitioners:

- The proposal would be out of character with the rural character of the area
- The proposal does not meet the concerns of the Inspector who dismissed a previous appeal
- Any new development must compliment or improve the area; this application does not do that.
- The location of the waste bins is an inadequate compromise as the location area is visible from Swakeleys Drive.
- The development would be detrimental to Swakeleys House's position on the Listed Buildings programme.
- Screening provided by trees will be detrimental to the open spacing of Swakeleys Drive.

Points raised by the applicant:

- The development will preserve the character of the area and will not affect the green belt area
- Gates have now been inserted in the long private driveway to reduce the length of the access drive.
- The bin collection point is screened
- The north-west boundary is screened significantly by hedges and trees.
- Additional trees will also be planted to provide extra screening
- Concerns of officers and petitioners should be satisfied with the efforts of the applicant and are not intrusive towards Swakeleys Hours.

Members queried the location of bins on the new plot and the distance bins would need to be moved by the applicant. Officers stated this distance would be between 60 to 70 metres.

In answer to an issue raised in relation to clarification of policies BE4 and BE5, Officers advised Members that this information was contained on pages 10 of the officer's report.

A member reported that if the committee were minded to refuse the application, as stated previously it would be difficult as to whether all the conditions listed in the officer's report would be attached by an Inspector.

After considering all the concerns the recommendation for approval was overturned and the recommendation for refusal was moved and seconded that the application be refused on grounds of concerns over the impact on Swakeleys House with 4 votes

	<p>for and 2 votes against the decision.</p> <p>RESOLVED – That the recommendation for approval be overturned and the application be refused for the following reason:</p> <p>“The proposal, by reason of its proximity to the open grounds of Swakeleys House would result in a conspicuous form of development, which would unacceptably encroach into the open setting of Swakeleys House, a Grade 1 Listed Building. The proposal would therefore detract from the setting of the Grade 1 Listed Building contrary to Policy BE10 of the Borough's adopted Unitary Development Plan Saved Policies September 2007 and PPG15 (Planning and the Historic Environment).”</p>
<p>7.</p>	<p>10 Chiltern Road, Eastcote</p> <p>13772/APP/2009/1426</p> <p>Single storey rear extension with 2 rear rooflights and habitable roofspace above to include 2 rear dormers, enlargement and alterations to existing roof to include 2 side dormers and 3 rooflights to sides and 1 to front (involving demolition of existing rear conservatory)</p> <p>RESOLVED - That the application be approved as per the agenda, subject to the change to condition 5 set out on the Addendum sheet.</p>

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Agenda Item 6

Report of the Director of Planning & Community Services Group

Address 33 PARKFIELD ROAD ICKENHAM

Development: Single storey brick outbuilding to rear for use as shed.

LBH Ref Nos: 40891/APP/2009/1338

Drawing Nos: 1:1250 site location plan
Arboricultural Survey and Report
09/2494/12 Rev. B
09/2494/11 Rev. A

Date Plans Received: 19/06/2009 **Date(s) of Amendment(s):** 26/06/2009

Date Application Valid: 24/07/2009 07/08/2009
30/11/2009

DEFERRED ON 19th November 2009 FOR FURTHER INFORMATION ON

This application was deferred from the committee of the 19th November 2009 to seek amended plans reducing the size of the proposed outbuilding.

The original proposal showed the building to be 4m wide and 6.5m deep, finished with a hipped roof at a maximum height of 4m.

Amended plans have now been received in line with the above request which show the building to be 3.7m wide and 6m deep, with a half hip roof, resulting in a building 3.6m high.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a building plot, with a recently approved, partially constructed, detached dwelling on the south west side of Parkfield Road. To the south east of the site are two detached new dwellings of a similar size and design as the property currently under construction. To the northwest, is no.35, which is a bungalow. The road is characterised by detached properties, mainly bungalows, although there are two storey developments visible within the street scene. The site is within a developed area as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a detached, brick built, outbuilding to the rear of the property, adjacent to the shared boundary with No.35. The building would be 3.7m wide and 6m deep, with a half hip roof, 3.6m high.

1.3 Relevant Planning History

40891/APP/2009/1051 33 Parkfield Road Ickenham

Demolition of bungalow (Application for Prior Notification for proposed demolition)

Decision Date: 08-06-2009 Withdrawn **Appeal:**

40891/APP/2009/280 33 Parkfield Road Ickenham

Erection of two-storey 3 bed detached dwelling with associated parking, installation of new vehicular crossover (involving demolition of existing dwelling)

Decision Date: 05-06-2009 Approved **Appeal:**

Comment on Planning History

None

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:

10 neighbours, the Parkfield Road/Oak Avenue Petition Group, and Ickenham Residents Association consulted and 5 letters and a petition with 28 signatures received making the following comments:

1. We object to the outbuilding, its situation midway down the garden, adjacent to the fence and would set a precedent, as all other sheds are either next to the house or at the bottom of the garden;
2. The height, width, and depth would dominate the adjacent rear gardens;
3. The application is misleading as in one document it is called a shed and in another a garage;
4. The site plan is inaccurate regarding No.35 (neighbouring property);
5. The shed will be an eyesore to no.35;
6. This proposal was removed from the original application at the officer's advice;
7. The size and construction materials mean this will be a permanent building, which will be inappropriate and out of keeping in the area;
8. The size of the building is far bigger than that normally associated with a normal residential house;
9. Due to its design, with garage type door, WC, water and sewerage connection, it would suggest more of a workshop, than a shed;
10. Not just the intentions of use of the current owner, but also any future owner should be considered;
11. The building would be over twice the height of the adjacent fence;
12. Due to the height the building would obstruct sunlight entering a large part of the rear garden;
13. The building would exceed the permitted development allowances and therefore should be moved further from the boundary or reduced to comply with permitted development guidance;
14. The inclusion of a toilet, washroom, electricity, is unpalatable especially if we are sitting in the garden, when the toilet is being used;
15. The proposal would infringe UDP Policies BE19, BE20, and BE21;

16. If permission were to be issued, I strongly request conditions are imposed regarding, no business use, car parking or conversion to habitable use;

17. The arboriculturalist states any buildings should be at least 14m from any trees over 300yrs, it is not clear from the plans whether this is the case, but 20m would be more appropriate given the foundations that would be required;

18. The outbuilding is acceptable providing no sewage services are laid or it can be open to habitable accommodation in the future.

Officer comment - with regard to point 6, the proposal was removed from the original scheme as further information was required in relation to the impact on nearby trees, and this matter has now been addressed. The other comments are addressed in the body of the report.

Internal:

Trees and Landscape Officer

Although there are a few trees on and close to site, there is only one protected Scots Pine (T5 on TPO 514) located in the rear garden of no.35, in proximity of the proposed works. The site frontage is dominated by an ornamental tree, landscaping and some hardstanding. An Arboricultural Report has been submitted with this application.

I agree with the conclusions of the Arboricultural Report, however, if a path is constructed to the shed, then a no-dig method must be applied to avoid damage to the RPA of nearby trees, especially T5 on TPO 514.

In order to safeguard the valuable trees and shrubs of the proposed site during the construction period, it is advisable to place a temporary protective fence in the rear garden, protecting the trees from construction related activity eg. storage of materials and to contain the working space close to the proposed shed. This matter can be dealt with by way of condition TL3.

Subject to tree protection measures, it is considered that the proposed development would not be detrimental to the health and public amenity value of the valuable trees, hedges and landscaping features on and close to the site.

Overall, the scheme makes provision for the long-term retention of the valuable trees, hedges on and close to the site. Subject to conditions TL2 (...'in accordance with drawing no. 09/2494/9A Rev A'...), TL3 (modified to include 'trees in the rear garden only'), TL5 (modified to include details on no-dig/porous surfacing only) and TL6, the scheme is acceptable and, in tree preservation and landscape terms, complies with policy BE38 of the Saved policies UDP.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE19	New development must improve or complement the character of the area.

5. MAIN PLANNING ISSUES

The main considerations are design and impact upon the dwelling, the wider locality, and the impact upon the amenities of adjoining occupiers, and car parking considerations.

Policy BE13 of the UDP (Saved Policies September 2007) states development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and policy BE19 states development within residential areas should compliment or improve the amenity and character of the area. The Hillingdon Design and Accessibility Statement Supplementary Planning Document (SPD): Residential Extensions: Section 9.0 states detached outbuildings should minimize any overshadowing and loss of daylight and they must also leave a practical amount of garden space and respect the design and appearance of the existing house.

With regard to the impact on the amenities of neighbouring properties, the SPD: Residential Extensions, Section 9.2 states in order to prevent over shadowing of adjoining houses and patios, any detached outbuildings should be positioned as far away from the house as possible and that they should be set in by at least 0.5m from the shared boundary. The site layout/block plan submitted with the application shows the proposed garage 0.9m away from the shared boundary and therefore would comply with this advice. Section 9.3 states that if a pitched roof is to be used it should not exceed 4m in height and at 3.6m the proposal would comply with this advice. As such, it is not considered that the proposal would have a material impact on the neighbouring property, particularly given that the roof would be hipped away from the shared boundary. Therefore the proposal would comply with policies BE20 and BE21 of the UDP (Shared Policies September 2007).

The SPD: Residential Extensions, Section 9.3 states that windows should only be placed on the elevation facing the owners' main house and the proposal would comply with this advice as no openings would face the adjacent shared boundary. It is therefore considered that the proposal would comply with policy BE24 of the UDP (Saved Policies September 2007).

With regard to design and appearance, the roof of the proposed garage would mirror the design of the host dwelling and the materials to be used are of a similar nature to that of the original house. It is considered that the size, scale, design and appearance of the proposed outbuilding would be in-keeping with the original dwelling and the wider area. Therefore the proposal would comply with policies BE13, BE15 and BE19 of the UDP (Saved Policies

September 2007) and Supplementary Planning Document HDAS: Residential Extensions

With regard to the impact on existing trees and landscaping the Council's Tree and Landscape Officer states that although there are a few trees on and close to site, there is only one protected Scots Pine (T5 on TPO 514) located in the rear garden of no.35, in proximity of the proposed works. The site frontage is dominated by an ornamental tree, landscaping and some hardstanding. The tree officer agrees with the conclusions of the submitted Arboricultural Report but recommends a number of conditions relating to the protection of existing trees during construction. Overall, therefore the scheme makes provision for the long-term retention of the valuable trees and hedges on and close to the site and is considered to comply with policy BE38 of the UDP (Saved Policies September 2007).

A garden of more than 100 sq m would be retained and therefore would comply with Policy BE23 of the UDP (Saved Policies September 2007).

With regard to car parking, the proposal would not alter the existing situation and therefore adequate provision would remain and the development would comply with policy AM14 of the UDP (Saved Policies September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 M2 External surfaces to match existing building

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing property, No. 33 Parkfield Road.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 RPD1 No Additional Windows or Doors

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 RPD13 Restrictions on outbuildings

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

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 Policy BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

6 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained in accordance with approved drawing no. 09/2494/9A Rev A shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

7 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees in the rear garden, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be

commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- details on no-dig/porous surfacing.

REASON

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

9 TL6 Landscaping Scheme - implementation

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

The new planting and landscape operations should comply with the requirements

specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

10 TL3 Protection of trees during site clearance and development

The path to be constructed to the shed shall use a no-dig method to avoid damage to the Root Protection Area of nearby trees, especially T5 on Tree Preservation Order No 514.

REASON

To ensure that trees to be retained are not damaged during construction work and to ensure that the development conform with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Non Standard Condition

The outbuilding hereby approved shall not be used for the parking of any vehicles nor shall a vehicular access be created to it.

REASON

To protect the amenity of adjoining residential properties in accordance with Policies OE1, BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

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) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS	Residential Extensions
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.
BE19	New development must improve or complement the character of the area.

- 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 & 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 & Community Services Reception Desk, Level 3, 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.

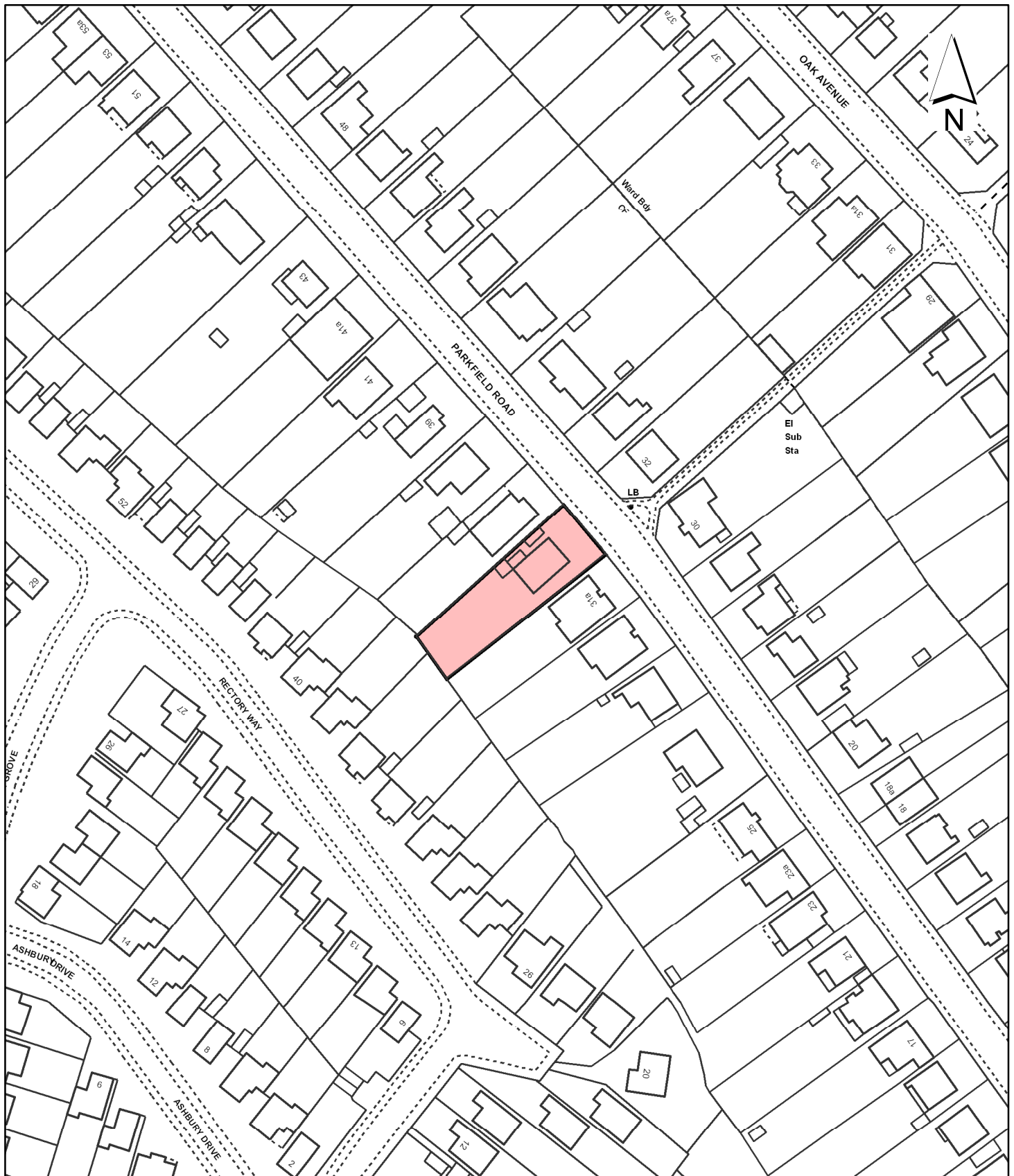
You are advised to consult the Council's Environmental Protection Unit, 3S/02,



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: Catherine Hems

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p>33 Parkfield Road Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Planning & Community Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>40891/APP/2009/1338</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 28</p>	<p>Date</p> <p>November 2009</p>	

Report of the Corporate Director of Planning & Community Services

Address 76 & 78 VICTORIA ROAD RUISLIP

Development: Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium.

LBH Ref Nos: 43997/APP/2009/1404

Drawing Nos: Design and Access Statement
L691/1 Rev. B
Letter from Agent dated 11th November 2009

Date Plans Received: 26/06/2009 **Date(s) of Amendment(s):** 26/06/2009

Date Application Valid: 09/07/2009 11/11/2009

DEFERRED ON 27th October 2009 FOR FURTHER INFORMATION .

Members will recall that this application was deferred from the North Planning Committee meeting held on 27 October 2009 to enable further information to be obtained from the applicant to overcome concerns around the term 'unrestricted gym use', noise and the lack of showering facilities within the proposed unit.

The applicant has provided additional information on the operation of the proposed business and has advised that the business will sell gym related and beauty products. These will include clothing, such as baseball caps, gym bags, water bottles and other fitness related accessories. Beauty products would comprise a range of creams, lotions and gels. A window display would be installed comprising a low level platform and shelving with one or more mannequins to display examples of the clothing range. The shopfront would be screened from the gym by backboards to prevent a view from the street into the gym itself.

In addition, the applicant plans to give local home-workers who cannot afford a retail unit an outlet for their creations. These items would not necessarily be directed to the business, but would need to sit comfortably with the ambience the business is trying to create. The applicant has also provided an amended plan showing the layout of the locker/changing rooms, which now show shower facilities.

In addressing the matter relating to 'unrestricted use', the applicant is willing to accept an approval being made personal to the named owners of the business.

With regards to noise, this could be overcome by attaching suitable conditions limiting hours of operation and requiring sound insulation between floors and within new partitions, should planning permission be granted.

Conclusion:

It is considered that suitable conditions restricting the use within class D2, making the planning permission personal to the applicant, hours of use and sound insulation would overcome the concerns raised by Members. However, Policy S11 states that the change of use from class A1 to non-class A1 uses in primary frontages is acceptable where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre, but that such changes of use should be limited to

uses within Classes A2, A3, A4 and A5.

The most recent shopping survey shows that the loss of these two units would reduce the primary retail frontage to 66.9%, which is below the 70% as stated in policy S11; a level that maintains the retail character and function of the shopping centre.

It is acknowledged that the proposed business would incorporate an ancillary retail element. The applicant has also advised that there maybe opportunity to display and sell non-business related goods from home-workers who cannot afford a retail unit, however, there is no guarantee that this additional retail element would be introduced.

Given the above, officers consider that the proposed change of use will harm the vitality and attractiveness of the Ruislip Manor Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage, contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

This application is, therefore, recommended for refusal for the reasons stated in Section 2 of the original report, which is set out below. However, members intimated at the Committee meeting of the 27th October that they may wish to approve the application. Should this be the case then the following conditions are recommended:

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

REASON

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

3. The use hereby permitted shall be carried on only by Martine Aston and/or Marshall Davison. The use shall cease when the premises cease to be occupied by Martine Aston and/or Marshall Davison and all materials and equipment brought on to the premises in connection with the use shall be removed.

REASON

The proposed use is contrary to the Council's planning policies but the particular circumstances of the applicant warrant an exception being made to the Council's Saved Policies September 2007.

4. The premises shall only operate between the hours of 08:00 and 23:00. There shall be no staff allowed on the premises outside these hours.

REASON

To safeguard the residential amenity of the occupiers and nearby properties, in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Plan (Saved Policies September

2007).

5. The premises shall not be used for deliveries and collections, including waste collections other than between the hours of 08:00 and 18:00, Mondays to Fridays, 08:00 to 13:00 Saturday and not at all on Sundays and Bank and Public Holidays.

REASON

To safeguard the amenity of surrounding areas, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

6. Development shall not commence until details of access to building entrances and w.c. facilities (to include ramped/level approaches, signposting, types and dimensions of door width and lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan Policies (February 2008) Policies 3A.13, 3A.17 and 4B.5.

7. The development shall not begin until a sound insulation scheme for the control of noise transmission to the adjoining dwellings/premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

8. Prior to the commencement of works on site, full details of the provision to be made for the secure and covered storage of refuse and recycling shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall be provided on site prior to the premises being brought into use and thereafter maintained.

REASON

To ensure satisfactory provision is made for the storage of waste and recycling, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9. No development shall take place until details of the height, position, design and materials of any air conditioning equipment to be provided in connection with the development have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out until the vent/chimney has been installed in accordance with the approved details. Thereafter the vent/chimney shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

10. No air conditioning equipment shall be used on the premises until a scheme for the control of noise emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11. A window display appropriate to a shopping parade shall be provided prior to the commencement of the use for which permission is hereby granted and shall be permanently retained thereafter.

REASON

To ensure the appearance of the frontage is appropriate to the shopping area and assists in maintaining its vitality in accordance with Policy S6 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (February 2008) Policy 3D.3.

1. SUMMARY

Planning permission is sought for the change of use of the premises from retail to a gymnasium. It is considered that the proposed change of use will harm the vitality and attractiveness of Ruislip Manor Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed loss of the retail units would further erode the retail function and attractiveness of the primary shopping area of the Ruislip Manor Town centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

2 NON2 Non Standard reason for refusal

The proposal would result in a concentration of non-retail uses within this part of the primary shopping frontage which would be detrimental to the vitality and viability of the Ruislip Manor Shopping Centre. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south west side of Victoria Road and comprises a double frontage retail unit on the ground floor with rear extensions and residential units above on two floors accessed from the rear. To the north east lies 74 Victoria Road, a hot food take away use on the ground floor with residential above and to the south east lies 80 Victoria Road, a restaurant on the ground floor with residential above. The rear of the properties on this side of the road back onto a service road. Also at the rear are a number of staircases providing access to the first floor residential units above the shops. The street scene is commercial in character and appearance and the application site lies within the primary shopping centre of the Ruislip Manor Town Centre, as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Planning permission is sought for the change of use of the ground floor retail unit to a gymnasium within class D2. The proposed use would operate under a franchise known as 'Gymophobics,' which helps women mainly within the 40+ age group to lose weight. No external alterations are proposed.

The Gym would provide a waiting area, reception and exercise circuit equipment. The gym would operate by appointment only, would employ 2 full time and 3 part time staff and would operate between the hours of 0800-2000 Monday to Fridays and 0900 to 1400 on Saturdays, Sundays and Bank Holidays.

3.3 Relevant Planning History

43997/89/2313 76 & 78 Victoria Road Ruislip
Change of use from A1 retail to A2 Bank or Building Society

Decision: 22-03-1990 Refused

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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.
OE1	Protection of the character and amenities of surrounding properties and the local area
S6	Change of use of shops - safeguarding the amenities of shopping areas
S11	Service uses in Primary Shopping Areas
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

54 adjoining owner/occupiers and the Ruislip Residents' Association have been consulted. 1 letter in support and a petition with 161 signatories against the proposal have been received.

Letter of support:

- (i) The gym on the main road would be more inviting than the existing gym on Manor Way;
- (ii) A local gym would save patrons money on petrol and car costs which is beneficial to the environment.

Petition:

"We the undersigned, being members, local residents and friends of Optimum Gym, object to the proposed gym being granted permission to start up in the Manor. There is not enough trade to sustain two gyms and the inclusion would mean the possible closure for one of them. We would

welcome a discussion to this end as a result of this petition."

- (iii) There is an existing gym in Manor Way which is sufficient. Two gyms fighting for business in the locality will lead to them closing down;
- (iv) More retail shops are needed to maintain variety and fight the economic downturn;
- (v) There is insufficient demand in the area for two gyms;
- (vi) The proposal would lead to on street parking

Metropolitan Police CPDA: No comments received

Ruislip Chamber of Commerce: No comments received.

Internal Consultees

Policy and Environmental Planning:

The proposal site is within the primary frontage of Ruislip Manor Minor Town Centre. Policies S6 and S11 are key considerations. Paragraph 8.26 of the UDP seeks to retain at least 70% of primary frontage in A1 use. Recent data from 2008 shows A1 and vacant A1 units account for 68% of the primary frontage in Ruislip Manor. The loss of the existing use would undermine the range of goods and services available within the centre and consequently the vitality and viability of the centre.

This application is unacceptable in policy terms, being contrary to the UDP target of 70% A1 use in primary shopping frontages.

Environmental Protection Unit:

No objections subject to conditions relating to operating hours, control of noise from the site, sound insulation and deliveries.

Highways Officer

In accordance with the design and access statement there will be 10 items of exercise equipment with the usage no more than 30 minutes per session. The facility will operate on an appointment system.

On street parking is available with restrictions at certain times of the day to discourage commuter parking. Nearest underground station is Ruislip Manor and with bus routes 114, 398 and H13. There is also a public car park at the station.

There are proposals for a shop and stop parking scheme to encourage a greater turn over of parking spaces on which residents will be consulted in about a month's time.

No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines primary shopping areas as areas which are the focus of retail activity in the centres and are either already generally dominated by retail shops or are areas which the Local Planning Authority considers have prime retail potential. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of class A1 units of more than about 12m which is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in primary areas and the Local Planning Authority will expect at least 70% of the frontage to

be in class A1 use.

Policy S11 establishes states that the change of use from class A1 to non-class A1 uses in primary frontages is acceptable where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre, but that such changes of use should be limited to uses within Classes A2, A3, A4 and A5.

The Council's most recent shopping survey, undertaken in July 2009, shows that retail uses within class A1 within the primary frontage of the Ruislip Manor Town Centre is at 68% (including vacant retail units). It is acknowledged that the application units are vacant. However it is not known how long they have remained vacant or whether attempts have been made to let the units as retail units. Notwithstanding this, the application premises have the potential to provide retail uses to maintain the retail character, variety and choice in the town centre and furthermore, the proposed use is not considered to be a use that is appropriate within a primary shopping frontage, as defined in Policy S11. As such, the loss of the application premises would further erode the retail character, vitality and viability of the Ruislip Manor Town Centre.

The application premises are flanked by non-retail uses, both 74 and 80 Victoria Road are restaurants. The loss of the application property would result in a 17.5m long break in the retail frontage between nos. 70-72 and 82 Victoria Road, which are retail units. On this basis, the proposed change of use would result in an unacceptable concentration of non-retail uses to the detriment of the vitality and viability of the town centre.

Overall, it is considered that the proposed change of use will harm the vitality and attractiveness of Ruislip Manor Town Centre as the proposed use would further erode the retail character and function of the shopping centre and would result in an over concentration of non-shop uses within this part of the primary frontage, contrary to policy S11 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

This is not applicable to this application.

7.06 Environmental Impact

This is not applicable to this application.

7.07 Impact on the character & appearance of the area

No elevational alterations are proposed and therefore the proposal would not harm the appearance of the street scene, in accordance with policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance. The nearest residential properties lie above the application premises. No details of mechanical equipment such as air conditioning units have been submitted. It is considered that planning conditions requiring details of the mechanical equipment, the installation of appropriate sound attenuation and

insulation between floors and the imposition of limitations on hours of operation and deliveries would be sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. The proposal would therefore comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No off-street parking spaces are associated with the application site. The application site has a PTAL score of 3 and the on street parking is available with restrictions at certain times of the day to discourage commuter parking. The nearest underground station, Ruislip Manor, is within easy walking distance and a number of bus routes, 114, 398 and H13, also serve the area. Furthermore, there is also a public car park at the station. Given this it is not considered that the proposal would result in undue on-street parking and the Council's Highways officer does not raise objection to the proposal.

7.11 Urban design, access and security

This is addressed at section 07.07

7.12 Disabled access

This matter can be addressed by way of condition/s in the event of permission being granted.

7.13 Provision of affordable & special needs housing

This is not applicable to this application.

7.14 Trees, Landscaping and Ecology

This is not applicable to this application.

7.15 Sustainable waste management

This is not applicable to this application.

7.16 Renewable energy / Sustainability

This is not applicable to this application.

7.17 Flooding or Drainage Issues

This is not applicable to this application.

7.18 Noise or Air Quality Issues

This matter can be addressed by way of condition/s in the event of permission being granted.

7.19 Comments on Public Consultations

Points (i) and (ii) are noted. Points (iv) and (vi) are addressed in the report. The remaining points relate to competition which is not a material planning consideration.

7.20 Planning Obligations

This is not applicable to this application.

7.21 Expediency of enforcement action

This is not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

informed decision in respect of an application.

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

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

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

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**76 - 78 Victoria Road
Ruislip**

Planning Application Ref:

43997/APP/2009/1404

Planning Committee

North Page 39

Scale

1:1,250

Date

October 2009

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

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



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping.

LBH Ref Nos: 8232/APP/2009/2224

Drawing Nos: E/A1 2197/1 REV. C
E/A1 2197/10
E/A1 2197/11
ASA-304-DRAr-001 (landscape)
ASA-304-DRAr-003
CV290319/01 REV. A
Planning Statement (October 2009)
Baseline ecological survey (September 2009)
Transport Assessment
Air Quality Addendum (16328/ENV/AQ1)
Design and Access Statement
Flood Risk Assessment
Noise Addendum Ref: 16382/ENV/NV01 dated September 2009
Landscape and Visual Assessment
CV290319/102 REV. C
CV290319/104 REV. A
CV290319/201 REV. A
SK290200/200 REV. A
CV290319/202 REV. A
CV290319/203 REV. A
CV290319/204 REV. A

Date Plans Received:	14/10/2009	Date(s) of Amendment(s):	14/10/2009
Date Application Valid:	14/10/2009		18/11/2009
			04/12/2009

1. SUMMARY

Planning permission is sought for the redevelopment of the eastern part of the Civic Amenity Site, with a site area of 0.45 hectares, to provide improved office accommodation, with associated open storage, vehicle parking and landscaping. The proposed combined street lighting storage and office building would be approximately 850sq. metres in extent and would replace the existing office building and open storage facilities that already exist on this part of the Civic Amenity site. In addition, above ground diesel fuel tanks, 21 staff parking spaces (including 2 for people with disabilities), a vehicle wash down area, a relocated weighbridge, parking for 10 gritting vehicles and 6 street lighting vehicles, an open storage area amounting to 148sq.m and associated landscaping are proposed.

The proposals seek rationalisation and enhancement of existing facilities within a long established civic amenity site. The proposed building, associated facilities and activities would not be visually intrusive, materially increase the built up nature of the site, or harm the openness of the Green Belt and given that the scheme would not result in any further

material encroachment into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

Subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, while there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended.

2. **RECOMMENDATION**

This authority is given by the issuing of this notice under Regulation 3 of the Town and Country Planning General Regulations 1992 and shall endure only for the benefit of the land.

APPROVAL, subject to the following conditions:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

REASON

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

3 NONSC Non Standard Condition

No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Authority. The scheme shall be completed in accordance with the approved plans.

REASON

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and to enhance biodiversity, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

4 NONSC Non Standard Condition

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON

To prevent pollution of the water environment in compliance with Policy 4A.17 of the London Plan (February 2008).

5 NONSC Non Standard Condition

No development shall take place until a construction method statement has been submitted to and approved by the Local Planning Authority. The method statement shall incorporate details of the order of construction works and associated work; including the provision of fencing to protect retained trees and hedgerow, the layout of storage areas and temporary site buildings/works compounds. Development shall be carried out in accordance with the approved statement.

REASON

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 M3 Boundary treatment - details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building is occupied, or in accordance with a timetable agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To safeguard the visual amenities of the area in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

8 TL6 Landscaping Scheme - implementation

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

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

9 TL7 Maintenance of Landscaped Areas

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

REASON

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

10 NONSC Non Standard Condition

Notwithstanding the submitted plans, details of the proposed landscape bund shall be submitted to and approved by the Local Planning Authority before the development commences. Such details shall include finished levels and any retaining walls, where asymmetric bunds are proposed. The finished levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to the adjoining Green Belt land and adjoining properties in accordance with Policies OL4 and BE13 of the Hillingdon Unitary Development Plan Saved policies (September 2007).

11 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities,

closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

12 NONSC Non Standard Condition

Prior to commencement of any works, details of the secure cycle storage and motor bike parking arrangements shall be submitted to and approved by the Local Planning Authority. These facilities shall be provided prior to the occupation of the development and thereafter permanently retained.

REASON

To ensure that adequate facilities have been provided, in accordance with the Council's parking standards and Policy AM9 of the Hillingdon Unitary Development Plan (Saved Policies (September 2007)).

13 DIS3 Parking for Wheelchair Disabled People

Development shall not commence until details of parking provision for wheelchair disabled people, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until all the approved details have been implemented and thereafter these facilities shall be permanently retained.

REASON

To ensure that people in wheelchairs are provided with adequate car parking and convenient access to building entrances in accordance with Policy AM15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 NONSC Non Standard Condition

Prior to the commencement of the development hereby permitted a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan, as submitted shall follow the current Travel Plan Development Control Guidance issued by Transport for London and will include:

- (1) targets for sustainable travel arrangements;
- (2) effective measures for the ongoing monitoring of the Travel Plan;
- (3) a commitment to delivering the Travel Plan objectives; and
- (4) effective mechanisms to achieve the objectives of the Travel Plan by both present and future occupiers of the development.

The development shall be implemented only in accordance with the approved Travel Plan

REASON

To promote sustainable transport and reduce the impact of the development on the surrounding road network in accordance with Policies 3C.1, 3C.2 and 3C.3 of the London

Plan (February 2008).

15 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

Provisions shall be made within the site to 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.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development hereby approved is brought into use and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC Non Standard Condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority: 1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these

components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

Before the development commences, a Preliminary Risk Assessment (PRA) should be undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

19 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council.

All works which form part of this remediation scheme shall be completed before any part of the development is used (unless otherwise agreed in writing by the Local Planning Authority).

REASON

- (i) To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

20 NONSC Non Standard Condition

Prior to commencement of use of the development hereby approved, details of mitigation measures to off set any deterioration in air quality as a result of the development shall be submitted to and approved by the Local Planning Authority. The mitigation strategy shall be integrated within the development and thereafter permanently retained and maintained

REASON

In order to protect the amenities of local residents in compliance with Policy 4A.19 of the London Plan (February 2008).

21 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine

landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

22 NONSC Non Standard Condition

The facilities hereby permitted shall be used only for purposes identified in the planning application submission.

REASON

To enable the Local Planning Authority to retain control over the use in terms of HGV movements and waste input, so as to ensure that it complies with policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

23 OM7 Refuse and Open-Air Storage

Details of on-site refuse storage (including any open-air storage facilities) for waste material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

24 NONSC Non Standard Condition

A bat and reptile survey should be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

REASON

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

25 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

26 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures including and lighting and any CCTV scheme shall be submitted to and approved in writing by the Local Planning.

Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the 'Secure by Design' accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94 'Planning Out Crime' and the Council's SPG on Community Safety By Design.

27 NONSC Non Standard Condition

No development shall commence until details of the widening of the carriageway in New Years Green Lane, to the south of the application site, including the replacement of the field boundary hedge along the Highway Farm northern boundary have been submitted to, and approved by the Local Planning Authority. The development shall not be brought into use until the approved works have been completed.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan.

28 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site in accordance with the recommendations set out in the Ecological Assessment. The scheme shall be carried out in accordance with the approved Ecological Management Plan

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

29 NONSC Non Standard Condition

Prior to commencement of development, details of measures to enhance the ecological

value of the adjoining Dews dell Nature Conservation site shall be submitted to and approved by the Local planning Authority. The measures shall be implemented as approved.

REASON

To enhance the ecological value of the area and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

30 DIS4 Signposting for People with Disabilities

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

REASON

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

31 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground in and adjacent to the development site. Some of the landfill gas tests within the survey shall be taken below the proposed footprint of the new building. If landfill gas is found, the applicant shall carry out an appropriate risk assessment and install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority, prior to the occupation of the building.

REASON

The Council's records show that the development site is adjacent to and possibly on a former landfill site recorded as generating gas. A gas survey is required to clarify the risk to the new development, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

32 NONSC Non Standard Condition

No development shall take place until details of the height, position, design and materials of any chimney or extraction vent or flue to be provided in connection with the Bio Mass boiler have been submitted to and approved in writing by the Local Planning Authority. The biomass boiler shall not be brought into use until the vent/flue or chimney has been installed in accordance with the approved details. Thereafter it shall be permanently retained and maintained in good working order for so long as the use continues.

REASON

In order to safeguard the amenities of adjoining properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

INFORMATIVES

1 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

2 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

3 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.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.

4 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, 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.

5 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.

6 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

7 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans

must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

8 I24 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

9 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).

10 I53 Compulsory Informative (2)

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

%	To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon
LPP 4A.22	Spatial policies for waste management
LPP3D.9	Green Belt
LPP4A.17	Water quality

11

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 Acts

12 I19 Sewerage Connections, Water Pollution etc.

You should contact Thames Water Utilities and the Council's Building Control Service regarding any proposed connection to a public sewer or any other possible impact that the development could have on local foul or surface water sewers, including building over a public sewer. Contact: - The Waste Water Business Manager, Thames Water Utilities plc, Kew Business Centre, Kew Bridge Road, Brentford, Middlesex, TW8 0EE.

Building Control Service - 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

13 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

14

Advice on the land gas fill condition (condition 21) can be obtained from the Environmental Protection Unit on 01895 277440.

15

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

16

Your attention is drawn to condition(s) 2, 3, 5, 6, 9, 10, 11, 12, 13, 14, 18, 17,18, 19, 20, 22, 23, 25, 26, 28, 29, and 30, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions.

17

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the

largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations.

Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

18

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

19

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111

20

In seeking to discharge condition 19, you are advised to

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to the Environment Agency website at www.environment-agency.gov.uk for more information.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of a Council owned civic amenity facility which has an area of 1.4 ha. The facility is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance further away to the east. There are residential properties located to the north and south of the site, both approximately 80 metres away.

The civic amenity facility offers local residents a disposal or recycling route for waste that cannot be collected as part of the usual household waste collection service.

At the eastern end of the facility, a storage area is provided for the Borough's waste collection vehicles to deposit glass, metal etc prior to its onward transfer to a processing facility. A salt store (used by the Highway Department) is situated on the southern

boundary of the site. Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen

This application relates to the eastern edge of the Civic Amenity site, which currently contains an office building, weigh bridge, oil storage, street lighting storage, gas bottle storage and open air salt storage. Planning permission has already been granted for an enlarged office building in this area.

3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the eastern part of the Civic Amenity Site, with a site area of 0.45 hectares, to provide improved street lighting storage, winter maintenance and office accommodation, with associated vehicle parking and landscaping.

The proposed combined street lighting and office building would be approximately 850sq. metres in extent and would replace the existing office building and open storage facilities already existing on this part of the Civic Amenity site. The proposal also includes above ground diesel fuel tanks, 21 staff parking spaces (including 2 for people with disabilities), a vehicle wash down area, a relocated weighbridge, parking for 10 gritting vehicles and 6 street lighting vehicles, an open storage area amounting to 148sq.m and associated landscaping.

The proposed single storey office/store building will be 41m long x 24.3m wide x 5.8m high to ridge of the pitched roof, (3.8m to eaves). The materials are to be facing yellow stock brick/block cavity wall with a grey pitched roof.

In addition, the existing bund along the eastern boundary is to be reformed to run behind the new building, utilising a small area (120 sq. m) of additional land to the east of the existing civic amenity site boundary. The bund which will be at between 2.5 to 3 metres at its highest point, will be partly asymmetrical, incorporating a concrete retaining wall behind the proposed building, sloping gently on the external (eastern slope) and planted with shrubs and new trees. This will provide a degree of screening to the site.

The application is supported by a number of reports that assess the impact of the proposal. Any reference to the proposed salt storage dome should be discounted, as this is being dealt with under a separate application. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

- Baseline Ecological Survey

Provides information on the ecology of land adjacent to the Civic Amenity site and includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats).

To ensure that no harm is brought to these species during the construction of the proposed development, further bat and reptile surveys will be required prior to construction.

· Transport Statement

This report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

· Landscape and Visual Assessment

The report covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment confirms that the analysis of magnitude and change created ranges from negligible to slight and moderate. The report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

· Noise Addendum

This report assesses additional noise impacts associated with the proposal, in comparison with the already approved development at the Civic Amenity site. The report concludes that operational activities are not anticipated to generate noise impact over and above existing operations, while emergency out of hours street lighting and severe weather operations would be infrequent occurrences.

· Air Quality Addendum

This report provides an updated air quality assessment, addressing changes to the approved development at the Civic Amenity site. It concludes that background air quality will remain within the air quality objectives, whilst the effects of dust can be mitigated through the imposition of conditions. No significant residual impacts are anticipated to occur to local air quality.

· Design and Access Statement.

This report outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

· Flood Risk Assessment

A Flood Risk Assessment has been carried. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

A request under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations for a formal screening opinion was made on 6/10/2009. It was determined that the development does not fall within either Schedules One or Two and does not therefore require the submission of an Environmental Impact Assessment.

Since the proposed building is under 1,000 sq. metres in floor area and would not have a significant impact on the openness of the Green Belt, the application is not referable to the Secretary of State.

3.3 Relevant Planning History

Comment on Relevant Planning History

Most of the application site, apart from the scrubland to the north that is earmarked for expansion, has been used as a civic amenity site since at least the early 1970's. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

Planning permission was granted on 5/8/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site. The proposal involved the redevelopment of the entire site with a number of key changes including: increased site area to the north, into an area of rough scrub land, approximately 0.5 hectares in extent. This area includes some hazel woodland, a belt of poor condition mature poplars and three separate strands of Japanese knotweed. There is also a poor quality hedgerow with some mature trees separating the site from New Years Green Lane to the west.

The approved scheme also includes new access arrangements, re-arrangement of facilities and new offices and store rooms. The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site. The application also sought to improve the appearance of the site and reduce the views into it through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

4. Planning Policies and Standards

London Plan Policies 3D.9 (Green Belts) and 4A.17 (Water Quality).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.3 To seek greater public access to the countryside for informal leisure activities.
- PT1.6 To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations.
- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.32 To encourage development for uses other than those providing local services to locate in places which are accessible by public transport.

Part 2 Policies:

- % To maintain the Green Belt for uses which preserve or enhance the open nature of the area.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- EC2 Nature conservation considerations and ecological assessments
- EC5 Retention of ecological features and creation of new habitats

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM15	Provision of reserved parking spaces for disabled persons
HDAS	Accessible Hillingdon
LPP 4A.22	Spatial policies for waste management
LPP3D.9	Green Belt
LPP4A.17	Water quality

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **11th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was erected on the site. 5 adjoining premises and organisations were notified by letter. One response has been received requesting improvements to the adjoining highway.

ENVIRONMENT AGENCY

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

CONDITION: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: Before the development commences, a Preliminary Risk Assessment (PRA) should be undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

NATURAL ENGLAND - No response.

ICKENHAM RESIDENTS ASSOCIATION

This Association has commented on a separate notification under the 'Green Belt Act' (which is not directly related to planning); that they recognise the Council's objectives for the site and neither object nor support them.

HAREFIELD VILLAGE CONSERVATION PANEL - No response.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise and Air Quality Impacts

EPU has not received any complaints against the current use at this site. The Noise and Air Quality Addendums submitted in support of this application (dated September 2009) undertaken by Gifford have been reviewed. Based on the findings of these assessments, no further conditions are recommended. No objections are raised to this proposal.

Hours of Operation

The proposed hours are stated to be 04:30 to 21:30 on any day, plus emergency call-outs. EPU does not propose to recommend restrictions on the hours of use of this proposed facility in this instance.

Land Contamination

No information with regard to land contamination appears to have been submitted with the application. However, there are a number of old reports in the Environmental Protection Unit records for the Newyears Green landfill site which indicate the landfill is still generating gas, and high gas levels have been recorded in some of the boreholes on the periphery of the Civic Amenity site.

A site investigation report dated October 2007 by Terra Firma Ground Investigations provides some limited information, which indicates there is made ground across the Civic Amenity site and some of

the areas of made ground included waste material, such as glass, brick, plastic, rubber, concrete and wood remains within the clayey, silty soils. An area of hydrocarbon contamination was also noted in the waste. The report notes the levels of contamination identified appear to be acceptable for a commercial end use. The report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers.

One round of gas monitoring in one location on site indicated elevated methane (9.2 % v/v), elevated carbon dioxide (15 % v/v) with depleted oxygen (0.2 % v/v initially, dropping to 0 % v/v). The measurements were taken at high pressure (1020 mb - condition in which gas generation is likely to be retarded), and the gas flow rate was recorded as quite high at 4.6 litres/hour. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers (especially when working in excavations).

The Environment Agency need to be consulted with regard to this application, as it is possible the developments are located on a landfill and there are likely to be possible contamination implications for controlled waters and site drainage.

Conditions are advised to be included in any permission that may be given with regard to land contamination and landfill gas. It is advisable that a suitable condition to cover construction site health and safety should also be included. Any risk assessment will also be required to consider risk to neighbouring receptors as a consequence of the development.

The Environmental Protection Unit (EPU) must be consulted at each stage for advice when using the above mentioned conditions. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency should also be consulted when using these conditions. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land

HIGHWAY ENGINEER

The site is a civic amenity site, which is also used by the Council for the external storage of street lighting equipment and road salt for winter maintenance operations.

The site currently has a planning permission for improvements and expansion of the existing civic amenity facilities including a new office building, improved access arrangements and enhanced recycling and waste collection facilities. The proposals are for improved street lighting and winter maintenance facilities that include a larger building, which will provide additional office accommodation and internal storage for street lighting equipment, external storage and vehicle parking. A dome for weatherproof storage for road salt is also proposed under a separate planning application.

Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition should be applied for the construction vehicles associate with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

In terms of the construction activities, the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems.

The site's operational hours are between 0430 and 21:30 hours, seven days a week, plus emergency call outs. The existing staff numbers are suggested as 8, and an additional 24 members of staff are proposed. Office space is proposed for 21 members of staff.

A total of 21 car parking spaces have been proposed, including 2 disabled bays, which would result in loss of 3 staff car parking bays, 1 visitor bay and 1 disabled bay previously permitted. The car parking spaces would be approximately 2.4m wide x 4.8m long with a minimum of 6m turning area, and the disabled bays measure approximately 4.1m wide and 4.8m long with adequate turning space, which accords with the Council's requirements. In addition, parking for 10 winter gritting vehicles and 6 vehicles associated with street lighting operations is proposed. These spaces would be approximately 3.5m wide x 10m long with adequate turning space. The Council's parking standards do not stipulate the parking requirements for this type of use, however considering the proposed number of staff, the parking provision is considered acceptable.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, there are unlikely to be any significant residual operational impacts.

No objections are therefore raised on the transportation aspect of the proposals subject to the following conditions being applied;

1. The use of the land for vehicle parking shall not be commenced until the area has been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be permanently maintained and available for the parking of vehicles at all times thereafter to the Authority's satisfaction.
2. Standard condition H14-Cycle Storage
3. All construction vehicles associated with the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

TREES AND LANDSCAPE OFFICER

THE SITE

The 1.4 ha site is currently in use as a Civic Amenity site managed by the London Borough of Hillingdon. Situated within a rural area of the Metropolitan Green Belt, the site lies to the north-east of the junction of Newyears Green Lane and Harvil Road, approximately 1km south of Harefield.

PLANNING APPROVED IN 2008

In 2008 planning permission was granted for the redevelopment of the site in order to increase the capacity and efficiency of the waste management on site. Improvements included extending the site to 1.9ha in order to accommodate new access arrangements, improved operational facilities, new offices and store rooms. The application also sought to improve the appearance of the site and reduce the views into it through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

The current application includes the submission of the approved plans, including a topographic survey, tree survey and the new site layout. The tree survey was based on the grading guidance found in BS5837:1991 - rather than the updated version of 2005. Nevertheless, all of the 29 trees assessed (on and close to the site) were graded 'C' and 'D' (normal to low quality and value). Of these, at least 14 were scheduled for removal. The approved layout plan 2197.1 Rev G made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary. (The east boundary already benefits from offsite woodland planting). The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

THE PROPOSAL

The current application seeks to secure further improvements to the site, specifically to provide a

larger building on the east boundary that will accommodate additional offices and internal storage for street lighting equipment and vehicle parking. The Design & Access Statement does not comply with the advice from CABE advice in as much that there is no mention of the proposed landscaping. The landscape proposals should be an integral part of the scheme and will be an essential feature of the mitigation package required to ensure that the built development can be satisfactorily accommodated within the local landscape. Figure 3 shows the consented landscape/layout plan.

Figure 4 shows the current proposal which indicates that the new building will occupy much of the eastern landscape buffer zone - with the south-east corner of the building extending to the existing site boundary. The loss of large areas of previously approved mounding and woodland planting significantly restricts the opportunity for visual screening on this boundary. The undesirable impact of the footprint of the proposed building has subsequently been acknowledged. The landscape proposals drawing No. ASA-304-DRAr-001 indicates that an extended land take will ensure that a planted bund, with a minimum width of approximately 7 metres, and height of 2.5 metres, will be accommodated to the east of the office building.

The landscape proposals plan ref. ASA-304-DRAr-001 shows boundary planting, around the whole site, to include 81 specimen trees (sizes 10-12cm, 12-14cm and 18-20cm) and several thousand trees and shrubs planted as smaller, younger specimens which should establish more quickly and over time, will create dense woodland thickets. The proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

LANDSCAPE & VISUAL ASSESSMENT

The method for the landscape and visual assessment has been based on the Landscape Institute's GLVIA 2nd Edition 2002, the Landscape Character Assessment - Guidance for England & Scotland, Swanwick C and LUC 2002. Chapter 2 describes the method of assessment. Landscape and Visual context is described in chapter 3, commencing with the baseline landscape character. Chapter 4 considers the Landscape Assessment referring to the office building at 4.4.

The salt dome is also discussed (4.6) - which will have a greater visual impact, at 12.3 metres in height, than the office building. However, the salt dome is now being considered under a separate application and its effect should be discounted for the purpose of this application.

At 4.11 the report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive, with landscape sensitivity assessed at medium (Moderate impact at Year 1). This assessment is similar to the perception gained from the officers' site visit to view the Civic Amenity Site from the southern edge of Bayhurst Woods. At present the eye-catching elements which draw attention to the Civic Amenity Site are the pale grey 10 metre high lamp columns and the galvanised (reflective) palisade fencing around the boundaries.

The report assesses the landscape impact on semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. No objection is raised to the survey conclusions on these landscape typologies.

The Visual Assessment in Chapter 5 confirms that the analysis of magnitude and change created by the office application (from 13 selected viewpoints) ranges from negligible to slight and moderate.

Conclusions are reached in Chapter 6, where the effects on the landscape fabric, landscape character and visual amenity are summarised. At 6.7 the report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible. It should also be noted that, while there is some evergreen planting within the planting matrix, the generally deciduous planting will provide better screening during the summer months, when the trees are in leaf.

KEY LANDSCAPE ISSUES

Saved policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. An assessment of the likely landscape and visual impacts of the proposals are set out in the Landscape & Visual Assessment report, described above.

The outcome of the amended/proposed footprint of the new building will be a significant reduction in the width of the planted bund on the east boundary, with a maximum height of 2.5 metres. This compares with the building's eaves height of 3.8 metres and ridge height of 5.75 metres.

The report concludes that the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area or the perception of openness of the Green Belt.

Saved policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from offsite woodland particularly on the west boundary.

Detailed planting plans have been submitted as part of this application. Further details, including any amendments and a management/maintenance plan should be conditioned to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives.

The colour of roofs, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes.

Saved policy EC2, EC3 and EC5 relate to ecological considerations. The Baseline Ecological Survey uses the extended Phase 1 habitat survey methodology recommended by the Institute of Environmental Assessment (IEA 1995) in 'Guidelines for Baseline Ecological Assessment'. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest'. However, the survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures should be secured by condition.

RECOMMENDATION

No objection subject to conditions TL5, TL6, TL7 and the securing of the specific recommendations set out in the ecology report.

URBAN DESIGN OFFICER

The proposal is for the upgrade of street lighting and office facilities on the Civic Amenity Site, Harefield, for improvements and expansion beyond existing planning permission.

On the site, which is located in the Metropolitan Green Belt, there are currently two smaller prefabricated buildings, surrounded by concreted roadways with adjacent open concrete and asphalt hardstanding areas for open storage. Areas are segregated by substantial reinforced concrete walls.

The north west side of the site benefits from small to medium trees and undergrowth. An existing, substantial earth bund provides a visual screen to the east of the site. The application site is situated in a semi-rural environment. The existing planning permission regards the expansion of the site to the west for an office building, improved access arrangements and enhanced recycling and waste collection arrangements.

This scheme proposes a larger, yet single storey building for office accommodation and internal storage facilities, external storage and car parking. The initial purpose is to provide a street lighting store, a steel signs store and a street lighting paint shop for the Council's Highways department, and to provide a covered salt dome for road salt operations. (The latter is the subject of a separate application). The plans also include vehicle wash down and a re-fuel station. The various covered facilities have been amalgamated into a unified single built structure, situated to the east of the site, in the shelter of the existing bund, which the building would partly cut into. The removal of the existing buildings forms part of the plan, which aims to increase efficiency and safety of operations, whilst improving visitors experience and enhancing the visual impression of the site. For safety reasons industrial operations and public access will have to be separated. The proposal benefits from additional landscaping to further integrate the facilities into the semi-rural surroundings, which is considered positive.

From an urban design point of view the scale, height and massing of the proposed building is considered not to cause any adverse impact on the rural character of the adjacent green belt, nor on the adjacent residential properties due to the single storey structure, the shallow pitched roof and the positioning of the building partly into the existing earth bund. The proposed height has been lowered compared to the consented scheme to avoid visual intrusion on the surrounding semi-rural environment and will be assisted by additional planting. The proposed building materials, grey composite roof cladding and yellow stock facing bricks are considered to be acceptable in principle, as they are discrete, robust and durable materials.

Conditions

Samples of all building materials to be submitted to the LPA and agreed in writing prior to the commencement of works.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt.

Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include (i) agriculture, horticulture, forestry and nature conservation; (ii) open air recreational facilities; (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

Of particular relevance to this proposal is policy UDP OL1, which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1.

The use of and extension to the existing amenity site into the Green Belt is therefore contrary to Policy OL1 of the UDP Saved policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that:

'It is for the applicant to show why permission should be granted. Very special

circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

Whilst a civic amenity site is not consistent with Policy OL1, this is an existing and long established use. This proposal is situated on a site already in use as a civic amenity site for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management and civic functions (both within the Authority's administrative boundary and toward London's self-sufficiency aspirations).

In addition, the principle of the comprehensive redevelopment of the site was established in 2008 by the granting of planning permission for the redevelopment of the site. This application seeks further enhancements to the approved scheme. Of particular relevance to this proposal is policy UDP OL1, which states that agriculture, horticulture, nature conservation, open air recreation and cemeteries are the only open land uses which are acceptable in the Green Belt. Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location.

In considering the previous application for the extension of the site by 0.5ha and its redevelopment in 2008, it was acknowledged that whilst the use would be considered inappropriate within the Green Belt, the existing civic amenity site is long established and that there are significant benefits in its location and enhancement. It was therefore considered that were very special circumstances to justify the recycling use in this location, to the extent that the harm on the openness of the Green Belt has been outweighed. The current application follows this approach by seeking the rationalization of other facilities and services within the redevelopment site.

In terms of the very special circumstances case for this application, the site is considered to be the best option within the north of the Borough for the provision of an enlarged civic amenity site, and has the ability to encompass the proposed enhancements to the site which already has existing street lighting columns storage in situ at the site. Street lighting equipment is already stored at the site and therefore the proposals represent an improvement to the existing facilities at the site. The application site is under-utilised and out dated. The proposed plans will completely modernise the site, make better use of it, and be more environmentally friendly.

The applicant has considered other sites but all have been turned down for environmental, access/egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed uses. The applicant has argued that it makes both commercial and environmental sense to rationalise an existing site and enhance with landscaping.

The proposed building works are confined to the area for which planning permission has already been granted for an enlarged office building. The further redevelopment of this part of the civic amenity site to provide improved office accommodation and street lighting facilities with associated vehicle parking and landscaping is considered to fall within the confines of this self contained site, where these uses already exist. The proposals merely seek their rationalisation and enhancement.

Given the above factors and the fact that that the proposal would not result in any further material encroachment (physical or visible) into the Green Belt, it is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

Whilst a civic amenity facility is not consistent with Policy OL1, this is an existing and long established use. The proposal should therefore be considered in relation to Policy OL4, which considers the replacement and extension of buildings within the Green Belt. Policy OL4 will only permit the replacement or extension of existing buildings in the Green Belt if the development would not significantly change the bulk and character of the original building, significantly increase the built up appearance of the site or injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The replacement office/store building, which will be single storey and contained within the built envelope of the existing facility is proposed to be located along the eastern boundary of the site, to minimise any loss of openness. The weighbridge and parking areas would be positioned at ground level on an area of existing hard standing and would not have an impact on the openness of the Green Belt.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north. The assessment concludes that in general, changes of negligible or low magnitude are anticipated and an impact significance of slight to moderate is anticipated. The assessment also concludes that the development will have no direct impact on the existing landscape fabric.

Planning permission already exists for a larger office building than exists on the site at present and the combined office and store building represents an incremental increase in the approved building footprint. A small area of land will be taken beyond the existing eastern boundary fence, to enable better provision for mounding and planting, in order to provide for an effective landscape mitigation and screening scheme. The effect on views from Harvil Road and Newyears Green Lane would be negligible.

In terms of the effects on landscape character, the proposal will result in moderate adverse impacts on the Bayhurst Wood to the north and associated recreational footpaths at year 1. There would also be moderate adverse effects on the agricultural landscapes of the area from certain views.

The effect of the new building on visual receptors will be most significant for the residential receptors near the site and on users of the public footpaths on slightly elevated land to the north. The overall effect is considered to be slight to moderate at year 1. Impacts on more remote receptors would become less, due to a combination of increasing filtering of views, landform and distance. Over time, as the new tree planting establishes and matures, views

into the site from the footpaths and local receptors within the Green Belt should be filtered, or totally screened.

It is considered that the bund along the eastern boundary would form an effective screen from the onset. This could be achieved by providing an asymmetric bund, with a retaining wall on the inner face and a gentle slope on the outer face, the latter of which would support the extensive native woodland planting. Notwithstanding the submitted plans, it is considered that these details should be secured by a condition.

Short term landscape and visual impacts during the construction period will be phased, temporary and restricted to the construction period, thus the duration of the resulting landscape and visual impacts will also be temporary.

Overall, it is considered that the impact of the development on the Green Belt would be slight and would represent an incremental impact, compared to the office building which already has planning permission. The new building is not untypical of many other similar buildings in the landscape and is in keeping with the established land use of the civic amenity site. The building and associated infrastructure will not be readily visible from publicly accessible areas and the overall impact of the development is not considered to have a materially greater impact than the present use, particularly in the long term.

The Urban Design Officer raises no objections to the built form, subject to a condition for the detailing of external materials. Overall, it is considered that the visual impacts of the proposal in this area of moderate landscape quality are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2, and Policies pt 1.29 and OL4 of the UDP.

7.06 Environmental Impact

No information with regard to land contamination has been submitted with the application. However, the Environmental Protection Unit advises that gas and water issues at the site have been monitored in detail since the 1990s. Environmental Protection Unit records for the adjacent Newyears Green Landfill site indicate the landfill is still generating gas and high gas levels have been recorded in some of the boreholes on the periphery of the civic amenity site.

A site investigation report dated October 2007 for the New Years Green Civic Amenity Site notes the levels of contamination identified appear to be acceptable for a commercial end use. However, the report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers, especially when working in excavations. There are likely to be possible contamination implications for controlled waters and site drainage.

The Environmental protection Unit has advised that conditions be included in any permission that may be given with regard to land contamination and gas migration. It is therefore recommended that the mitigation and control measures imposed on the 2008 permission, which were included in the Environmental Appraisal submitted as part of that application, be incorporated into a Construction and Operational Site Working Plan. This document would provide a mechanism by which measures to mitigate potentially adverse environmental impacts are implemented. This would also cover construction site health and safety and a risk assessment, to consider risk to neighbouring receptors as a consequence of the development. This has been secured by condition.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

7.08 Impact on neighbours

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP saved policies September 2007. Similarly, it is not considered that there would be a material loss of privacy, daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policies BE20 and BE24 of the UDP saved policies September 2007 and relevant design guidance.

In terms of activity, the main area will be used in a similar manner to the existing situation. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP saved policies September 2007. Noise and air quality issues are dealt with in detail elsewhere in the report.

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

The site's operational hours are between 0430 and 2130 seven days a week, plus emergency call outs). The existing staff numbers are suggested as 8, and an additional 24 members of staff are proposed. Office space is proposed for 9 members of staff.

The applicants have submitted a transport assessment as part of the application, which predicts that the proposal will have a negligible impact on traffic flows on the surrounding road network, that no negative highway impacts are likely and that there is a potential for positive changes to traffic flows within the vicinity of the site to occur. It is noted that as part of the 2008 permission, it is proposed to improve the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This would mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems. However, the Highway Engineer notes that Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in

comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use.

A total of 21 car parking spaces have been proposed, including 2 disabled bays, which would result in loss of 3 staff car parking bays, 1 visitor bay and 1 disabled bay previously permitted. The car parking spaces and manoeuvring areas accord with the Council's standards. The Council's parking standards do not stipulate the parking requirements for this type of use. However, considering the proposed number of staff, the Highway Engineer considers that parking provision and layout is acceptable, subject to a condition requiring details of surfacing and drainage and secure cycle storage.

In addition, parking for 10 winter gritting vehicles and 6 vehicles associated with street lighting operations is proposed. These spaces would be approximately 3.5m wide x 10m long with adequate turning space.

Subject to the above mentioned conditions, the proposal is considered to be in compliance with Policies AM7, AM9, AM14 and AM15 of the UDP saved policies September 2007.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

Pedestrian routes between the car park and the office areas are to be made suitable for use by the mobility impaired. Tactile paving and dropped curbs to assist the visually impaired will be provided or improved at key crossing points within the site and across the site access points, where these are not already provided. The new building, under the terms of the DDA, is to be fully compliant with Part M of the Building Regulations. The building has been designed as far as possible to provide access for people of all disabilities. Subject to a condition, the provision of facilities designed for people with disabilities is considered to be adequate, in compliance with Policies R16 and AM13 of the UDP saved Policies September 2007.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Saved Policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary.

The current application includes the previously approved plans, including a topographic survey, tree survey and the new site layout. All of the 29 trees assessed on and close to the site were graded normal to low quality value. Of these, at least 14 were scheduled for removal. The approved layout plan 2197.1 Rev G made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary, the latter already benefiting from offsite woodland planting. The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

The current application seeks to secure further improvements to the civic amenity site, specifically to provide a larger building on the east boundary that will accommodate additional offices and internal storage for street lighting equipment and vehicle parking. The new building will occupy much of the eastern landscape buffer zone, with the south-east corner of the building extending to the existing site boundary. The outcome of the amended / proposed footprint of the new building will be a significant reduction in the width of the planted bund on the east boundary, with a maximum height of 2.5m. The loss of large areas of previously approved mounding and woodland planting significantly restricts the opportunity for visual screening on this boundary. However, the landscape proposals include an extended land take to ensure that a planted bund, with a minimum width of approximately 7 metres, and height of 2.5 metres, will be accommodated to the east of the office building.

The landscape proposals also involve boundary planting around the whole site, including 81 specimen trees and several thousand trees and shrubs planted as smaller, younger specimens, which should establish more quickly and over time create dense woodland thickets. The tree and landscape officer considers the proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

An assessment of the likely landscape and visual impacts of the proposals are set out in the Landscape & Visual Assessment Report. The report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive. At present the eye-catching elements which draw attention to the Civic Amenity Site are the pale grey 10 metre high lamp columns and the galvanised (reflective) palisade fencing around the boundaries. The report also assesses the landscape impact on semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The tree and landscape officer raises no objections to the survey conclusions on these landscape typologies. The Visual Assessment confirms that the analysis of magnitude and change created by the office application from 13 selected viewpoints) ranges from negligible to slight and moderate.

The assessment concludes that the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area or the perception of openness of the Green Belt. It should also be noted that, while there is some evergreen planting within the planting matrix, the generally deciduous planting will provide better screening during the summer months when the trees are in leaf.

Although detailed planting plans have been submitted as part of this application, it is recommended that further details, including any amendments and a management/maintenance plan should be conditioned, to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives. The tree and landscape officer also recommends that the colour of roofs, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes. Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central government guidance.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations. A Baseline Ecological

Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest'.

However, the wider civic amenity site (including the area recently approved for expansion), supports small areas of semi-natural broadleaved woodland, dense scrub, scattered broadleaved trees, bare ground and woodland and dense scrub mosaic. In addition, areas of hard standing and small buildings exist on the area of the existing civic amenity site. Stands of Japanese knotweed were also identified on site. The site supports habitat suitable for breeding birds and also includes habitats and features considered to have potential to support reptile and bat species. During construction and/or operation of the proposed development there is a possibility that breeding birds and/or their young could be killed or injured during the clearance of the areas of dense scrub and semi natural broadleaved woodland/dense scrub mosaic, if this was done during the bird breeding season (March to July). To ensure that no harm is brought to these species during the construction of the proposed development, further surveys will be required prior to construction. A reptile survey will involve the displacement of reptiles (strimming of habitat and destructive searching) prior to site clearance. A bat survey (emergence and activities) will be required of any trees on site proposed for removal.

Although it is likely that all the habitats currently present on the site will be completely lost, since the habitat is bordered on two sides by roads and by the existing site on another, it is not considered that there will be any significant impact due to fragmentation or isolation. In addition, as the existing site is already heavily used by cars and large vehicles, it not considered that there will be any significant impact arising from pollution or increased dust as a result of increased traffic.

The main impact ecological impact is considered to be a loss of the breeding bird habitat, in particular the areas of scrub that may be of value to bullfinches. Overall the level of the potential impacts is likely to be minor as the habitats identified are considered to be of Parish/Neighbourhood or Negligible value. However, the level of impacts could increase if the recommended further surveys revealed the presence of additional protected species on the site.

The Baseline Ecological Survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures include:

A full reptile survey should be carried out at the correct time of year and a translocation exercise may be required.

If scrub/tree clearance is anticipated unavoidable during the bird nesting season (April-August) the areas should be checked by a qualified ecologist.

New woodland species should include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple, Holly and Crab Apple.

Lighting should be minimised wherever possible and directional.

A licensed bat worker should supervise specific areas of work to trees and bat boxes should be installed.

The removal of two strands of Japanese Knotweed should be supervised by appropriately qualified personnel.

The proposed mitigation and surveys are to be secured by way of proposed conditions.

In terms of the wider ecological impacts, the ecological or nature conservation sites nearby

are Dew's Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also Newyears Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance. A condition is recommended to secure off site ecological enhancement to the adjoining Dews Dell Nature Conservation area, in line with recommendations from Natural England on the previous application for the wider civic amenity site.

With the incorporation of mitigation features approved in the previous application it is not considered that there would be significant impact on nature conservation in the long-term. None of the statutory or non-statutory designated sites within a 2 km radius of the site boundary will be directly affected by the development proposal. It is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

This proposal is situated on a site already in waste management for over 30 years. The site offers a disposal or recycling route for trade waste and for household waste that cannot be collected as part of the usual weekly waste collection service and are provided by the Council under the auspices of the Refuse Disposal (Amenity) Act 1978. If any particular waste cannot be recycled then the Civic Amenity Site operations can ensure it is appropriately disposed of. The proposed rationalisation of the site will enable the facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

The energy performance minimum requirements of Building regulations Part L will be met for the new development.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted as part of the application. The report provides

- a) an assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere and
- b) details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 15 metres above the nearest fluvial flood plane and hence located within Flood Zone 1. The report demonstrates that the proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development.

However, the proposals increase the amount of buildings and hard standing area on the site, which may lead to a small increase in discharges to the pumping station at Dews Farm. It is proposed to provide adequate storage within the pumping station to accommodate an extreme storm event while pumps are operating within their design capacity. The pump regime should continue to be on a duty/standby arrangement, which

should be regularly inspected and maintained. The pumping station should be fully automatic with provision for remote monitoring by telemetry.

The Environment Agency has raised no objections in terms of flood risk. However, it has requested a condition requiring a Preliminary Risk Assessment (PRA) to assess if the proposed development on land which is known to be contaminated will pose a risk to the ground water or the nearby surface water bodies. The ground water below the site is used to supply drinking water to the public and hence must remain free from pollution.

Subject to this condition, it is considered that ground water contamination issues will be satisfactorily addressed, the statutory functions of the Environment Agency will not be compromised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant London Plan (February 2008) policies.

Subject to conditions requiring the submission of details of surface water source control measures and measures to protect ground water quality in the area being imposed and discharged, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

7.18 Noise or Air Quality Issues

NOISE

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. A Noise Impact Assessment Report (Addendum) has been submitted and outlines the various design criteria for the project including external noise intrusion.

The site will be used generally in a similar manner to the existing situation and recently approved development, and the proposals are not anticipated to result in any significant changes to noise levels at the site over that of the recently approved scheme.

Additional noise impacts associated with the construction phase are anticipated to be negligible in comparison to the construction works already approved, which are to be mitigated by noise reduction strategies.

The operational activities and traffic movements associated with the operational phase of the office and car parking are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The winter maintenance and street lighting depots do have the potential to generate isolated incidents of noise impacts due to the necessity for 24 hour emergency operation of these facilities. The winter maintenance depot is normally operational between 6:30-9:30 am and 4:30-7:30 pm. The emergency and weather related operational periods for the winter maintenance depot are confined to the winter months and are linked to severe weather events, which are expected to occur on relatively few occasions annually.

With regard to the street lighting depot, the normal hours of operation are between 7:00 and 16:00. Out of hours use of the street lighting depot is considered to be an infrequent

occurrence. These facilities are not expected to constitute a constant source of noise nuisance to surrounding receptors.

The Noise Addendum submitted in support of this application has been reviewed by the Council's Environmental Protection Unit. Based on the findings of these assessments no further conditions are recommended.

It is noted that the Environmental Protection Unit previously considered that the use of noise barriers, as shown within the previous application was acceptable, provided that the details were agreed prior the use commencing. As such, with the application of the mitigation measures set out in the previous consent, (which have already been secured by conditions), it is not considered that adverse noise or vibration impacts are likely from the upgraded site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

AIR QUALITY

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles.

Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust. Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the redevelopment proposals. This is secured by condition.

The Council's Environmental Protection Unit has reviewed the Air Quality Addendum submitted in support of this application and considers that this is adequate. The Unit advises that the site should use the Best Practice guidance on emissions from construction sites by the London Councils.

Amended plans have been received to include a biomass boiler. The air quality assessment has not been reviewed in light of this addition. It is therefore recommended that a condition be imposed requiring details of mitigation measures to off set any deterioration in air quality as a result of the development. Subject to compliance with this condition it is considered that the amenities of local residents will be protected in terms of air quality, in compliance with Policy 4A.19 of the London Plan (February 2008).

7.19 Comments on Public Consultations

One letter of objection has been received making reference to the need to upgrade the

adjoining highway. This matter has been addressed in the main report.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

This proposal is essentially a rearrangement of existing facilities on site, with a relatively small expansion along the eastern boundary for bunding and enhanced landscaping. It is

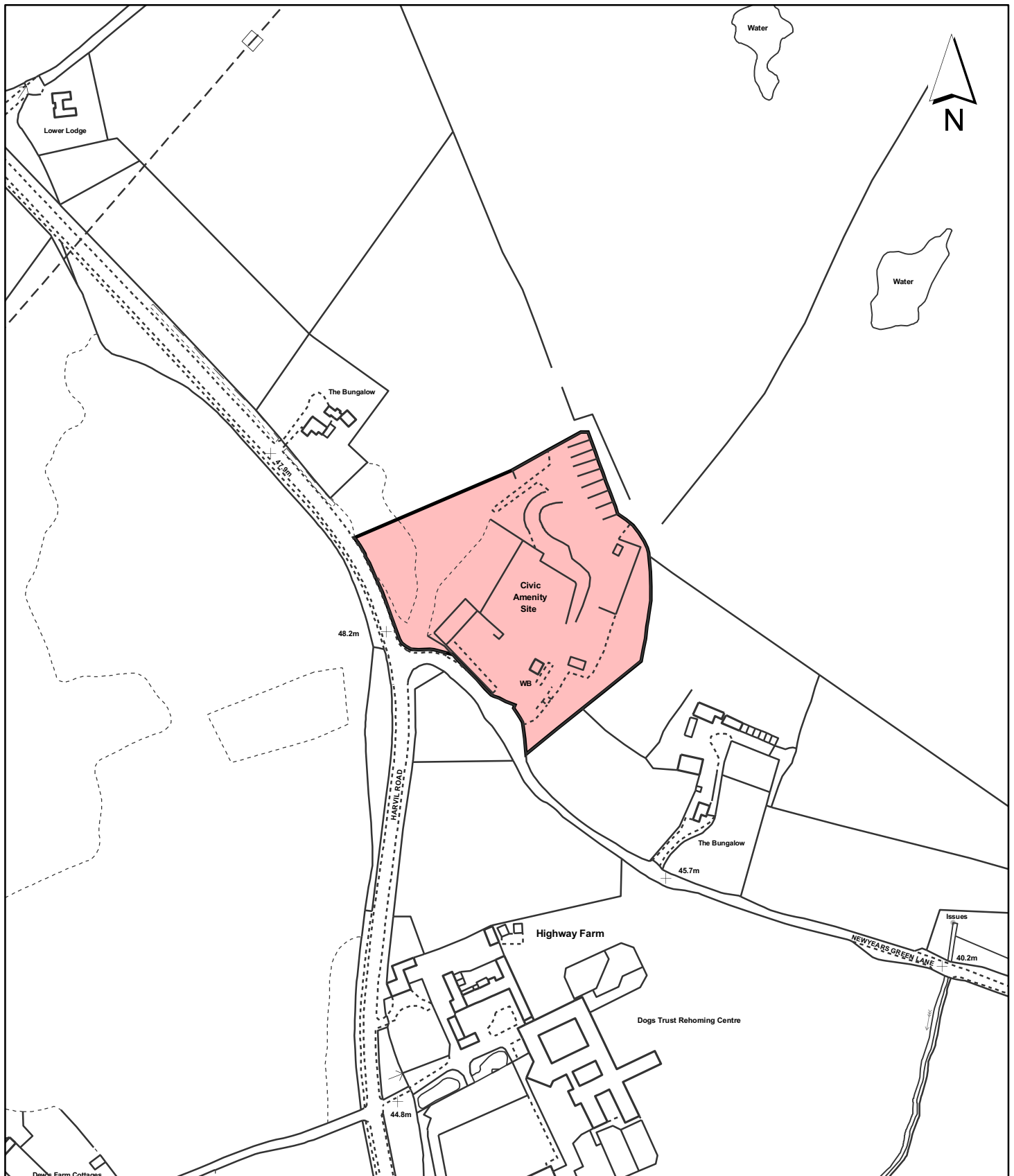
considered that the proposed development provides very special circumstances, which are considered to outweigh that fact that the proposal is inappropriate development in the Green Belt. It is not considered that the visual amenities or the open character of the Green Belt would be adversely affected by the proposal, while highway safety would not be prejudiced by the increased activity to and from the site. It is not considered that there would be an affect on these surrounding nature conservation sites, impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.

11. Reference Documents


- (a) London Plan (February 2008)
- (b) PPS 1 (Planning Policy Statement)
- (c) PPS9: Biodiversity and Geological Conservation
- (d) Planning Policy Statement 10: Planning for Sustainable Waste
- (e) PPS25: Development and Flood Risk - July 2007.
- (f) Planning Policy Guidance Note 13 Transport
- (g) Planning Policy Guidance Note 24 Planning and Noise
- (h) Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (i) Supplementary Planning Document Accessible Hillingdon
- (j) Supplementary Planning Guidance Community Safety by Design
- (k) Supplementary Planning Guidance Air Quality
- (l) Supplementary Planning Guidance Noise
- (m) Supplementary Planning Guidance Planning Obligations

Contact Officer: Karl Dafe

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address	
Civic Amenity Site Newyears Green Lane Harefield	
Planning Application Ref:	Scale
8232/APP/2009/2224	1:3,000
Planning Committee	Date
North Page 78	November 2009

LONDON BOROUGH OF HILLINGDON
Planning & Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

Development: Construction of a building for the weatherproof storage of road salt with associated landscaping.

LBH Ref Nos: 8232/APP/2009/2225

Drawing Nos: Business Case for the Salt Dome - Letter from Glanville, dated 07 December with ASA's photomontage 2B and alternative barn illustration DE-22x28-16S-2.4
CV290319/105 (Drainage)
E/A1 2197/10 (Survey)
E/A1 2197/11 (Tree Survey)
E/A1 2197/1
CV290319/103 Rev. B
CV290319/02 Rev. A
ASA-304-DRAr-02 (landscape)
ASA-304-DRAr-04 (landscape)
Planning Statement
Design and Access Statement
Flood risk Assessment
Landscape and Visual Assessment
Air Quality Assessment Addendum
Noise Assessment Addendum
Transport Assessment
Baseline Ecological Survey
Salt Dome Photographs

Date Plans Received:	14/10/2009	Date(s) of Amendment(s):	14/10/2009
Date Application Valid:	14/10/2009		18/11/2009
			17/12/2009

1. SUMMARY

Planning permission is sought for the redevelopment of the northern part of the Civic Amenity Site, with a site area of 0.26 hectares, for a new salt dome, to provide weatherproof storage of road salt for the gritting of roads during winter. The proposed structure will comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles, coloured slate grey. The dome would be 12.3 metres high and have the capacity to hold up to 2350 metric tonnes of salt. This represents the minimum capacity necessary to store the amount of salt required for 6 days heavy usage to deal with snow and ice on the Borough's road network.

The salt dome is a new structure and it would be difficult to screen in the first few years after completion. Nevertheless, it is considered that over time, as the proposed landscaping matures, the visual impacts of the structure are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt.

Civic amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by local and national Green Belt policy. However, the proposals seek rationalisation and

enhancement of existing facilities within a long established civic amenity site, which is considered to be the best location within the north of the Borough for the provision of an improved winter maintenance facility.

It is considered that the application has provided a robust justification for a covered salt storage facility of this size and capacity at this location and that very special circumstances have been established to demonstrate that the harm by reason of inappropriateness, and any other harm, has clearly been outweighed by other considerations.

Subject to the suggested conditions, there would be no material loss of amenity to neighbouring properties, while there would be no detrimental impact on the surrounding nature conservation sites. The risk of flooding will be minimised and the quality of the water environment will be protected. Approval is therefore recommended.

2. RECOMMENDATION

This recommendation is made under regulation three of the Town and Country Planning General Regulations 1992.

- 1. That the application be referred to the Secretary of State as a departure from the Development Plan.**
- 2. Should the Secretary of State not call in the application, that it be deferred for determination by the Director of Planning and Community Services under delegated powers.**
- 3. That if the application is approved, the following conditions be attached:**

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M1 Details/Samples to be Submitted

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

REASON

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

3 NONSC Non Standard Condition

No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Authority. The scheme shall be completed in accordance with the approved plans.

REASON

To prevent the increased risk of flooding to third parties, to the site itself, to improve water quality and to enhance biodiversity, in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of

the London Plan (February 2008).

4 NONSC Non Standard Condition

The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

REASON

To prevent pollution of the water environment in compliance with Policy 4A.17 of the London Plan (February 2008).

5 NONSC Non Standard Condition

No development shall take place until a construction method statement has been submitted to and approved by the Local Planning Authority. The method statement shall incorporate details of the order of construction works and associated work; including the provision of fencing to protect retained trees and hedgerow, the layout of storage areas and temporary site buildings/works compounds. Development shall be carried out in accordance with the approved statement.

REASON

To safeguard the visual amenities of the area and residential amenities of surrounding residents in accordance with Policies BE19 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

7 TL6 Landscaping Scheme - implementation

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

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

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

REASON

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

8 TL7 Maintenance of Landscaped Areas

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

REASON

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

9 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including swept paths to demonstrate that there would be adequate turning areas, and where appropriate, carriageways, footways, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The salt dome shall not be brought into use until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas (where appropriate) must be permanently retained and used for no other purpose at any time.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 3C of the London Plan . (February 2008).

10 NONSC Non Standard Condition

All construction vehicles servicing the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 NONSC Non Standard Condition

Provisions shall be made within the site to 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.

REASON

To ensure that the development does not cause danger and inconvenience to users of the adjoining highway in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

The development shall not begin until a scheme which specifies the provisions to be made for the control of noise emanating from the site has been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before the development hereby approved is brought into use and thereafter shall be retained and maintained in good working order for so long as the site remains in use.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 NONSC Non Standard Condition

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified: all previous uses potential contaminants associated with those uses a conceptual model of the site indicating sources, pathways and receptors potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON

1. Before the development commences, a Preliminary Risk Assessment (PRA) should be

undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

2. In order to comply with Policy 4A.17 of the London Plan (February 2008).

14 NONSC Non Standard Condition

Before any part of this development is commenced a site survey to assess the land contamination levels shall be carried out to the satisfaction of the Council and if contamination is found in the site survey or during development a remediation scheme for removing or rendering innocuous all contaminants from the site shall be submitted to and approved by the Local Planning Authority. The remediation scheme shall include an assessment of the extent of site contamination and provide in detail the remedial measures to be taken to avoid risk to the future site users and the environment when the site is developed. Any imported material i.e. soil shall be tested for contamination levels therein to the satisfaction of the Council. All works which form part of this remediation scheme shall be completed before any part of the development is used (unless otherwise agreed in writing by the Local Planning Authority).

REASON

- (i) To ensure that the users of the site and the environment are not subjected to any risks from land contamination associated with the tipped ground in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (ii) To prevent pollution of the water environment, in compliance with Policy 4A.17 of the London Plan (February 2008).

15 NONSC Non Standard Condition

Before development commences, details of the position and design of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of underground works and measures to eliminate vertical and horizontal light spillage for the car park areas, roads, areas immediately around the buildings and courtyards.

REASON

To ensure that the development presents a satisfactory appearance, to safeguard the amenities of nearby residential properties and to ensure that the work does not undermine landscaping proposals, in accordance with Policies BE13, BE38 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

16 NONSC Non Standard Condition

The facilities hereby permitted shall be used only for purposes identified in the planning application submission.

REASON

To enable the Local Planning Authority to retain control over the use in terms of HGV movements, so as to ensure that it complies with policies OL1 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

17 NONSC Non Standard Condition

Details of on-site refuse storage (including any open-air storage facilities) for waste

material awaiting disposal, including details of any screening, shall be indicated on plans to be submitted to and approved by the Local Planning Authority. Such facilities shall be provided prior to occupation of the development and thereafter permanently retained.

REASON

To ensure that visual amenities are not prejudiced, in accordance with policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

18 NONSC Non Standard Condition

A bat and reptile survey should be undertaken prior to implementation of works on the site, to ascertain the presence of any protected species, estimate the size of the population present (if any) and assess the distribution of the species and their habitats across and adjacent to the application site. Where protected species are found to be present, an assessment shall be made of the likely impacts the development would have on the species concerned. This should be accompanied by a set of any additional mitigation measures necessary to comply with relevant legislation.

REASON

To ensure the protection of a European Protected Species and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

19 NONSC Non Standard Condition

Details of a Construction and Operational Site Working Plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development hereby approved. The scheme shall specify overall management procedures at the site and addresses the following issues:

- (i) types of waste accepted and operating hours;
- (ii) arrangements for site security, staffing and communications;
- (iii) arrangements for control of litter, vermin and insects;
- (iv) arrangements for control of dust and odours. These include the specification for the odour control system in use at the site;
- (v) fire equipment and procedures;
- (vi) procedure for handling liquefied petroleum gas (LPG) cylinders;
- (vii) arrangements for potentially hazardous wastes;
- (viii) arrangements for handling batteries;
- (ix) technical competency of staff.
- (x) Details of the dust suppression sprinkler system.

Development shall be carried out in accordance with the approved Construction and Operational Site Working Plan.

REASON

To ensure that potential pollution risks are well managed and controlled and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

20 NONSC Non Standard Condition

The development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Details of security measures including and lighting and any CCTV scheme

shall be submitted to and approved in writing by the Local Planning.

Any security measures to be implemented in compliance with this condition shall reach the necessary standard necessary to achieve the 'Secure by Design' accreditation award by the Metropolitan Police and be implemented prior to the first occupation of the development.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, and to reflect the guidance contained in Circular 5/94'Planning Out Crime' and the Council's SPG on Community Safety By Design.

21 NONSC Non Standard Condition

No development shall commence until details of the widening of the carriageway in New Years Green Lane, to the south of the application site, including the replacement of the field boundary hedge along the Highway Farm northern boundary have been submitted to, and approved by the Local Planning Authority. The development shall not be brought into use until the approved works have been completed.

REASON

In the interests of highway safety and in compliance with Policy AM7 of the Hillingdon Unitary Development Plan.

22 NONSC Non Standard Condition

No development shall take place until the applicant has submitted to and agreed in writing with the Local Planning Authority an Ecological Management Plan (EMP) for the site in accordance with the recommendations set out in the Ecological Assessment. The scheme shall be carried out in accordance with the approved Ecological Management Plan.

REASON

To ensure the protection of European Protected Species and that the proposed development will not have unacceptable ecological effects on the locality in accordance with Policies EC1 and E5 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

23 NONSC Non Standard Condition

Prior to commencement of development, details of measures to enhance the ecological value of the adjoining Dews Dell Nature Conservation site shall be submitted to and approved by the Local planning Authority. The measures shall be implemented as approved.

REASON

To enhance the ecological value of the area and to benefit local wildlife, in compliance with Policies EC1 and EC5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan (February 2008) and the Conservation (Natural Habitats etc) Regulations 1994.

24 NONSC Non Standard Condition

Before any part of the development is commenced, the applicant shall carry out and submit details of a landfill gas survey for the ground in and adjacent to the development site. Some of the landfill gas tests within the survey shall be taken below the proposed

footprint of the new building. If landfill gas is found, the applicant shall carry out an appropriate risk assessment and install remediation measures to prevent gas ingress to any buildings on the development site, to the satisfaction of the Local Planning Authority, prior to the occupation of the building.

REASON

The Council's records show that the development site is adjacent to and possibly on a former landfill site recorded as generating gas. A gas survey is required to clarify the risk to the new development, in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I1 Building to Approved Drawing

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

2 I2 Encroachment

You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

3 I3 Building Regulations - Demolition and Building Works

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

4 I14 Installation of Plant and Machinery

The Council's Commercial Premises Section and Building Control Services should be consulted regarding any of the following:-

The installation of a boiler with a rating of 55,000 - 1¼ million Btu/hr and/or the construction of a chimney serving a furnace with a minimum rating of 1¼ million Btu/hr;

The siting of any external machinery (eg air conditioning);

The installation of additional plant/machinery or replacement of existing machinery.

Contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190). Building Control Services, 3N/01, Civic Centre, High Street, Uxbridge, UB8 1UW (tel. 01895 250804 / 805 / 808).

5 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, 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.

6 I16 Directional Signage

You are advised that any directional signage on the highway is unlawful. Prior consent from the Council's Street Management Section is required if the developer wishes to erect directional signage on any highway under the control of the Council.

7 I19 Sewerage Connections, Water Pollution etc.

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

8 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

9 I34 Building Regulations 'Access to and use of buildings'

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

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

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

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

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

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

- The Disability Discrimination Act 1995. Available to download from www.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 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).

11 I53 **Compulsory Informative (2)**

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats

BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP3D.9	Green Belt
LLP4A.17	Water quality

12

Advice on the land gas fill condition (condition 21) can be obtained from the Environmental Protection Unit on 01895 277440.

13

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

14

Your attention is drawn to condition(s) 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, 19, 20, 21, 22, 23 and 24, which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions.

15

Handling or storage of any hazardous substance accepted on site should be handled in accordance with the Hazardous Waste (England and Wales) Regulations 2005. Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

16

Processing of demolition arising must be in conformity with the Waste Management Licensing Regulations 1994 Schedule 3, exemption from licensing stipulations. Particular attention needs to be given to avoid the contamination of any asbestos as it is removed in the demolition phase as to avoid contamination of the site from this source.

17

Your attention is drawn to the fact that planning permission does not override any legislation designed to protect European Protected Species, including The Conservation (Natural Habitats etc) Regulations 1994. You should contact English Nature (Tel: 020 7831 6922) if you require further information.

18

With regard to water supply, this comes within the area covered by the Three Valleys

Water Company. For your information the address to write to is - Three Valleys Water Company P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL Tel - (01707) 268111.

19

In seeking to discharge condition 13, you are advised to

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to the Environment Agency website at www.environmentagency.gov.uk for more information.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of a Council owned civic amenity facility which has an area of 1.4 ha. The facility is roughly rectangular in shape, lying immediately to the north east of Newyears Green Lane, at its junction with Harvil Road. The site is located within the Green Belt, the Colne Valley Park and in an area of environmental opportunity. To the west of the Civic Amenity site on the opposite side of Harvil Road is the Dews Dell Nature Conservation Site of Metropolitan or Borough Grade 1 Importance, with Ruislip Woods, a Site of Special Scientific Interest, National Nature Reserve, Local Nature Reserve, Site of Metropolitan Importance and Site of Borough Grade 1 Importance, further away to the east. There are residential properties located to the north and south of the site, both approximately 80 metres away.

The civic amenity facility offers local residents a disposal or recycling route for waste that cannot be collected as part of the usual household waste collection service. At the eastern end of the facility, a storage area is provided for the Borough's waste collection vehicles to deposit glass, metal etc prior to its onward transfer to a processing facility. A salt store (used by the Highway Department) is situated on the southern boundary of the site. Land immediately to the north of the existing Civic Amenity site is undeveloped, rough grassland, with a covering of trees. This land was formerly used for mineral working and landfill. The facility is enclosed with 2.5 m high palisade fencing and the south-eastern boundary has been raised and planted with woodland to act as a screen

This application relates to the northern wedge of the Civic Amenity site, with an area of 0.26 hectares, which is currently hardstanding and open air storage.

3.2 Proposed Scheme

Planning permission is sought for the redevelopment of the northern part of the Civic Amenity Site, with a site area of 0.26 hectares, for a new salt dome to provide weatherproof storage of road salt for the gritting of roads during winter. The proposed structure will comprise a low reinforced concrete wall with a wooden superstructure above, clad with bitumen roofing shingles coloured slate grey. The dome would be 12.3 metres high and have the capacity to hold up to 2350 metric tonnes of salt. The structure would have a high squared off dormer style doorway to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level.

The application is supported by a number of reports that assess the impact of the proposal. A summary and some key conclusions from these reports are provided below:

- Planning Statement

The planning supporting statement deals with the planning policy context, the description of the site, the need for the development, Green Belt considerations, environmental and amenity issues, infrastructure and access and hazardous waste matters.

- Baseline Ecological Survey

Provides information on the ecology of land adjacent to the Civic Amenity site. The report includes a baseline ecological survey, an assessment of the potential of survey area to contain protected species, conclusions and recommendations. Following the results of the Phase 1 Habitat Survey undertaken on site, it is noted that the site terrain could be suitable habitat for two protected species (reptiles and bats). To ensure that no harm is brought to these species during the construction of the proposed development, further bat and reptile surveys will be required prior to construction.

- Transport Statement

This report considers the impact of the proposed development on the local road network. It concludes that the level of additional traffic as a result of the development will be insignificant in comparison with baseline conditions and much of this additional traffic will be generated outside peak hours. There will therefore be a negligible impact on traffic flows on the surrounding road network.

- Landscape and Visual Assessment

The report covers issues ranging from landscaping to visual impacts. The report assesses the landscape impacts on nearby woodland landscapes (Bayhurst Woods), semi-enclosed agriculture, pasture/grassland, commercial/municipal sites and the Green Belt. The Visual Assessment confirms that the analysis of magnitude and change created ranges from large to moderate. The report confirms that the effects of the built development on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured to the extent that only partial views, or glimpses into the site are possible.

- Noise Addendum

This report assesses additional noise impacts associated with the proposal, in comparison with the already approved development at the Civic Amenity site. The report concludes that operational activities are not anticipated to generate noise impact over and above existing operations, while emergency out of hours street lighting and severe weather operations would be infrequent occurrences.

- Air Quality Addendum

This report provides an updated air quality assessment, addressing changes to the approved development at the Civic Amenity site. It concludes that background air quality will remain within the air quality objectives, whilst the effects of dust can be mitigated through the imposition of conditions. No significant residual impacts are anticipated to occur to local air quality.

- Design and Access Statement.

This report outlines the context for the development and provides a justification for the design, appearance and access for the proposed development.

- Flood Risk Assessment

A Flood Risk Assessment has been carried out. The report describes the existing site and proposed development, a description of potential risks, and their implications for the new development.

A request under Regulation 5 of the Environmental Impact Assessment (EIA) Regulations for a formal screening opinion was made on 6/10/2009. It was determined that the development does not fall within either Schedules One or Two and does not therefore require the submission of an Environmental Impact Assessment.

Although the proposed building is under 1,000 sq. metres in floor area it is considered that it may have a significant impact on the openness of the Green Belt before landscape screening matures. The application is therefore referable to the Secretary of State.

3.3 Relevant Planning History

Comment on Relevant Planning History

Most of the application site, apart from the scrubland to the north, that is earmarked for expansion, has been used as a civic amenity site since at least the early 1970's. The current gross site usage for waste is estimated to be 18,000 tonnes per year and the site is currently licensed for up to 35,000 tonnes per year.

Planning permission was granted on 5/8/2008 (Ref: 8232/APP/2008/564) for redevelopment of the existing Civic Amenity site. The proposal involves the redevelopment of the entire site with a number of key changes including: increased site area to the north, into an area of rough scrub land, approximately 0.5 hectares in extent. This area includes some hazel woodland, a belt of poor condition mature poplars and three separate strands of Japanese knotweed. There is also a poor quality hedgerow with some mature trees separating the site from New Years Green Lane to the west.

The approved scheme also includes new access arrangements, re-arrangement of facilities and new offices and store rooms. The extension of the civic amenity site and the upgraded facilities form part of a package of measures to improve the operations at the site. The application also sought to improve the appearance of the site and reduce the views into through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

4. Planning Policies and Standards

London Plan (February 2008) Policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- | | |
|--------|--|
| PT1.1 | To maintain the Green Belt for uses which preserve or enhance the open nature of the area. |
| PT1.6 | To safeguard the nature conservation value of Sites of Special Scientific Interest, Sites of Metropolitan Importance for Nature Conservation, designated local nature reserves or other nature reserves, or sites proposed by English Nature or the Local Authority for such designations. |
| PT1.32 | To encourage development for uses other than those providing local services to |

locate in places which are accessible by public transport.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
LPP3D.9	Green Belt
LLP4A.17	Water quality

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th November 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was erected on the site and the application was advertised in a local paper as a development not in accordance with the Development Plan, on 21 October 2009. 5 adjoining premises and organisations were notified by letter. One response has been received from the Ickenham Residents' Association.

ENVIRONMENT AGENCY

We consider that planning permission should only be granted to the proposed development as submitted if the following planning condition is imposed as set out below. Without this condition, the proposed development on this site poses an unacceptable risk to the environment and we would wish to object to the application.

CONDITION: Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning

authority: 1) A preliminary risk assessment which has identified:
all previous uses
potential contaminants associated with those uses
a conceptual model of the site indicating sources, pathways and receptors
potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken. 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

REASON: Before the development commences, a Preliminary Risk Assessment (PRA) should be undertaken to assess if the proposed development (on land known to be contaminated) will pose a risk to the groundwater or the nearby surface water bodies. The groundwater below the site is used to supply drinking water to the public and hence must remain free from pollution. Dependent upon the results of the PRA, additional work may be required as per points 2 to 4 above.

ADVICE FOR APPLICANT/AGENT

We recommend that developers should:

- 1) Follow the risk management framework provided in CLR11, Model Procedures for the Management of Land Contamination, when dealing with land affected by contamination.
- 2) Refer to the Environment Agency Guidance on Requirements for Land Contamination Reports for the type of information that we require in order to assess risks to controlled waters from the site. The Local Authority can advise on risk to other receptors, e.g. human health.
- 3) Refer to our website at www.environment-agency.gov.uk for more information.

NATURAL ENGLAND: No response.

ICKENHAM RESIDENTS ASSOCIATION

This Association has commented on a separate notification under the 'Green Belt Act' (which is not directly related to planning); that they recognise the Council's objectives for the site and neither object nor support them.

HAREFIELD VILLAGE CONSERVATION PANEL: No response.

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT (EPU)

Noise and Air Quality Impacts.

EPU has not received any complaints against the current use at this site. The Noise and Air Quality Addendums submitted in support of this application (dated September 2009) undertaken by Gifford have been reviewed. Based on the findings of these assessments, no further conditions are recommended. No objections are raised to this proposal.

Hours of Operation

The proposed hours are stated to be 04:30 to 21:30 on any day, plus emergency call-outs. EPU

does not propose to recommend restrictions on the hours of use of this proposed facility in this instance.

Land Contamination

No information with regard to land contamination appears to have been submitted with the application. However, there are a number of old reports in the Environmental Protection Unit records for the Newyears Green landfill site which indicate the landfill is still generating gas, and high gas levels have been recorded in some of the boreholes on the periphery of the Civic Amenity site.

A site investigation report dated October 2007 by Terra Firma Ground Investigations provides some limited information, which indicates there is made ground across the Civic Amenity site and some of the areas of made ground included waste material, such as glass, brick, plastic, rubber, concrete and wood remains within the clayey, silty soils. An area of hydrocarbon contamination was also noted in the waste. The report notes the levels of contamination identified appear to be acceptable for a commercial end use. The report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers.

One round of gas monitoring in one location on site indicated elevated methane (9.2 % v/v), elevated carbon dioxide (15 % v/v) with depleted oxygen (0.2 % v/v initially, dropping to 0 % v/v). The measurements were taken at high pressure (1020 mb - condition in which gas generation is likely to be retarded), and the gas flow rate was recorded as quite high at 4.6 litres/hour. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers (especially when working in excavations).

The Environment Agency need to be consulted with regard to thi application, as it is possible the developments are located on a landfill and there are likely to be possible contamination implications for controlled waters and site drainage.

Conditions are advised to be included in any permission that may be given with regard to land contamination and landfill gas. It is advisable that a suitable condition to cover construction site health and safety should also be included. Any risk assessment will also be required to consider risk to neighbouring receptors as a consequence of the development.

The Environmental Protection Unit (EPU) must be consulted at each stage for advice when using the above mentioned conditions. Supplementary Planning Guidance on Land Contamination provides some general guidance on the information required to satisfy the condition. The Environment Agency should also be consulted when using these conditions. Contaminates may be present in the soil, water (ground/surface) and gas within the land or exist on the surface of the land.

HIGHWAY ENGINEER

The site is a civic amenity site, which is also used by the Council for the external storage of street lighting equipment and road salt for winter maintenance operations.

The site currently has a planning permission for improvements and expansion of the existing civic amenity facilities including a new office building, improved access arrangements and enhanced recycling and waste collection facilities. The proposals are for construction of a building for the weatherproof storage of road salt with associated landscaping. Improved street lighting and winter maintenance facilities that include a larger building, which will provide additional office accommodation and internal storage for street lighting equipment, external storage and vehicle parking, are proposed under a separate planning application.

The applicant should be requested to provide swept paths to demonstrate that there would be

adequate turning area to allow the vehicles to approach the salt storage in a forward gear, turn around for loading/unloading, and exit in a forward gear, considering the vehicle wash down and parking layout proposed under application ref. 8232/APP/2009/2224.

New Years Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition should be applied for the construction vehicles associated with the development to enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

In terms of the construction activities, the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline conditions. Consequently, there are unlikely to be any significant residual operational impacts.

Subject to satisfactory swept paths, no objections are raised on the transportation aspect of the proposals. The following condition is recommended to be applied;

All construction vehicles associated with the development hereby approved shall enter and depart the site using the western section of New Years Green Lane, via Harvil Road.

WASTE MANAGER

The waste division has not specific comments to make regarding this application.

TREE AND LANDSCAPE OFFICER

THE SITE

The 1.4 ha site is currently in use as a Civic Amenity site managed by the London Borough of Hillingdon. Situated within a rural area of the Metropolitan Green Belt, the site lies to the north-east of the junction of Newyears Green Lane and Harvil Road, approximately 1km south of Harefield.

PLANNING APPROVED IN 2008

In 2008 planning permission was granted for the redevelopment of the site in order to increase the capacity and efficiency of the waste management on site. Improvements included extending the site to 1.9ha in order to accommodate new access arrangements, improved operational facilities, new offices and store rooms. The application also sought to improve the appearance of the site and reduce the views into through the use of hard and soft landscape screening. The consented redevelopment has not yet been implemented.

The current application includes the submission of the approved plans, including a topographic survey, tree survey and the new site layout. The tree survey was based on the grading guidance found in BS5837:1991 - rather than the updated version of 2005. Nevertheless, all of the 29No trees assessed (on, and close to, the site) were graded 'C' and 'D' (normal to low quality and value). Of these, at least 14No. were scheduled for removal. The approved layout plan 2197.1 Rev G made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary (The east boundary already benefits from offsite woodland planting). The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

THE PROPOSAL

The current application seeks to secure further improvements to the site, specifically to provide

efficient weather-proof storage of road salt for the de-icing of Hillingdon's roads during winter. The purpose-built store is in the form of a Salt Dome, a proprietary product supplied and installed by a specialist. The store will occupy an area of existing hard-standing in the northern part of the site and be a single-storey structure with a roof apex of 12.3 metres above ground-level (with a maximum footprint of 29.144metres x 22.886metres).

The Design & Access Statement does not accord with the advice from CABI in as much that there is no mention of the proposed landscaping. The landscape should be an integral part of the scheme and will be an essential feature of the mitigation package required to ensure that the built development can be objectives and proposals should be an essential feature of the mitigation package required to ensure that the built development (within the Green Belt) can be satisfactorily accommodated within the local landscape.

Figure 5 shows the siting of the dome towards the northern end of the site, which will result in the removal of 3No. open storage bays on the north-east boundary. When figure 3 is compared with figure 5 it is apparent that the opportunity for creating a landscape buffer (tree planting) is particularly limited due to the thin strip of land (2-6 metres) between the hard-standing and the boundary fence.

The landscape proposals plan ref. ASA-304-DRAr-002 shows the limited opportunity for planting on the north-east boundary. A single (staggered) row of trees is proposed, with an understorey of mixed native woodland species at 1.0metres centres.

Although the proposed mitigation (woodland planting) will reduce the impact of the dome, this may take 10 years (+) as illustrated on photomontage 2B. It is likely that due to the lack of depth to this buffer zone the views from the Green Belt (Bayhurst Wood) will be filtered rather than screened. The mature visual screen will only be effective during the summer months when the trees are in leaf. It should also be noted that there is a gate within the boundary fence which creates a permanent 6.0 metre wide gap in the north-east boundary planting.

LANDSCAPE & VISUAL ASSESSMENT

The method for the landscape and visual assessment has been based on the Landscape Institute's GLVIA 2nd Edition 2002, the Landscape Character Assessment - Guidance for England & Scotland, Swanwick C and LUC 2002.

Chapter 2 describes the method of assessment. Landscape and Visual context is described in chapter 3, commencing with the baseline landscape character.

Chapter 4 considers the Landscape Assessment referring to the salt dome at (4.6) - which will have a greater visual impact, at 12.3 metres in height, than the office building. However, it is noted that the dome only peaks at 12.3, with its curvilinear sides lowering towards the edges of the structure. This effectively reduces the mass of the building and will assist any attempts to screen it.

At 4.5 the roof colour is specified as Goose Wing Grey. This colour has been found to be effective at reducing the mass of large buildings particularly when viewed against a backcloth of the sky. In this case some of the more sensitive views of the structure will be seen against trees and a darker shade may be appropriate. The colour of the roof should be reviewed and agreed through conditions.

At 4.11 the report notes the landscape impacts on nearby woodland landscapes (Bayhurst Woods) where 'the landscape quality is very attractive x landscape sensitivity medium Large/Moderate impact at Year 1 though in fact the dome would be likely to be in the large category and the offices in the moderate category. This assessment is similar to the perception gained from a recent site visit to view the Civic Amenity Site from the southern edge of Bayhurst Woods. At present the eye catching elements which draw attention to the Civic Amenity Site are the pale grey 10 metre high lamp columns and the galvanised (reflective) palisade fencing around the boundaries.

The report assesses the landscape impact on semi-enclosed agriculture, pasture/grassland,

commercial/municipal sites and the Green Belt. I have no objection to the survey conclusions on these landscape typologies albeit that, where the landscape/visual impacts are most significant it is the salt dome (sited in the north of the site) which would have a greater impact than the offices.

The Visual Assessment in Chapter 5 confirms (see Table 9) that the analysis of magnitude and change created by the salt dome (from 13 selected viewpoints) is estimated to be moderate to large.

Conclusions are presented in Chapter 6, where the effects on the landscape fabric, landscape character and visual amenity are summarised. At 6.1 it concludes that the dome will have no direct impacts on the landscape fabric.

6.3 and 6.4 confirm that the effects of the dome will be likely to be significant at Year 1 and, in my view, beyond the first year. There will be moderate adverse impacts on the Country Park, woodland landscape of Bayhurst Wood to the north and on associated recreational routes. The impact of the salt dome on the Green Belt is summarised as moderate.

At 6.7 the report confirms that the effect of the Salt Dome on visual receptors will also be most significant for the residential receptors near to the site and on users of recreational footpaths on slightly elevated land to the north. Further it confirms that the effects on visual receptors outside the site will be most significant in year 1. However, by year 10 it is considered that the new tree planting will have matured (young maturity) to the extent that only partial views, or glimpses into the site are possible. It should also be noted that, while there is some evergreen planting within the planting matrix, the generally deciduous planting will provide better screening during the summer months when the trees are in leaf.

KEY LANDSCAPE ISSUES

Saved policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. An assessment of the likely landscape and visual impacts of the proposals are set out in the Landscape & Visual Assessment report, described above.

The effects of the salt dome on the local landscape fabric, landscape character and visual amenity are summarised in section 6.0 of the Landscape & Visual Assessment (see comments above). The effectiveness of the visual screening will be heavily dependent on the width of the landscape buffer, the composition of the planting and the planned establishment and maintenance of the woodland/shelterbelt buffer.

The report concludes that the visual impacts of the dome in this area are likely to be moderate due to its size and mass as a new building within the Green Belt. A review of the roof colour should be undertaken to ensure the roofline is as visually recessive as possible when viewed from the more sensitive vantage points.

Saved policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments. The site currently has very little vegetation within it. However, it does benefit from off-site woodland, particularly on the west boundary.

Detailed planting plans have been submitted as part of this application. Further details, including any amendments and a management/maintenance plan should be conditioned to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives.

The colour of roofs, lighting columns and boundary fencing should be carefully considered to ensure that bright /reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes.

Saved policy EC2, EC3 and EC5 relate to ecological considerations.

The survey uses the extended Phase 1 habitat survey methodology recommended by the Institute of Environmental Assessment (IEA 1995) in 'Guidelines for Baseline Ecological Assessment'. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest.' However, the survey makes 14No. specific recommendations in section 5 which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures should be secured by condition, including:

A full reptile survey should be carried out at the correct time of year and a translocation exercise may be required.

If scrub/tree clearance is anticipated unavoidable during the bird nesting season (April-August) the areas should be checked by a qualified ecologist.

New woodland species should include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple, Holly and Crab Apple.

Lighting should be minimised wherever possible and directional.

A licensed bat worker should supervise specific areas of work to trees and bat boxes should be installed.

The removal of two stands of Japanese Knotweed should be supervised by appropriately qualified personnel. (This will require specialist advice)

RECOMMENDATION

If minded to approve this application no objections are raised subject to conditions TL5, TL6, TL7 and the securing of the specific recommendations set out in the ecology report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy 3D.9 of the London Plan seeks to maintain the protection of London's Green Belt with a presumption against inappropriate development except in very special circumstances. The reference to inappropriate development flows directly from Planning Policy Guidance Note 2 (PPG2), which sets out national planning policy on Green Belt.

Saved UDP Policy OL1 defines the types of development which is considered acceptable within the Green Belt. These include (i) agriculture, horticulture, forestry and nature conservation; (ii) open air recreational facilities; (iii) cemeteries. Policy OL4 establishes criteria where replacement or extension of buildings within the Green Belt would be considered appropriate.

Civic Amenity sites such as this facility are not normally considered appropriate in a Green Belt location and the proposal does not conform to the types of development allowed by Policy OL1. The use of and enhancement of the existing amenity site in the Green Belt is therefore contrary to Policy OL1 of the UDP Saved Policies (September 2007) and constitutes inappropriate development within the Green Belt. Planning Policy Guidance Note 2 Green Belts (PPG2) states that there is a general presumption against inappropriate development and the construction of new buildings within Green Belts. It goes on to state that:

'It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations'.

Whilst a civic amenity site is not consistent with Policy OL1, this is an existing and long

established use. This proposal is situated on a site already in use as a civic amenity site for over 30 years and provides a facility necessary to ensure that the Borough can make a full contribution to sustainable waste management and civic functions, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations. In addition the site also supports an existing open salt storage facility.

It is noted that the principle of the comprehensive redevelopment and enhancement of the site was established in 2008 by the granting of planning permission for the redevelopment of the site. This application seeks further enhancements to the approved scheme.

In considering the previous application for the extension of the site by 0.5ha and its redevelopment in 2008, it was acknowledged that whilst the use would be considered inappropriate within the Green Belt, the existing civic amenity site is long established and that there are significant benefits in its location and enhancement. It was therefore considered that were very special circumstances to justify the recycling use in this location, to the extent that the harm on the openness of the Green Belt has been outweighed. The current application follows this approach, by seeking the rationalization of other facilities and services within the redevelopment site.

The applicant has considered other sites but all have been turned down for environmental, access/egress or economic reasons. There are also a very limited number of sites in the north of the Borough which could be considered to accommodate the proposed facility. The applicant has argued that it makes both commercial and environmental sense to rationalise an existing site and enhance it with landscaping.

In terms of the very special circumstances case for this application, the applicant has submitted that the site is considered to be the best option within the north of the Borough for the provision of an improved winter maintenance facility and has the ability to encompass the proposed enhancements to the site, which already has existing salt storage in situ.

The applicants have submitted that the Winter Service ("winter gritting") is a front line service, the smooth running of which is critical to maintaining safety on the roads and crucial to the reputation of the London Borough of Hillingdon. In terms of emergency planning, it is also a critical service and any interruption to that service, even for a short period at the wrong time, could have serious, if not catastrophic consequences for highway users in the Borough and also for the Council itself.

It is noted that the severe weather in February 2009 meant that many councils were badly hit by the worst weather for 18 years, with the result that rock salt supplies could not keep pace with the relentless demand. Due to Hillingdon's existing procedures, experienced personnel and adequate facilities, the Council did not run out of road salt, although supplies of salt did run low.

After this nationwide experience, the Secretary of State for Transport requested that the UK Roads Liaison Group (UKRLG) review the situation. The UKRLG report (Lessons from the Severe Weather February 2009) recommended a package of new measures to ensure that England is much better prepared for a prolonged period of snow and ice, similar to that which disrupted much of the transport system in February 2009.

First on the list of key recommendations is that Councils are advised to adopt a winter service resilience standard that will ensure preparation for winter service is even more

rigorous, and that more resources, especially salt are available to respond to severe conditions. The report recommends that through the worst of the winter months councils should keep, as a minimum, a salt supply equal to 6 days heavy usage to deal with snow conditions. For Hillingdon, this means that the absolute minimum amount of salt necessary in stock is 1800 tonnes. An operational float is required and so a salt store with capacity of 2000 tonnes should be regarded as the absolute minimum requirement and ideally 2100-2400 tonnes. A smaller dome (for instance at 9.8 m high dome) would not provide adequate storage capacity.

With regard to the need for the salt storage facility to be enclosed, the applicants have submitted that the de-icing of UK highways is carried out almost exclusively using rock salt. Because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater due to run-off from open rock salt stockpiles. In addition, according to the Transport Research Laboratory (TRL), stockpiles open to elemental forces can lose 0.25% per inch of rainfall per annum, which equates to approximately 6% salt loss per year, as run-off, if not protected. Also, there are minimum spread rates of salt for different operational requirements:

Precautionary salting;

- Salt stored under cover 10g/m².
- Salt stored in the open 15-20g/m².

Where salt is exposed, its reduced effectiveness means that the quantity used should be increased by 50-100%. In addition, every year the Council has to pay for the disposal of contaminated rock salt, particularly rock salt that has solidified into large lumps due to exposure to the elements and is no longer useable.

Furthermore, pollution can come from both the rock salt and sodium ferrocyanide (anti caking agent to maintain the friability). Even when the salt stockpile is removed, the ground beneath, (unless it is an impervious hard standing) remains contaminated and requires remediation.

It is recommended within Planning Policy Statement 10: (Planning for Sustainable Waste Management) that salt stores are roofed, situated on an impervious base and sited at least 10m away from the nearest watercourse or soakaway. In addition, measures should be taken to ensure that salt from the store is not allowed to encroach onto the open yard, where it can be subjected to the elements.

It is also noted that road salt affects ecosystems in terms of the ability of plants to uptake water and by salt in bodies of water affecting oxygen levels, thus affecting the ability of aquatic organisms to fulfil their respiratory needs.

In terms of operational issues, as well as the overall minimum salt stock requirements, the ability to restock quickly and efficiently is key to the smooth operational running of the service, especially in ongoing severe weather conditions, when both suppliers and council operational resources are fully stretched. Deliveries are carried out by covered articulated lorries, which deliver (by tipping) 28 or 29 tonnes at a time. Often 2 or 3 lorries will arrive from the supplier within minutes of each other and a quick turnaround is essential for the supplier to fulfil their customers' needs, particularly in a severe weather situation, with authorities clamouring for salt deliveries.

The minimum height requirement for successful tipping directly into the structure is 10m. It would not be possible to successfully tip a full load inside a smaller dome, especially when

the dome is partially full. Should loads have to be tipped outside, then a clear space of approximately 30 m x 30m and a back wall is required for temporary storage, plus resources of a mechanical shovel with an operator is required to double handle the road salt into the salt dome. Each 28/29 tonne load will take an estimated 45-60 minutes to relocate, depending on the size of the mechanical shovel available. In addition, if deliveries need to be handled in rain or damp conditions, then the salt will become contaminated with water, with the potential to compromise the winter gritting.

Finally the applicant has stated that difficult operational conditions for salt delivery may be crucial during severe weather. If suppliers are aware that delivery is problematic at Hillingdon, then the Council may not get the salt deliveries it needs in an emergency situation, when decisions are taken about who gets the next delivery. In addition, given the experience last February, when salt stocks ran low, there would be "zero tolerance" by both media and residents, if Hillingdon was to run out of salt during a future severe weather event and it was found that adequate provision had not been made for salt storage. More importantly, should lack of salt result in an accident the consequences could be serious if not fatal with any associated bad publicity and/or legal repercussions.

Given the above factors, it is considered that the applicant has provided a robust justification for a covered salt storage facility of this size and capacity at this location. It is considered that very special circumstances have been established as to why normal Green Belt Policies should not prevail. No objections are therefore raised to the principle of the development.

7.02 Density of the proposed development

Not applicable to this development.

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

The site does not fall within a conservation area and there are no archaeological issues associated with this application.

7.04 Airport safeguarding

The application does not breach the airport safeguarding restrictions and no wind turbines are proposed as part of this development.

7.05 Impact on the green belt

The proposed salt dome which will be located towards the northern part of the Civic Amenity site and will be a relatively large structure, some 25 metre across at its widest extent and 12.3 metres high. It would be covered with asphalt shingles and would have a high squared off dormer style doorway to allow lorries to enter and tip salt. The dome would taper towards its peak, with the larger bulk at a lower level, which would help with the screening of the mass of the structure.

An assessment of the likely landscape and visual impacts of the proposals based on the main potential visual receptors (zones of visual influence), are set out in the Landscape and Visual Assessment. These are divided into four main areas; the Civic Amenity site itself, the former landfill area between the site and Bayhurst Wood to the north east, views from agricultural land associated with Highway Farm and Harvil Road to the south and west, and longer views from Harefield Village to the north.

The assessment concludes that the development will have no direct impact on the existing landscape fabric.

In terms of the effects on landscape character, the effect of the salt dome on surrounding landscape types is likely to be significant in year 1. Notable amongst these will be large

adverse impacts on the Country Park, woodland landscape of Bayhurst Wood to the north and on associated recreational routes. There would also be moderate adverse effects on the agricultural landscapes of the area from certain views.

The effect of the salt dome on visual receptors will be most significant for the residential receptors near the site and on users of the public footpaths on slightly elevated land to the north. Although the nearly bungalows are currently vacant, nevertheless future occupiers would have views of the structure at year 1. Some of these impacts are assessed as large. Footpath users would also experience adverse effects and these are assessed as moderate. The overall effect is considered to be large to moderate at year 1.

It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first years after completion. It is considered that the short term, proposal would be out of scale with the landscape and at odds with the local pattern and landform. Furthermore, it would adversely affect an area of recognised landscape quality, where development would be visually intrusive and form a visible and recognisable new element within the scene.

Nevertheless, the salt dome would be sited within an established specialist facility. Over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish, as only partial views and glimpses would be possible, from local residential properties and users of the footpaths to the north of the site. It is considered that at year 10, the new planting will have made sufficient growth to largely screen the dome roof, although there may still be glimpses of the roof top, which from a distance away, will be increasingly difficult to discern as time passes. Winter and summer views will vary, with winter views being more likely. New lighting will also be a feature, but this will also be screened out more effectively as time passes. The external lighting will be designed to minimise light spillage and this is secured by condition.

Over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal in this area are unlikely to be of significant detriment to the character of the area, or the perception of openness of the Green Belt, in accordance with PPG2 and Saved Policies Pt1.1, OL2, OL5 and OL9 of the UDP.

Short term landscape and visual impacts during the construction period will be phased, temporary and restricted to the construction period, thus the duration of the resulting landscape and visual impacts will also be temporary.

The applicant has drawn attention to a number of salt domes that have already been installed around the UK including one within the Snowdonia National Park, which has a storage capacity of 3800 tonnes, with a roof height in excess of 12.5m and an overall floor area significantly larger than the dome proposed for New Years Green Lane. In addition, another dome with a roof height in excess of 12.2m has been installed within an NSA (National Scenic Area) within Ayrshire. Both of these installations, it is argued, set a national precedent of acceptability for both the installation of salt domes within areas of scenic beauty, and also in terms of height.

7.06 Environmental Impact

No information with regard to land contamination has been submitted with the application. However, the Environmental Protection Unit advises that gas and water issues at the site have been monitored in detail since the 1990s. Environmental Protection Unit records for the adjacent Newyears Green Landfill site indicate the landfill is still generating gas and high gas levels have been recorded in some of the boreholes on the periphery of the civic

amenity site. In addition, because of the large quantities of salt stored, there is the risk of pollution of rivers and groundwater.

A site investigation report dated October 2007 for the New Years Green Civic Amenity Site notes the levels of contamination identified appear to be acceptable for a commercial end use. However, the report also notes the risk to human health from the contaminant levels identified at the site remains with regard to construction workers. The levels of gas identified at the site are also of concern from a health and safety point of view for construction workers, especially when working in excavations. There are likely to be possible contamination implications for controlled waters and site drainage. The Environmental protection Unit has advised that conditions be included in any permission that may be given with regard to land contamination and gas migration. It is therefore recommended that the mitigation and control measures imposed on the 2008 permission, which were included in the Environmental Appraisal submitted as part of that application, be incorporated into a Construction and Operational Site Working Plan. This document would provide a mechanism by which measures to mitigate potentially adverse environmental impacts are implemented. This would also cover construction site health and safety and a risk assessment, to consider risk to neighbouring receptors as a consequence of the development. This has been secured by condition.

The Environment Agency has raised no objections to the scheme in terms of contamination, subject to a condition relating to the prevention of pollution of controlled waters, requiring a scheme to deal with risks associated with contamination on the site.

Subject to these conditions, it is considered that land contamination issues will be satisfactorily addressed, the statutory functions of the Environment Agency will not be compromised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and relevant London Plan (February 2008) policies.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been covered in section 7.05 of this report.

7.08 Impact on neighbours

The proposed building would be over 80 metres away from nearest residential property. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with policy BE21 of the UDP Saved Policies September 2007. Similarly, it is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed building would be sited a sufficient distance away from adjoining properties. The proposal is therefore considered to be consistent with the aims of Policy BE20 of the UDP saved policies September 2007 and relevant design guidance.

In terms of activity, the main area will be used in a similar manner to the existing situation. There have been no reported noise complaints from local residents relating to the existing site activities. The site has been in operation for at least 30 years and is therefore a well established feature of the local environment. Traffic to the proposed development would utilise the new internal road layout and it is not considered that any additional vehicle movements associated with the proposed development would result in the occupiers of surrounding properties suffering any significant additional noise and disturbance or visual intrusion, in compliance with Policy OE1 of the UDP saved policies September 2007.

Noise issues are dealt with in detail elsewhere in the report.

7.09 Living conditions for future occupiers

There is no residential component to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM2, AM14 and AM15 are concerned with traffic generation, on-site parking and access to public transport.

The applicants have submitted a transport assessment as part of the application, which predicts that the proposal will have a negligible impact on traffic flows on the surrounding road network, that no negative highway impacts are likely and that there is a potential for positive changes to traffic flows within the vicinity of the site to occur. It is noted that as part of the 2008 permission, it is proposed to improve the access arrangements and site layout, to significantly reduce the amount of queuing vehicles waiting to enter the site. This would mean less traffic around the entrance, which would be an advantage to local residents and improve traffic flows and highway safety on the adjoining highway network.

In terms of the construction activities, it is considered that the increase in construction vehicles and plant is unlikely to be of such a level above those required to construct the consented scheme that would cause any highway safety and/or capacity problems.

However, the Highway Engineer notes that Newyears Green Lane is narrow at places and therefore not suitable to carry significant level of traffic and construction vehicles. A suitable condition has therefore been imposed for the construction vehicles associated with the development to enter and depart the site using the western section of Newyears Green Lane, via Harvil Road.

The proposals are considered to result in an insignificant level of additional traffic in comparison with the baseline condition and much of the operational traffic would be generated outside traffic peak hours on the local road network. Consequently, the Highway Engineer considers that there are unlikely to be any significant operational impacts, once the development comes into use, subject to adequate manoeuvring space for HGV movements within the site. It is considered that this can be secured by condition.

Subject to the above mentioned condition, the proposal is considered to be in compliance with Policy AM7 of the UDP Saved Policies September 2007.

7.11 Urban design, access and security

These issues have been dealt with elsewhere in the report.

7.12 Disabled access

As part of the 2008 permission, pedestrian routes between the car park and the office areas are to be made suitable for use by the mobility impaired. Tactile paving and dropped kerbs to assist the visually impaired will be provided or improved at key crossing points within the site and across the site access points, where these are not already provided. All new building, under the terms of the DDA, where appropriate, are to be fully compliant with Part M of the Building Regulations.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Saved Policies OL1, OL2 and OL3 address Green Belt issues and the need to retain and enhance the existing landscape to achieve enhanced visual amenity and open land objectives. Saved Policy BE38 stresses the need to retain and enhance landscape features and provide for appropriate (hard and soft) landscaping in new developments.

The site currently has very little vegetation within it. However, it does benefit from off-site woodland particularly on the west boundary. The current application includes the previously approved plans, including a topographic survey, tree survey and the new site layout. All of the 29 trees assessed on and close to the site were graded normal to low quality value. Of these, at least 14 were scheduled for removal. The approved layout plan made provision for buffer planting strips of native woodland varying in width from 2 metres on the north-west boundary to 25 metres on the east boundary, the latter already benefiting from offsite woodland planting. The wider landscaped buffers, on the south and east boundaries, were to be planted on bunds in order to provide additional screening from day one.

The current application seeks to secure further improvements to the civic amenity site, specifically to provide a 12.3 metre high salt dome in the northern section of the Civic Amenity site.

The landscape proposals also involve boundary planting around the whole site, including 81 specimen trees and several thousand trees and shrubs planted as smaller, younger specimens, which should establish more quickly and over time create dense woodland thickets. The tree and landscape officer considers the proposed mitigation (planting and bunds) should begin to reduce the impact of the offices within 2-5 years of planting.

However, the Tree and Landscape Officer notes that the landscape proposals plan shows the limited opportunity for planting on the north-east boundary. The effectiveness of the visual screening will be heavily dependent on the width of the landscape buffer, the composition of the planting and the planned establishment and maintenance of the woodland/shelterbelt buffer. A single staggered row of trees is proposed, with an understorey of mixed native woodland species at 1 metre centres. Although the proposed mitigation woodland planting will reduce the impact of the dome, this may take 10 years or more. It is considered likely that due to the lack of depth to this buffer zone the views from the Green Belt (Bayhurst Wood) will be filtered rather than screened. The mature visual screen will only be effective during the summer months when the trees are in leaf. It should also be noted that there is a gate within the boundary fence which creates a permanent 6.0 metre wide gap in the north-east boundary planting.

Although detailed planting plans have been submitted as part of this application, it is recommended that further details, including any amendments and a management/maintenance plan should be conditioned, to ensure that appropriate landscape buffers are established and maintained in accordance with the design objectives. The Tree and Landscape Officer also recommends that the colour of roof, lighting columns and boundary fencing should be carefully considered to ensure that bright/reflective finishes are avoided. These features should be visually recessive in the landscape and have matt finishes. Subject to these conditions, it is considered that visual amenity, open land and landscape objectives will be achieved, in accordance with relevant UDP and London Plan Policies and Central Government guidance.

ECOLOGY

Saved policy EC2, EC3 and EC5 relate to ecological considerations. A Baseline

Ecological Survey has been submitted as part of this application. The survey concludes that the existing Civic Amenity site is 95% hard standing 'and as such does not have any ecological interest.' However, the wider civic amenity site (including the area recently approved for expansion) supports small areas of semi-natural broadleaved woodland, dense scrub, scattered broadleaved trees, bare ground and woodland and dense scrub mosaic. In addition, areas of hard standing and small buildings exist on the area of the existing civic amenity site. Stands of Japanese knotweed were also identified on site. The site supports habitat suitable for breeding birds and also includes habitats and features considered to have potential to support reptile and bat species.

During construction and/or operation of the proposed development for the wider civic Amenity site, there is a possibility that breeding birds and/or their young could be killed or injured during the clearance of the areas of dense scrub and semi natural broadleaved woodland/dense scrub mosaic, if this was done during the bird breeding season (March to July). To ensure that no harm is brought to these species during the construction of the proposed development, further surveys will be required prior to construction. A reptile survey will involve the displacement of reptiles (strimming of habitat and destructive searching) prior to site clearance. A bat survey (emergence and activities) will be required of any trees on site proposed for removal.

Although it is likely that all the habitats currently present on the site will be completely lost, since the habitat is bordered on two sides by roads and by the existing site on another, it is not considered that there will be any significant impact due to fragmentation or isolation. In addition, as the existing site is already heavily used by cars and large vehicles, it not considered that there will be any significant impact arising from pollution or increased dust as a result of increased traffic.

The main impact ecological impact is considered to be a loss of the breeding bird habitat, in particular the areas of scrub that may be of value to bullfinches. Overall the level of the potential impacts is likely to be minor as the habitats identified are considered to be of Parish/Neighbourhood or Negligible value. However, the level of impacts could increase if the recommended further surveys revealed the presence of additional protected species on the site.

The Baseline Ecological Survey makes 14 specific recommendations which provide compensation for loss of habitat and identify opportunities for biodiversity gain. These measures include:

A full reptile survey should be carried out at the correct time of year and a translocation exercise may be required.

If scrub/tree clearance is anticipated unavoidable during the bird nesting season (April-August) the areas should be checked by a qualified ecologist.

New woodland species should include Ash, Hawthorn, Silver Birch, Blackthorn, Hazel, Field Maple, Holly and Crab Apple.

Lighting should be minimised wherever possible and directional.

A licensed bat worker should supervise specific areas of work to trees and bat boxes should be installed.

The removal of two strands of Japanese Knotweed should be supervised by appropriately qualified personnel.

The proposed mitigation and surveys are to be secured by way of proposed conditions.

In terms of the wider ecological impacts, the ecological or nature conservation sites nearby

are Dew's Dell and Dews Farm Sandpit Nature Reserve. In the wider area there is also Newyears Green, and an area of land known as Ruislip Woods. Ruislip Woods has a number of listings associated with it: Site of Special Scientific Interest; National Nature Reserve; Local Nature Reserve; Site of Metropolitan Importance; and Site of Borough Grade I Importance. A condition is recommended to secure off site ecological enhancement to the adjoining Dews Dell Nature Conservation area, in line with recommendations from Natural England on the previous application for the wider civic amenity site.

With the incorporation of mitigation features approved in the previous application it is not considered that there would be significant impact on nature conservation in the long-term. None of the statutory or non-statutory designated sites within a 2 km radius of the site boundary will be directly affected by the development proposal. It is considered that the scheme will safeguard the existing nature conservation interests on the site, while providing opportunities for promotion and enhancement, in compliance with Policies EC2, EC3 and EC5 of The Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

The proposed rationalisation of the site will enable the facility to continue providing the necessary means to ensure that the Borough can make a full contribution to sustainable waste management, both within the Authority's administrative boundary and toward London's self-sufficiency aspirations, in compliance with relevant London Plan Policies.

7.16 Renewable energy / Sustainability

Where appropriate, the energy performance minimum requirements of Building regulations Part L will be met for the new development.

7.17 Flooding or Drainage Issues

A Flood Risk Assessment has been submitted as part of the application. The report provides a) an assessment of whether the proposed development is likely to be affected by flooding and whether it would increase the risk of flooding elsewhere and b) details any measures necessary to mitigate any flood risk identified, to ensure that the proposed development would be safe and that flood risk would not increase elsewhere.

The flood Zone mapping published by the Environment Agency shows the entire site is located within Flood Zone 2 (1% to 0.1% annual probability of flooding). However, hydraulic modelling carried out by the Environment Agency indicates that the site is approximately 15 metres above the nearest fluvial flood plane and hence located within Flood Zone 1. The report demonstrates that the proposed development would not be at risk of flooding and that flood risk would not be increased elsewhere as a result of the development. However, the proposal increases the amount of building and hard standing area on the site, which may lead to a small increase in discharges to the pumping station at Dews Farm. It is proposed to provide adequate storage within the pumping station to accommodate an extreme storm event while pumps are operating within their design capacity. The pump regime should continue to be on a duty/standby arrangement, which should be regularly inspected and maintained. The pumping station should be fully automatic with provision for remote monitoring by telemetry.

The Environment Agency has raised no objections in terms of flood risk. However, it has requested a condition requiring a Preliminary Risk Assessment (PRA) to assess if the proposed development on land which is known to be contaminated will pose a risk to the ground water or the nearby surface water bodies. The ground water below the site is used to supply drinking water to the public and hence must remain free from pollution.

Subject to conditions requiring the submission of details of surface water source control measures and measures to protect ground water quality in the area being imposed and discharged, it is considered that the statutory functions of the Environment Agency will not be compromised, the risk of flooding will be minimised and the quality of the water environment will be protected. The proposals are therefore considered to be in compliance with Policies OE7 and OE8 of the Hillingdon Unitary development Plan Saved Policies (September 2007) and Policy 4A.17 of the London Plan (February 2008).

7.18 Noise or Air Quality Issues

Policy OE3 seeks to ensure that uses which have the potential to cause noise be permitted only where the impact is appropriately mitigated. A Noise Impact Assessment Report (Addendum) has been submitted and outlines the various design criteria for the project including external noise intrusion. The site will be used generally in a similar manner to the existing situation and recently approved development, and the proposals are not anticipated to result in any significant changes to noise levels at the site over that of the recently approved scheme. Additional noise impacts associated with the construction phase are anticipated to be negligible in comparison to the construction works already approved, which are to be mitigated by noise reduction strategies.

The operational activities and traffic movements associated with the operational phase of the office and car parking are not anticipated to generate any noise impact, over and above the noise levels generated by the existing Council facility operations.

The winter maintenance and street lighting depots do have the potential to generate isolated incidents of noise impacts due to the necessity for 24 hour emergency operation of these facilities. The winter maintenance depot is normally operational between 6:30-9:30 am and 4:30-7:30 pm. The emergency and weather related operational periods for the winter maintenance depot are confined to the winter months and are linked to severe weather events, which are expected to occur on relatively few occasions annually.

With regard to the street lighting depot, the normal hours of operation are between 7:00 and 16:00. Out of hours use of the street lighting depot is considered to be an infrequent occurrence. These facilities are not expected to constitute a constant source of noise nuisance to surrounding receptors.

The Noise Addendum submitted in support of this application has been reviewed by the Council's Environmental Protection Unit. Based on the findings of these assessments no further conditions are recommended.

It is noted that the Environmental Protection Unit previously considered that the use of noise barriers, as shown within the previous application was acceptable, provided that the details were agreed prior the use commencing. As such, with the application of the mitigation measures set out in the previous consent, (which have already been secured by conditions), it is not considered that adverse noise or vibration impacts are likely from the upgraded site, in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

The impacts on air quality as a result of construction of the proposed development are likely to be limited to impacts from dust from construction activity and emissions from construction traffic. Impacts on sensitive receptors are expected to be negligible, provided that good practice regarding the minimising of the impact from construction dust as detailed in recent guidance is adhered to. Assuming the adherence to this guidance, it is considered unlikely that the nearest sensitive receptors will experience significantly

adverse negative impacts as a result of construction dust, or from the re-suspension of road dust from construction traffic.

Emissions from on-site generators and similar equipment are expected to be insignificant, because of the typically small quantity of pollutants released from such sources and the distance to sensitive receptors. In relation to dust and odour, basic mitigation measures will include dust suppression techniques, the control of numbers of vehicle movements to/from the site; and the covering of waste, cleaning of site hard standings and vehicles. Operational traffic is not predicted to generate sufficient dust to cause an adverse impact as the surface of the roads that vehicles will be travelling along will be tarmac. The site will be covered in hard-standing, therefore minimizing the likelihood of re-suspension of dust. Currently, a sprinkler system is in place and is the primary mitigation measure for dust suppression at the site. This system will be replaced with a newer version as part of the redevelopment proposals. This is secured by condition.

The Council's Environmental Protection Unit has reviewed the Air Quality Addendum submitted in support of this application and considers that this is adequate. The Unit advises that the site should use the Best Practice guidance on emissions from construction sites by the London Councils.

7.19 Comments on Public Consultations

There has been no neighbour response to the public consultation. Comments from Ickenham Residents' Association have been considered in this report.

7.20 Planning Obligations

There are no planning obligations relating specifically to this proposal and improvements to the adjoining highway have already been secured on the previous application for the wider Civic Amenity site.

7.21 Expediency of enforcement action

There are no enforcement issues associated with this site.

7.22 Other Issues

There are no other issues associated with this application.

8. Observations of the Borough Solicitor

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

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

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for

example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

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

10. CONCLUSION

This proposal is essentially an enhancement of existing facilities on a site, which although in the Green Belt, has a long established use as a Civic Amenity facility.

It is considered that the proposed development provides very special circumstances, which outweigh that fact that the proposal is inappropriate development in the Green Belt.

It is acknowledged that the salt dome is a new structure and it would be difficult to screen in the first year after completion. However, over time, it is considered that as the proposed landscaping matures, the visual impacts of the proposal will diminish and in the long terms its impact is unlikely to be of significant detriment to the character and perception of openness of the Green Belt, in accordance with national and local policies.

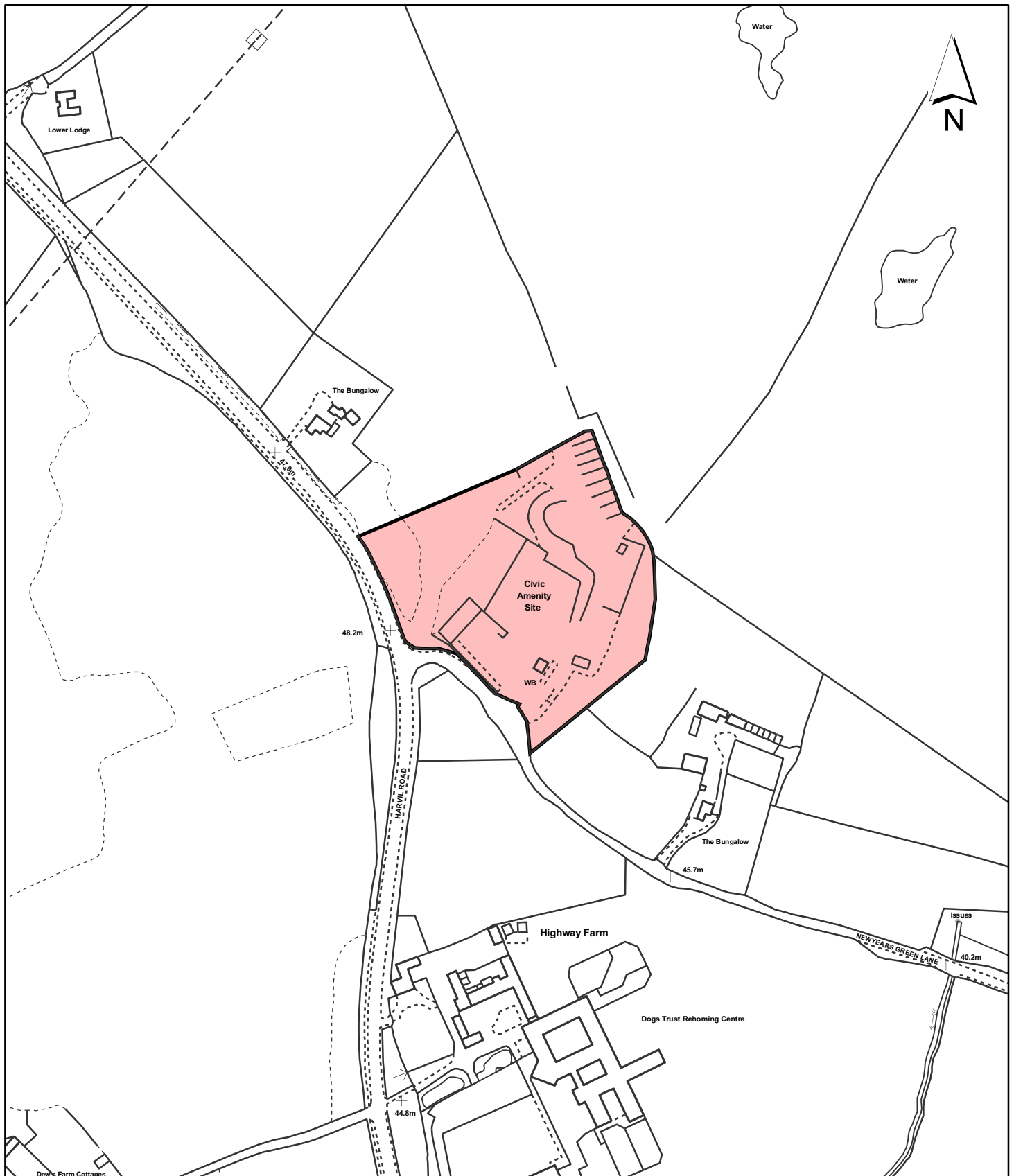
It is not considered that there would be an affect on the surrounding nature conservation sites, while highway safety would not be prejudiced by the increased activity to and from the site. The proposal would not impact on residential amenity or result in increases risk of flooding or ground water pollution, subject to the suggested conditions.



11. Reference Documents

Planning Policy Statement 1 (Delivering Sustainable Development)
Planning Policy Guidance Note 2 (Green Belts)
Planning Policy Guidance Note 9 (Nature Conservation)
Planning Policy Guidance Note 10 (Pollution Prevention)
Planning Policy Guidance Note 13 (Transport)
Planning Policy Statement 10: Planning for Sustainable Waste
Waste Strategy for England (Waste Strategy 2007) published May 2007
London Waste Apportionment Study Update & Further Sensitivity Testing (PN216) prepared April 2007.

Contact Officer: Meghji Hirani

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown Copyright. All rights reserved. London Borough of Hillingdon 100019283 2009</p>	<p>Site Address</p> <p align="center">Civic Amenity Site New Years Green Lane Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Planning & Community Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">8232/APP/2009/2225</p>	<p>Scale</p> <p align="center">1:3,000</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">North Page 113</p>	<p>Date</p> <p align="center">December 2009</p>	

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Report of the Corporate Director of Planning & Community Services

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Variation of condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more than 40), to allow for retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet) (Retrospective application.)

LBH Ref Nos: 10795/APP/2009/1560

Drawing Nos: 002
Planning Statement
Transport Statement
Supplementary Statement on Staff Parking
Letter dated 13th October 2009
E-mail dated 8th December 2009
4779/N/010

Date Plans Received: 17/07/2009 **Date(s) of Amendment(s):**
Date Application Valid: 17/07/2009

1. SUMMARY

This application seeks to vary condition 4 attached to planning permission dated 21st November 2001 (ref. 10795/APP/2001/1600) for extensions to the school to allow existing pupil and staff numbers to be retained at their current levels, namely 405 pupils and 65 full time equivalent staff as compared to the 350 pupils and 40 full time staff equivalent required by the condition. The reason given on the decision notice for attaching the condition related to highway safety. The school has not complied with the condition and has had similar pupil and staff numbers at the school as compared to the current situation for the last 5 years. Nonetheless, this has enabled the impact on highway conditions to be considered in detail. The findings of the Traffic Statement, based on traffic surveys conducted at the school have been assessed on site at peak times by the Council's Highway Engineers and they concur with the observations and conclusions of the Traffic Statement. The Traffic Statement concludes that existing traffic conditions on the surrounding roads are acceptable in terms of highway safety and therefore any additional impact associated with the increase in pupil and staff numbers has not been significant. Although not reasons cited for limiting numbers at the school, any additional impact upon the openness of the Green Belt and the amenities of adjoining residential occupiers in direct consequence of the additional numbers are also considered acceptable, given the authorised use of the school.

2. RECOMMENDATION

APPROVAL subject to the following:

1 NONSC Non Standard Condition

The total number of pupils at the school shall not exceed 405 and the total number of staff shall not exceed 65 full-time equivalent.

REASON

To prevent the generation of additional traffic that could give rise to problems of safety and congestion on the surrounding roads, in compliance with Policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2001).

2 NONSC Non Standard Condition

The temporary car park/playground adjoining and accessed from Potter Street Hill shall not be used for staff parking.

REASON

In order to comply with the terms of this application in order to ensure that highway and pedestrian safety is not prejudiced, in compliance with policy AM17(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OE1	Protection of the character and amenities of surrounding properties and the local area
AM7	Consideration of traffic generated by proposed developments.
PPS1	Delivering Sustainable Development
PPG2	Green Belts
LPP 4A.3	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3. CONSIDERATIONS

3.1 Site and Locality

St John's School is located on the western side of Potter Street Hill, near the top of the hill, close to the borough boundaries with the London Borough of Harrow and Three Rivers District Council. It is on a steeply sloping site between Potter Street Hill and Wieland Road to the west on the adjoining Gatehill Estate, with views to the south over a wide area of London.

The school comprises an original house dating from the 1920s, with purpose built school buildings constructed since 1970 sited towards the north of the site on relatively flat ground,

surrounded by school grounds to the north and south which mainly comprise sloping ground.

The school site is well screened from nearby residential properties to the west and Potter Street Hill is densely lined with trees which obscure views of the school from the east. To the north of the site there is one house with a view over the school complex.

The main vehicular access to the school is from Potter Street Hill, although vehicular access can also be gained from Wieland Road. Potter Street Hill is blocked to vehicular traffic at its northern end, adjacent to the northern boundary of the school. From its junction with Hillside Road/Potter Street to the south, the road has a footpath along most of the length on its eastern side, with the exception of a 150m long central section.

The school forms part of the Green Belt as identified in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

This application seeks retrospective permission to vary condition 4 of planning application ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and full time equivalent staff to 40) to allow the retention of the current numbers of 405 pupils and 65 full time equivalent staff.

A planning statement has been prepared in support of the application. This describes the history of the site. It claims that the school were unaware of the limitations (both to the 10795/APP/2001/1600) and an earlier application (10795/AR/97/436) and cites information supplied in connection with previous appeals and applications on this site as evidence of this. It goes on to say that the breach of condition has persisted for at least 9 years yet no complaints have been made to the LPA or to the School and suggest that this is evidence that pupil/staff numbers have not caused any particular planning or highway issues. The statement assesses the policy framework for considering the application and highlights the negative impacts of not allowing the optimum number of pupils to be taught at the site, disruption to pupils and pupils having to be taught elsewhere, which might increase journey times. The document refers to the Travel Statement and the various initiatives that are being explored as part of the School Plan, such as a mini-bus service, car sharing and encouragement of other transport modes. It re-iterates the findings of the Travel Statement and stresses that the condition was specifically introduced to avoid highway concerns and not as a result of the Green Belt status of the land. The document discusses the social and financial implications of refusing the application.

A Transport Statement has been submitted in support of the application. This provides an introduction to the application, and claims that it was during the process of the application submitted and refused early this year for further extensions (10795/APP/2009/199) when it became apparent that the school was operating in breach of the planning consent granted in 2001. This has been on-going over the last 5 years or so, with around 400 pupils at the school. The statement goes on to provide a brief description of the school, stating that vehicular access to the school is achieved from Potter Street Hill and Wieland Road, with the main access for parents/visitors being off Potter Street Hill. Potter Street Hill has an open staggered priority junction at its southern end with Hillside Road/Potter Street and is closed at its northern end to vehicles. The statement goes on to say that access from Wieland Road is only used by some of the staff who travel to and from the site to the west, with the agreement of the owners of the adjoining Gatehill Estate's private roads.

It goes on to explain that there are two basic areas for car parking, a large car parking/playground adjacent to Potter Street Hill and a staff/visitor parking area located in the vicinity of the main building. The playground/car park is opened for parents to park in order to drop off/pick up children at the start and end of school, but is closed during the day to be used as a playground. There are two accesses onto Potter Street Hill. The southern access is used as an entrance into the car parking/playground area as well as an access/egress for the staff/servicing using the access road to the staff/visitor parking to the north of the main building. Secondly, there is an exit only to the north of the entrance, directly from the playground and so allows for a segregated in and out movement of traffic.

Over the last 5 years, pupil numbers have ranged from 395 to 406 in 2008, with staff numbers remaining relatively consistent at around 65 full time equivalent each year. The statement goes on to say that highway records kept by Transport for London and Hertfordshire County Council reveal that there has been no personal injury accidents in the vicinity of the school and during school hours in the last 5 years.

The assessment then goes on to explain the results and conclusions reached on the various traffic surveys that were carried out at various points on Tuesday 19th May 2009. These findings are more fully discussed at Section 7.10 in the report. The Statement concludes by stating that at no time on the day of the survey was there congestion, interruption of the free flow of traffic or an unsafe situation created. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally tend to park to the north of private accesses and to the south of South View Road at the northern end of the school.

A Supplementary Statement on Staff Parking has also been submitted and again this is discussed at Section 7.10.

3.3 Relevant Planning History

Comment on Relevant Planning History

The original application (10795/APP/2001/1600) for the erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet was granted on 21st November 2001. Condition 4 of this application states:

The total number of pupils at the school shall not exceed 350 and the total number of staff shall not exceed 40 full time equivalent.

Reason

To prevent the generation of additional traffic giving rise to problems of safety and congestion in Potter Street Hill.

A subsequent application for a two storey extension to the existing junior school block to provide a new teaching spaces and associated staff, toilet and cloakroom facilities and erection of a single storey extension to dining hall/kitchen facilities to provide new storage and catering staff welfare facilities was refused on 6th April 2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.

Part 2 Policies:

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

AM7 Consideration of traffic generated by proposed developments.

PPS1 Delivering Sustainable Development

PPG2 Green Belts

LPP 4A.3 London Plan (February 2008)

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **4th September 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

116 neighbouring residential properties have been consulted and a site notice was posted. 10 responses (2 from the same resident) have been received, raising the following concerns:

(i) Due to school's location, it attracts a large number of cars to the area. Potter Street Hill is the only road directly servicing the school and is narrow and not designed to carry such traffic. This development exacerbates existing problems of congestion, emergency vehicle access and parking on Potter Street Hill, including blocking private drives and obstruction of pedestrian access. Surrounding roads, such as Sandy Lane and Wieland Road also affected as cars cut through Pinner Hill estate;

(ii) This is a retrospective application, and ignorance of limitation on pupil and staff numbers is not a valid ground for breaching the condition. This is also hard to believe as the agent who submitted the application in 2001 is still Secretary of the Company for the School and the Headmaster has not changed;

(iii) Numerous claims made in supporting documentation are refuted, for example that no road accidents have occurred in last five years, current pupil/staff levels have not caused any particular planning or highway issues in the locality and that it was the school that brought the breach to the attention of the LPA. For instance, a family member has been struck recently by a car wing mirror, which was reported to the school and complaints have been made to the school regarding traffic matters and the state of the road caused by coach, service vehicle and car traffic etc has been taken up with the Council;

(iv) The applicant contends that financial, educational and social considerations are material to the decision but this is refuted and implications are over-stated. For instance, cost of re-schooling 56 pupils to local authorities is exaggerated. School also attracts a considerable number of students from suburban north-west London so that it is misleading to suggest many students would have to

travel larger distances if the application were to be refused and this may increase pupil numbers walking to school. St John's has the potential to reduce school numbers by relocating some students to their associated school at Merchant Taylors;

(v) As regards traffic survey, one survey is not enough, particularly as taken in fair weather and a coach free day. No doubt cars were kept moving promptly to try and create as favourable conditions as possible. Traffic survey also does not contain baseline data to show how traffic has grown since 1997 and does not take into account number arriving via Gatehill Estate entrance;

(vi) Site is a designated green belt area and Potter Street Hill is a site of nature conservation importance. Applicants contend that reason for condition was only on traffic grounds, but there are other reasons relating to creep/harm to Green Belt. Many additions have been added to the school over the years and question whether many of these approvals were 'appropriate' in green belt terms as have involved disproportionate additions to original school buildings. The footprint of the original building on 1/7/48 was 379m² which would allow a total maximum footprint of 570m² if the 50% rule applied whereas footprint of current school buildings is 3,371m². This is contrary to policy OL4 of UDP;

(vii) Remorseless increase in pupil numbers over the years despite restrictions. For instance, in application 1997/436, the school states that school would not increase numbers from 336 pupils and condition added accordingly, but ignored. In terms of the application the school is trying vary (2001/1600). The schools own records show pupil numbers had breached the 350 limit before the extension was built. By May 2004, pupil numbers had risen to 393, the school itself attributing the rise primarily to the pre-prep class in the new nursery class building allowed under 2001/1600. 2008/720 application for a new classroom block was predicated upon need for an additional 16 pupils. School therefore have no intention of restricting pupil numbers and provide misleading information in applications. In recently refused application in early 2009 (2009/199), applicant admitted that existing facilities were cramped and inadequate for existing number of students (about 405). Pattern emerging - need for further development justified in accompanying application that new facilities would improve facilities for existing pupils and that no increase/only small increase in pupil numbers involved. Once built, more pupils taken on and further need for additional facilities;

(viii) If the LPA is mindful to grant permission, would need to refer to the secretary of State;

(ix) Development only for profit;

(x) Entrance to school should be re-located away from top of Potter Street Hill, with parking provided in lower field;

(xi) School does not only operate for 39 weeks of the year, activities take place at weekends and during holidays by external bodies;

(xii) Traffic volumes have resulted in damage to fencing and lamp columns on Potter Street Hill;

(xiii) Restricting pupil numbers to 350 will provide better space for teaching and learning. Needs and demand of school are proportionate to number of pupils with increased pressure for inappropriate development in the green belt;

(xiv) Removal of condition will infringe on the right of local residents for a private family life under the Human Rights Act;

(xv) Unreasonable to try to blame LPA as did not enforce condition.

Northwood Residents' Association - No comments received.

Northwood Hills Residents' Association - No comments received.

Gatehill (Northwood) Residents' Association - No comments received.

Ickenham Residents' Association - No comments received.

London Borough of Harrow - No comments received.

Three Rivers District Council - No comments received.

Internal Consultees

HIGHWAY ENGINEER:

St John's School is located to the west of Potter Street Hill, Northwood and to the east of Wieland Road. Potter Street Hill is a no through road and Wieland Road is a cul-de-sac. The site currently has permission for a maximum of 350 pupils. Consequently the highway comments are based on the impact of an additional 55 pupils and 25 members of staff.

A Transport Statement (TS) has been submitted in support of this application, which suggests that the school currently has 406 pupils and 36 full time and 39 part time members of staff, and has been operating at around the level of 400 pupils for the last 5 years.

The main access for parents and visitors is off Potter Street Hill with an in and out arrangement for the car park, which has a total of 53 marked spaces. The southern access is used as an IN and the northern access as an OUT of the car park. This segregated arrangement helps in the movement of vehicles at drop off and pick up times. During peak pick-up/drop times, given the short duration of stay required by parents/carers, additional drivers are able to make use of some unmarked areas and also manoeuvre around the car park.

The applicant has advised that the school has a total of 62 staff car parking spaces spread around the site. A survey carried out on the morning of 16 November 2009 revealed that a total of 51 staff cars were located on site. A staff survey carried out in January 2009 for the Travel Plan which has been agreed with the Council revealed that a total of 81% of staff drive to school, 9% walk to school and the remaining 10% either being passengers or use other modes.

The survey and observations contained in the submitted TS assert that there are no congestion or safety problems as a result of the current levels of activity at the school. The Council's Highway Engineers have carried out site visits during peak morning and afternoon drop-off and pick-up timings, and our observations confirm that the majority of the car parking associated with the School takes place within the site, however a few vehicles were seen to park in Potter Street Hill, but these are not considered to cause highway safety issues and/or access issues to other nearby properties.

From the surveys carried out in support of the TS, both in the morning and afternoon periods, no cars were observed stopping and waiting to drop off or pick up either pupils or staff in Wieland Road. The Council's Highway Engineers' site visits also did not observe any related car parking problems in Wieland Road.

The personal injury accidents database for a period of 5 years have been analysed in the TS and confirms that there are no related personal injury accidents reported during this period in the surrounding highway network.

Potter Hill Street has no footway in places. A School Travel Plan has recently been prepared and agreed with the Council. As part of the School Travel Plan measures, the problem of a lack of a footway on the whole length of Potter Street Hill is being investigated. A pedestrian/cycle route is being considered within the school site to connect the southern end of Potter Street Hill directly with the School.

Queue length surveys carried out at the junction of Potter Street Hill/Potter Street/Hillside Road shows a maximum queue length of 8 vehicles, which dispersed in less than a minute.

Notwithstanding the above, for the additional 55 pupils and 25 members of staff, the impacts of any additional parking demand and additional traffic on the local highway network are not considered to

be significant.

In the light of the above considerations, no objection is raised on the transportation aspect of the proposals. Conditions restricting the number of pupils and staff as proposed and restricting any staff parking within the car park fronting Potter Street Hill are recommended to be applied.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

As this application seeks to vary a condition restricting pupil and staff numbers on an application for a school extension that has already been approved and built, there are no objections in principle to the development.

7.02 Density of the proposed development

N/A to this application.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this development.

7.05 Impact on the green belt

The intensification of the use of a site is a material consideration in Green Belt terms. However, in this particular case, the application is to alter permitted pupil and staff numbers at the school and no additional buildings or hardstanding areas are proposed. The impact of this proposal arises from the additional 55 pupils and 25 members of staff at the school. Given that this activity would be mainly contained within existing buildings on site, the only impact upon the openness of the Green Belt would be during play/sport periods and at arrival and departure times. It is considered that the additional activity as compared to the activities associated with the authorised 350 pupils and 40 staff at the school would not be so significant at these relatively infrequent periods of external activity as to justify a refusal on grounds of being prejudicial to the openness of the Green Belt. It should also be borne in mind that the impact upon the Green Belt of the additional buildings proposed on the original application (10795/APP/2001/1600) was fully considered by the former Ruislip/Northwood Planning Committee meeting on the 20th November 2001 and the reason for limiting pupil and staff numbers was only considered necessary on highway grounds.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

N/A to this application.

7.08 Impact on neighbours

The additional pupil and staff numbers would not generate any significant additional noise and general disturbance as compared to the use of the school site with the authorised numbers of pupils/staff numbers. The Council's Environmental Protection Unit has confirmed that there not been any complaints concerning noise and disturbance generated by pupils at the school in the last 5 years. Furthermore, the adjoining properties, certainly on the opposite side of Potter Street Hill tend to be large detached properties on substantial plots that generally have generous off-street car parking provision available. Wider traffic issues have been dealt with at Section 7.10 below. As such, it is considered that the increase in pupil and staff numbers has not resulted in a loss of residential amenities to surrounding properties. The application thus complies with policies BE19 and OE1 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

N/A to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This application has been supported by the submission of a Transport Statement. As part of this assessment, a number of traffic surveys were carried out at various points within and around the school on Tuesday 19th May 2009, when there were no school trips or other activities that would have affected the surveys. The applicants state that the traffic surveys did not take place on more days in order to meet the Council's tight deadline for the submission of the application. These were carried out between 07:00 to 09:30 hours and 14:30 to 18:15 hours and reveal that morning traffic on Potter Hill Street is very 'peaked', with 217 of the total of 226 arrivals at the school car park (96%) occurring between 07:45 and 08:45 hours. This is less pronounced in the afternoon period when 88 out of the total of 274 traffic movements or 32% occurred during the peak hour of 15:30 to 16:30 hours.

The Travel Statement advises that the main car park has a capacity of 53 spaces and during the morning of the survey, this capacity was exceeded only for one 15 minute period starting at 08:15. However, cars 'park' in other areas and also cars manoeuvre around the car park looking for spaces particularly at peak times. In the afternoon, there were four periods when cars exceeded the total number of parking spaces, despite the lesser 'peaked' effect produced by the more staggered finishing times of the school, as some parents arrive early and wait for children to finish before leaving, possibly waiting to collect an older child, finishing later. The majority of this activity is confined within the school grounds, with only 12 vehicles throughout the morning survey period dropping off pupils on Potter Hill Street, with a typical length of stay being less than 5 minutes and 13 vehicles picking up pupils during the whole of the afternoon survey period, although lengths of duration tended to be much longer and tended to be a parent, having picked up a younger child, waiting to collect an older sibling. No cars were observed stopping or waiting to drop off or pick up either pupils or staff in Wieland Road. During the whole of the morning study period, a total of 34 vehicles parked to the north of the bollards accessed via Sandy Lane and 13 vehicles in the whole of the afternoon period.

The junction capacity on Potter Street Hill was also assessed. The survey confirms that the majority of morning and afternoon traffic using Potter Street Hill is associated with the school. From observations, queues generated between 08:05 to 08:40 with queue lengths between 4 and 8 vehicles, with the worst queue lengths dissipating within less than a minute. In the afternoon, there was only one 5 minute period when a queue length of 8 vehicles built up, but again this dissipated in less than a minute. Through traffic on Hillside/Potter Street was not affected.

The Travel Assessment concludes by stating that at no time was there congestion, interruption of the free flow of traffic or an unsafe situation on the highway. Vehicles could turn around at the northern end of Potter Street Hill and when parked on Potter Street Hill, vehicles did not cause problems to other road users and generally park to the north of private accesses and South View Road.

It is also anticipated that traffic will reduce as the policies of the Travel Plan begin to take effect.

The Council's Highway Engineers have carried out un-announced site visits during peak morning and afternoon drop-off and pickup times during November 2009 to verify the statements made and conclusions reached in the Traffic Statement. Their observations confirm the conclusions reached in the Travel Statement that the majority of the car parking associated with the school takes place within the school site. A few vehicles were

seen to park in Potter Street Hill but these are not considered to cause highway safety issues and/or access issues to other nearby properties. From the surveys carried out in support of the Travel Statement, no cars were observed stopping and waiting to pick up either pupils or staff in Wieland Road in the morning and afternoon periods and no related car parking problems were observed by the Council's Highways Engineers.

Additional information was requested regarding staff parking at the school, and a Supplementary Statement on Staff Parking has been submitted. This states that there are 65 full time equivalent staff at the school (36 full time and 39 part time), however, part-time staff attendance at the school is dependent upon their responsibilities. Surveys carried out to support the School's Travel Plan suggest that 81% of staff arrive by car, equating to maximum demand of 61 staff parking spaces if all the staff were present at the same time. Presently, there are 62 staff car parking spaces on site. The amount of staff parking available therefore exceeds forecast demand. A separate parking survey carried out on the morning of 16th November 2009 revealed that 51 staff cars were present on site. There are also 5 visitor spaces on site. The supplementary survey also states that since completing the School Travel Plan, a coach 'drop-off' point has been allocated within the grounds of the school instead of outside the school entrance which will further enhance the movement of traffic. Since the preparation of the School Travel Plan, the school have confirmed that a foot/cycle path has also been constructed within the school grounds from the bottom of Potter Street Hill to the school buildings, to encourage walking and cycling. The School Travel Plan also has the agreed aim of reducing car usage by 10% from 2009 to 2012 through its School Travel Action Plan.

The Highway Engineer concludes that the existing traffic volumes generated by the school are not prejudicial to highway and pedestrian safety. The impact of the traffic generated by the additional 55 pupils and 25 members of staff in terms of their additional parking demand and additional traffic on the local highway network is not considered to be significant.

In light of the above considerations, no highway objection is raised subject to conditions restricting pupil and staff numbers and restricting staff parking within the car park fronting Potter Street Hill. As such, the proposed variation of the condition is considered to comply with policy AM7(ii) of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2009).

7.11 Urban design, access and security

N/A to this application.

7.12 Disabled access

N/a to this application.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

N/A to this application.

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

N/A to this application.

7.17 Flooding or Drainage Issues

N/A to this application.

7.18 Noise or Air Quality Issues

N/A to this application.

7.19 Comments on Public Consultations

Points (i) and (v) have been dealt with in the main report. Points (ii), (iii), (iv), (vi), (ix), (x), (xi), (xii), (xiii), (xiv) and (xv) are noted, however, there is the requirement that every application needs to be considered on its individual merits. As regards Point (vii), the school's lack of adherence to the previous conditions restricting staff and pupil numbers is regrettable. However, this application still has to be considered on its individual merits. A S106 agreement restricting numbers would not be appropriate in this instance as this is a matter that should be capable of being controlled by condition and it is for the LPA to ensure that any conditions are complied with in the future. Point (viii) is not correct as this application is only for the variation of a condition on a previously approved scheme.

7.20 Planning Obligations

N/A to this application.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

There are no other relevant issues raised by this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

As there are no S106 or enforcement issues involved, the recommendations have no financial implications for the Planning Committee or the Council. The officer recommendations are based upon planning considerations only and therefore, if agreed by the Planning Committee, they should reduce the risk of a successful challenge being made

at a later stage. Hence, adopting the recommendations will reduce the possibility of unbudgeted calls upon the Council's financial resources, and the associated financial risk to the Council.

10. CONCLUSION

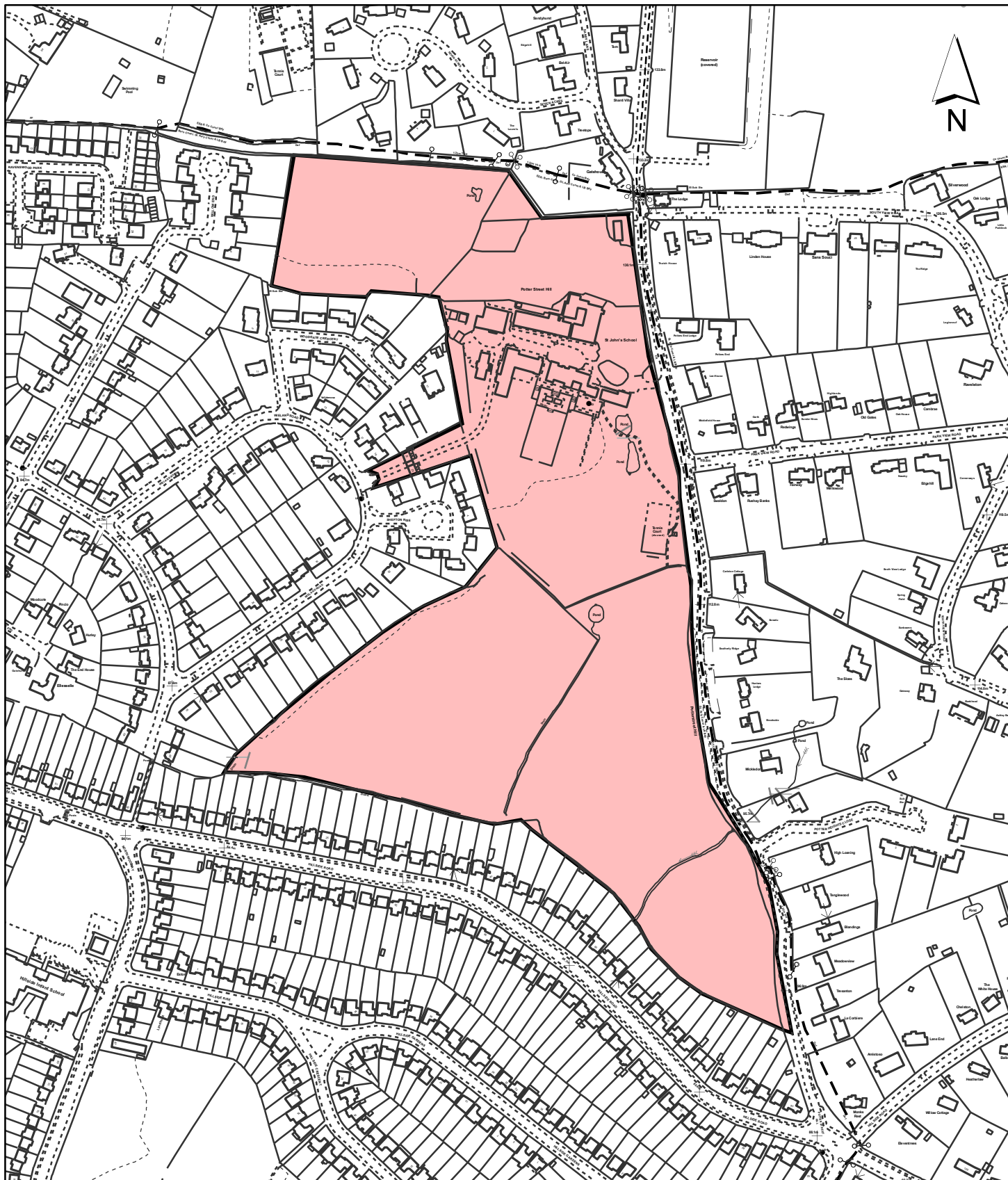
This application to vary a condition to allow additional pupil and staff numbers over and above the numbers stipulated by the condition on planning permission reference 10795/APP/2001/1600, thus allowing the school to retain current numbers. This is considered acceptable on highway grounds, which was the only reason cited for attaching the condition to the original permission. There are no other matters raised by the application that suggest that the additional numbers are having a significant adverse impact on the surrounding area, including the openness of the Green Belt and residential amenity that warrant a refusal of permission.

11. Reference Documents

- (a) Planning Policy Statement 1 (Sustainable Development) and PPG2 (Green Belts)
- (b) The London Plan (February 2008)
- (c) Hillingdon Unitary Development Plan Saved Policies (September 2007).
- (d) Consultation responses
- (e) Planning history

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**St Johns School
Potter Street
Northwood**

Planning Application Ref:

10795/APP/2009/1560

Planning Committee

North Page 127

Scale

1:4,000

Date

November 2009

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

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



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address DUCKS HILL GARDEN CENTRE DUCKS HILL ROAD RUISLIP

Development: Single storey infill extension and new canopy to south east elevation and alterations to rear (north-west) elevation

LBH Ref Nos: 10827/APP/2009/2311

Drawing Nos: M08.114.002 Rev. C
M08.114.008 Rev. F
M08.114.003 Rev. C
M08.114.004 Rev. E
M08.114.007 Rev. E
M08.114.009 Rev. C
M08.114.010 Rev. C
M08.114.005
M08.114.001
Planning Statement

Date Plans Received: 26/10/2009 **Date(s) of Amendment(s):** 26/10/2009
Date Application Valid: 09/11/2009 09/11/2009
08/12/2009

1. SUMMARY

This application is for an in-fill extension and replacement canopy to the existing sales building at the Ducks Hill Garden Centre on Ducks Hill Road. The site is on the urban fringe and forms part of the Green Belt. Although the development represents inappropriate development, it is considered that the impact of the proposal upon the openness of the Green Belt would be very limited and other mitigation measures would be likely to result in a net gain in terms of the openness of the Green Belt. The proposal would not have any adverse impact in terms of the amenities of surrounding residents and no alterations are proposed to the existing parking arrangements on site.

2. RECOMMENDATION

APPROVAL subject to the following:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved

Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

The scheme shall also include details of the following: -

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

REASON

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

5 TL6 Landscaping Scheme - implementation

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

The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme

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

REASON

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

6 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

7 SUS3 Energy Efficiency DC Applications

No development shall take place on site until an energy efficiency report has been submitted to, and approved in writing by the Local Planning Authority. The report shall identify measures that will be integrated into the development to improve energy efficiency in accordance with the Mayor's energy Hierarchy. The methods identified within the approved report shall be integrated within the development and thereafter permanently retained and maintained.

REASON

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

8 DIS1 Facilities for People with Disabilities

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

REASON

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

9 NONSC Non Standard Condition

Prior to the occupation of the development hereby permitted, all external storage on site shall be reduced to a maximum overall height of 3m. It shall thereafter be maintained at this height or lower for as long as the development remains in existence.

REASON

In order to conform with the terms of the application to safeguard the visual amenities of

the Green Belt, in accordance with policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 SUS5 Sustainable Urban Drainage

No development shall take place on site until details of the incorporation of sustainable urban drainage have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure that surface water run off is handled as close to its source as possible in compliance with policy 4A.14 of the London Plan (February 2008) /if appropriate/ and to ensure the development does not increase the risk of flooding contrary to Policy OE8 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), policies 4A.12 and 4A.13 of the London Plan (February 2008) and PPS25.

11 MCD1 Ancillary Uses

The floorspace hereby permitted shall be used only for purposes ancillary to the use of the premises as a garden centre.

REASON

To accord with the terms of the application in order to safeguard the amenities of the Green Belt and the surrounding area, in accordance with policies OL1 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

12 NONSC Non Standard Condition

The premises shall only be used for a garden centre solely for the retailing of goods appropriate to horticulture and to the formation and maintenance of gardens and for no other purpose (including any other purpose in Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 2005).

REASON

The use of this site for any other form of retailing would be inappropriate in view of its location within the Green Belt and outside any location recognised as suitable for other forms of retailing in accordance with Policy 3D.1 of the London Plan (February 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

2007) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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.
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
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Accessible Hillingdon

3 I1 Building to Approved Drawing

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

4 I3 Building Regulations - Demolition and Building Works

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

5 I6 Property Rights/Rights of Light

Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

6 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, 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.

7 I43 Keeping Highways and Pavements free from mud etc

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

8 I45 Discharge of Conditions

Your attention is drawn to conditions 4 and 7 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of these conditions. The Council may consider taking enforcement action to rectify the breach of these conditions. For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9 I46 Renewable Resources

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Ducks Hill Road (A4180), some 65m north of its junction with Reservoir Road and is on the fringe of the built-up area of Ruislip. It comprises a 0.45ha site, in use as a garden centre. The single storey sales building lies along the northern boundary of the site, with car parking to the front and plants and associated goods displayed to the rear and on the southern side of the building. The site forms part of the Green Belt, as does the essentially open land and woodland which adjoins the site to the north and on the opposite side of Ducks Hill Road. The adjoining Old Workhouse building to the north is listed. Land to the south and east of the site forms part of the 'developed area', and with the exception of a garage and an adjacent vacant site

accessed from Reservoir Road which adjoin the site to the south, is primarily in residential use.

3.2 Proposed Scheme

The proposal is for a 20m deep by 12.7m wide in-fill extension on the south eastern elevation of the single storey sales building which would wall in the existing open sided canopy and effectively 'square-off' the existing building. The existing canopy comprises a series of parallel ridges with a 3.2m eaves height and 3.9m high ridge height. A new canopy is also proposed on the south eastern elevation of the extension which would also extend across part of the existing building. This would be 25m wide by 6.1m deep. The canopy would have a translucent roof incorporating a double ridged roof, maintaining the form and height of the roof of the sales building.

The extension would allow for the expansion of the internal sales area on site, with a consequent reduction of the external sales area and includes an eating/tea room area with kitchen facilities, providing around 48 covers.

Alterations to the north western elevation involve the formation of two new windows and a door.

3.3 Relevant Planning History

Comment on Relevant Planning History

The site was originally granted planning permission for use as a garden centre in 1970, on a temporary basis, and permanent permission was granted in 1980. During this time the site consisted of a number of small buildings dispersed around it, giving a somewhat cluttered and haphazard appearance. Permission was thus granted in 1997 (10827S/97/2112) for the redevelopment of the site to consolidate and improve the site to provide a single sales building, with improvements to the access and landscaping. It was considered that despite it being a non-conforming use within the Green Belt, the proposal would result in an improvement to the visual amenity of the Green Belt and the street scene in general. A variation of this permission involving minor changes to the size and design of the building was approved in 2000 (10827/APP/2000/1460). Of relevance to this application is that the height of external storage has not been controlled previously as part of these permissions. Also, on the latest permission, a note was attached to the plan to state that the sides of the open sided canopy would be glazed at a later date, and therefore the principle of infilling this area was previously agreed and a new canopy, approximately in the position of the canopy now proposed, but half its depth was approved as part of the latter scheme.

An application (10827/APP/2009/576) for the building extension but larger canopies on two sides of the building was withdrawn on 21/05/2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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.
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
AM14	New development and car parking standards.
LPP	London Plan (February 2008)
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
HDAS	Accessible Hillingdon

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **17th December 2009**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

39 neighbouring properties have been consulted and a notice has been displayed on site. No responses have been received.

Ruislip Residents' Association: No response received.

Ickenham Residents' Association: No response received.

Internal Consultees

Environmental Protection Unit: No objections, subject to construction site informative.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2 (Green Belts) states that the most important attribute of the Green Belt is its

openness. Therefore, the construction of new buildings in the Green Belt is 'inappropriate' unless it is for the following purposes:

- * Agriculture and forestry
- * Essential facilities for outdoor sport and recreation; for cemeteries; and
- * For other uses of land which preserve the openness of the Green Belt
- * Limited extension, alteration or replacement of existing dwellings
- * Limited infilling or redevelopment of major existing developed sites identified in adopted development plans which meet the criteria specified in Annex C of Planning Policy Guidance Note 2 (Green Belts) 1995.

PPG2 also makes clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The guidance adds that such circumstances will not exist unless the harm is clearly outweighed by other considerations and that it is for the applicant to show why permission should be granted. Policies in the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) endorse national guidance. In particular, policies OL1 and OL4 are important in assessing new buildings in the Green Belt.

The application site is not identified in the saved UDP as a 'Major Developed Site'; is not a site suitable for deletion from the Green Belt; and it is not a damaged, derelict or degraded land site.

Furthermore, having regard to the planning history on this site, it is evident that the existing building on site represents a significant increase on the overall footprint of original buildings, well in excess of the 50% increase in the overall amount of building floorspace on site which is generally held to be a 'rule of thumb' indication for disproportionate increase.

The proposal is therefore inappropriate and it is for the applicant to demonstrate that 'very special circumstances' exist to justify the proposal.

In this respect, the garden centre site is very well screened from the surrounding area, being enclosed on all sides. The proposed extension would not significantly add to the bulk of the building, as it would retain the existing canopy roof and the proposal only involves the infilling of its open sides, squaring-off the existing building. The proposed canopy is relatively small scale on the south eastern side of the building, would have a translucent roof with open sides and is required to provide replacement shelter for the more sensitive seasonal plants. The proposal would not result in any intensification of the use of the site or an increase in the area of hardstanding, as the footprint of the extension is already in use for plant sales and the whole of the site is already hardsurfaced. The applicant's also argue that new buildings associated with agriculture and forestry uses are appropriate within the Green Belt and horticulture is synonymous with agriculture. They go on to say that many garden centres have a similar urban fringe location, often within the Green Belt and many of these centres have an eating/tea room facility and in order to remain competitive, supported by a confidential financial appraisal, and to provide a service that customers are asking for, a similar facility is required here. As a result, the proposal would be likely to generate 5 additional jobs. Also, arguably the most harmful aspect of the garden centre use on the visual amenities of the Green Belt is the external storage of compost/soil bags on shelving units on the northern and eastern boundaries of the site, which is up to 5m to 6m high. The owners would be prepared, as part of this scheme, to accept a condition reducing the height of any external storage to no more than 3m. A condition, requiring additional landscaping would also be acceptable.

The proposal is for retail use and therefore the proposal does represent inappropriate development within the Green Belt, even if horticulture can draw upon some similarities with agriculture and forestry usage. Although the proposal does represent a further increase in the overall building footprint on site, the impact of that increase in terms of the openness of the Green Belt would be very limited. There would be no intensification of the use or the sales area on site and the infill extension would not result in any real increase in the existing bulk of the sales building and this, together with the open sided canopy with a translucent roof would not result in a material increase in the built-up appearance of the site. Furthermore, the reduction in the height of external shelving units, which would be controlled by condition, would reduce the impact of the use of the site on the visual amenities and openness of the Green Belt. As such, it is considered that on balance, the proposal is acceptable in terms of its impacts upon the Green Belt, in accordance with Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.02 Density of the proposed development

N/A to this application.

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

N/A to this application.

7.04 Airport safeguarding

N/A to this application.

7.05 Impact on the green belt

This is dealt with at Section 7.01 above.

7.06 Environmental Impact

N/A to this application.

7.07 Impact on the character & appearance of the area

The proposed in-fill extension would square-off the rear part of the existing building on site, maintaining the dimensions, design and roof form of the existing building. The open sided canopy would also replicate the height and roof form of the existing building. As such, the proposal would harmonise with the existing building on site. Furthermore, the extensions would be set well back from the road frontage, where they would be screened from public views and would thus have a limited impact on the street scene and the visual amenities of the area. No objections are raised to the new door and windows on the north western elevation. As such, the proposal complies with policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.08 Impact on neighbours

The application site is adjoined by residential development to the south and east. The proposed extension would in-fill the open sides of the existing canopy on site and the new canopy would be of the same height, translucent materials and roof form. The extension and the new canopy would be sited over 19m away from the nearest residential boundary and these are well screened so that there would be no adverse impact upon the amenities of the adjoining residential properties by reason of dominance, loss of sunlight or privacy, in accordance with policies BE20, BE21 and BE24 of the adopted Unitary Development Plan Saved Policies (September 2007). Furthermore, as part of this scheme, open storage of compost/soil materials close to the north western and north eastern boundaries of the site, currently up to 5 to 6m high would be reduced to no more than 3m which would significantly improve the appearance of the site from residential properties on Lakeside Close.

The proposed use of part of the extension for ancillary food sales would not generate any additional noise as compared to the existing use for external sales and any external venting of cooking fumes and odours would be mitigated by appropriate filtration as part of an extraction system, controlled by condition. As such, the proposal would comply with policy OE1 of the adopted Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

N/A to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not alter existing car parking arrangements on site. Furthermore, the proposal does not result in any increase in the sales area of the site, given the nature of the proposal.

7.11 Urban design, access and security

This has been dealt with in Section 7.07 above.

7.12 Disabled access

The proposal shows that disabled facilities will be provided, including a disabled toilet and the provision of these facilities is controlled by condition.

7.13 Provision of affordable & special needs housing

N/A to this application.

7.14 Trees, Landscaping and Ecology

A landscaping condition has been attached to strengthen the screening of the site. As such, the proposal complies with policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

N/A to this application.

7.16 Renewable energy / Sustainability

A condition has been attached requiring a report to demonstrate the provision of renewable energy.

7.17 Flooding or Drainage Issues

There are no specific flooding or drainage issues associated with this application. A condition has been attached, requiring sustainable Urban Drainage (SUDS) measures.

7.18 Noise or Air Quality Issues

This matter is covered by the imposition of a condition, requiring details of noise and odours from the activity within the building and measures to ensure that it has no impact on the area, to be submitted and approved.

7.19 Comments on Public Consultations

No responses have been received to the public consultation undertaken on this application

7.20 Planning Obligations

There would be no requirement for a s106 contribution from this proposal.

7.21 Expediency of enforcement action

N/A to this application.

7.22 Other Issues

A condition has been attached to ensure that the site is only used as a garden centre as other forms of retailing in the Green Belt and in this location are not considered appropriate

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

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

10. CONCLUSION

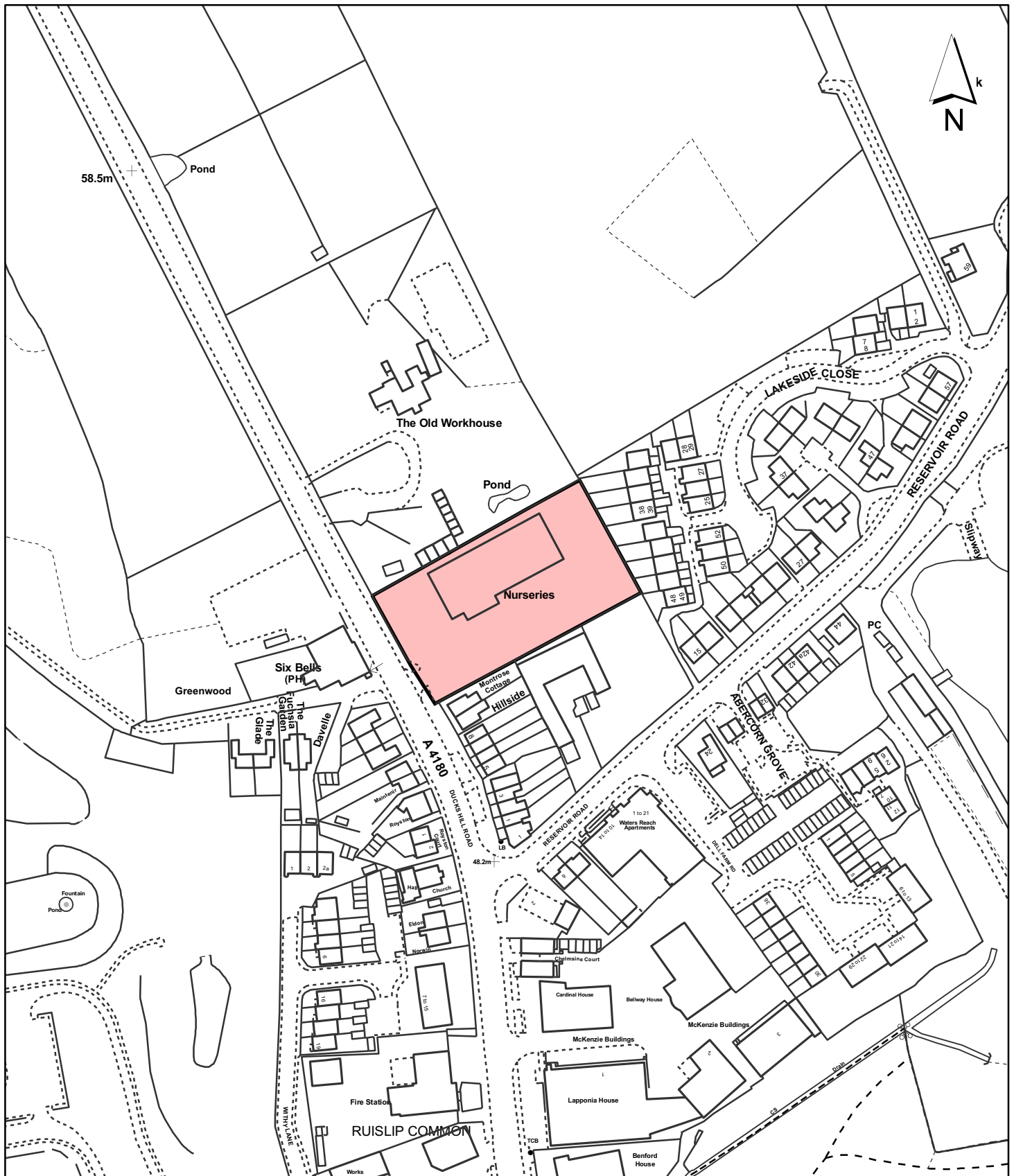
The proposal represents inappropriate development within the Green Belt. However, the harm by reason of its inappropriateness would be limited and other mitigation works, such as reducing the height of external storage on site and improved landscaping would be likely to improve the visual amenities of the Green Belt. The proposal would be acceptable in terms of its impact upon the amenities of adjoining residential occupiers and highway safety. It is, thus, recommended for approval.

11. Reference Documents


- (a) PPG2: Green Belts
- (b) London Plan (February 2008)
- (c) Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
- (d) HDAS: Accessible Hillingdon

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Dicks Hill Garden Centre Dicks Hill Road Ruislip	
Planning Application Ref:	Scale
10827/APP/2009/2311	1:2,000
Planning Committee	Date
North Page 142	December 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON

LONDON

Plans for North Planning Committee

22nd December 2009



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Report of the Director of Planning & Community Services Group

Address 33 PARKFIELD ROAD ICKENHAM

Development: Single storey brick outbuilding to rear for use as shed.

LBH Ref Nos: 40891/APP/2009/1338

Date Plans Received: 19/06/2009

Date(s) of Amendment(s): 26/06/2009

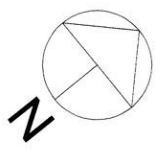
Date Application Valid: 24/07/2009

07/08/2009

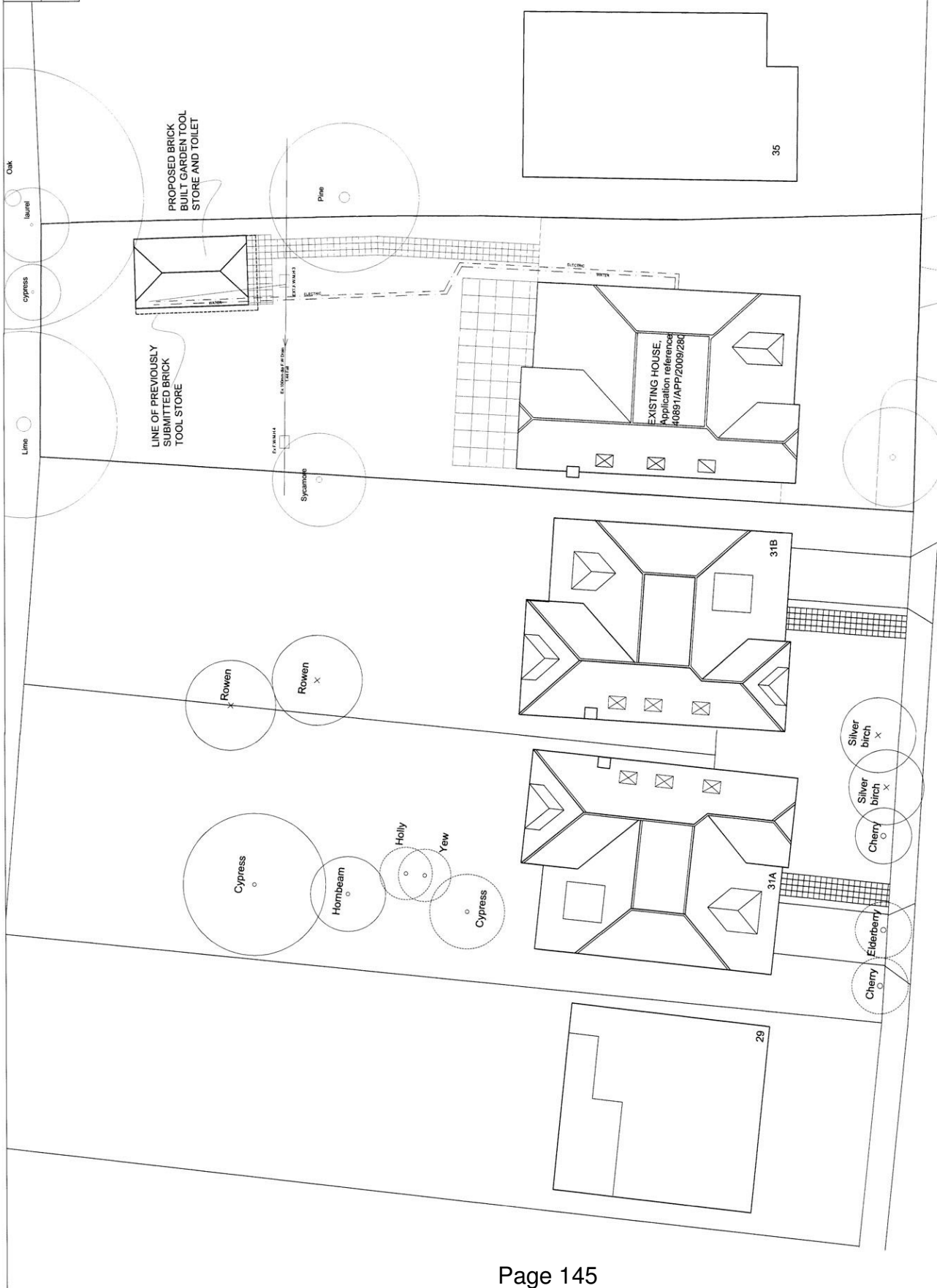
30/11/2009

A Amendments to site plan to include tree names and drainage & service run. 29/06/09

B Amendments to site plan to include revised sizes of Garden tool store and roof design. 25-11-09



AMENDED PLAN



P A R K F I E L D R O A D

SITE PLAN

Dr. No. 09/2494/12
 Scale 1:100
 Date 25/11/09
 Drawn by URVASHI

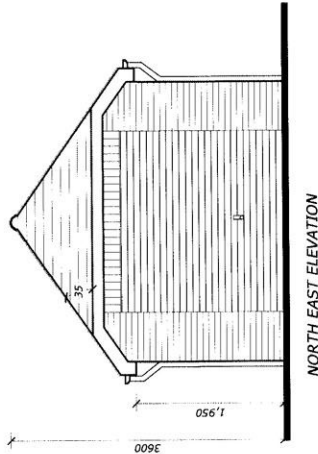
THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333



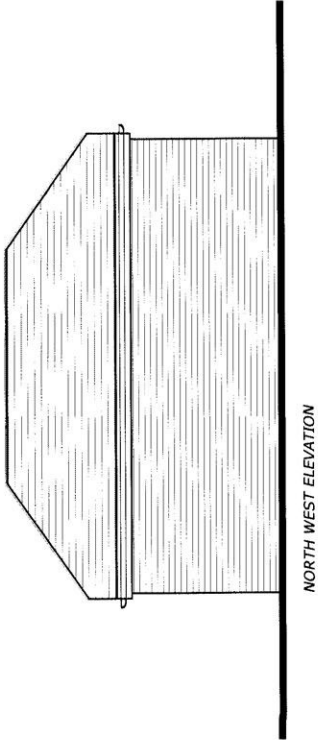
33 PARKFIELD ROAD, ICKENHAM, MIDDLESEX.

REVISIONS

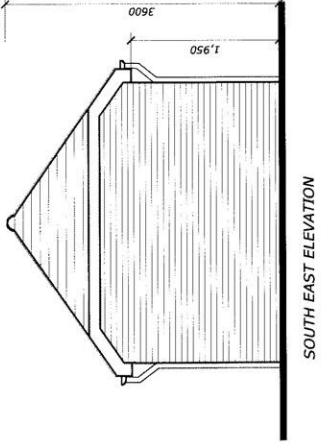
A REVISED SIZES AND ROOF



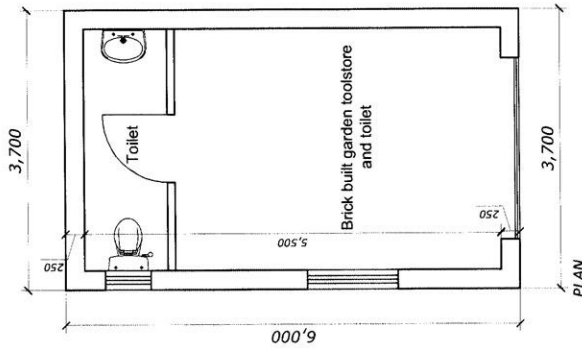
NORTH EAST ELEVATION



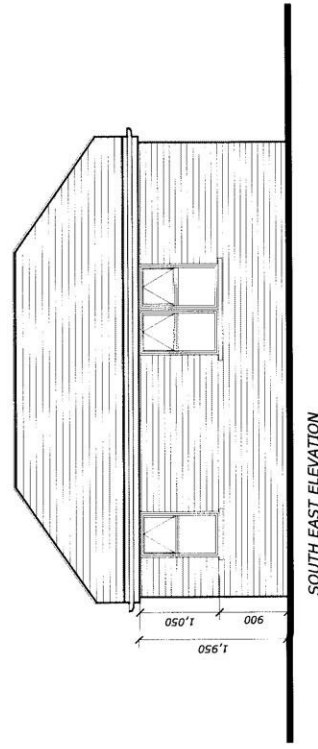
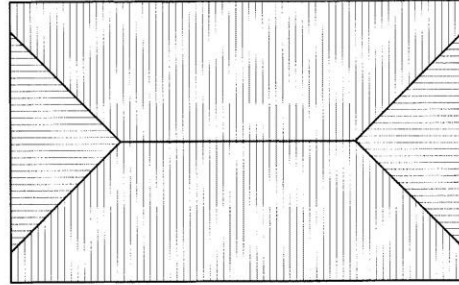
NORTH WEST ELEVATION



SOUTH EAST ELEVATION



ROOF PLAN



SOUTH EAST ELEVATION

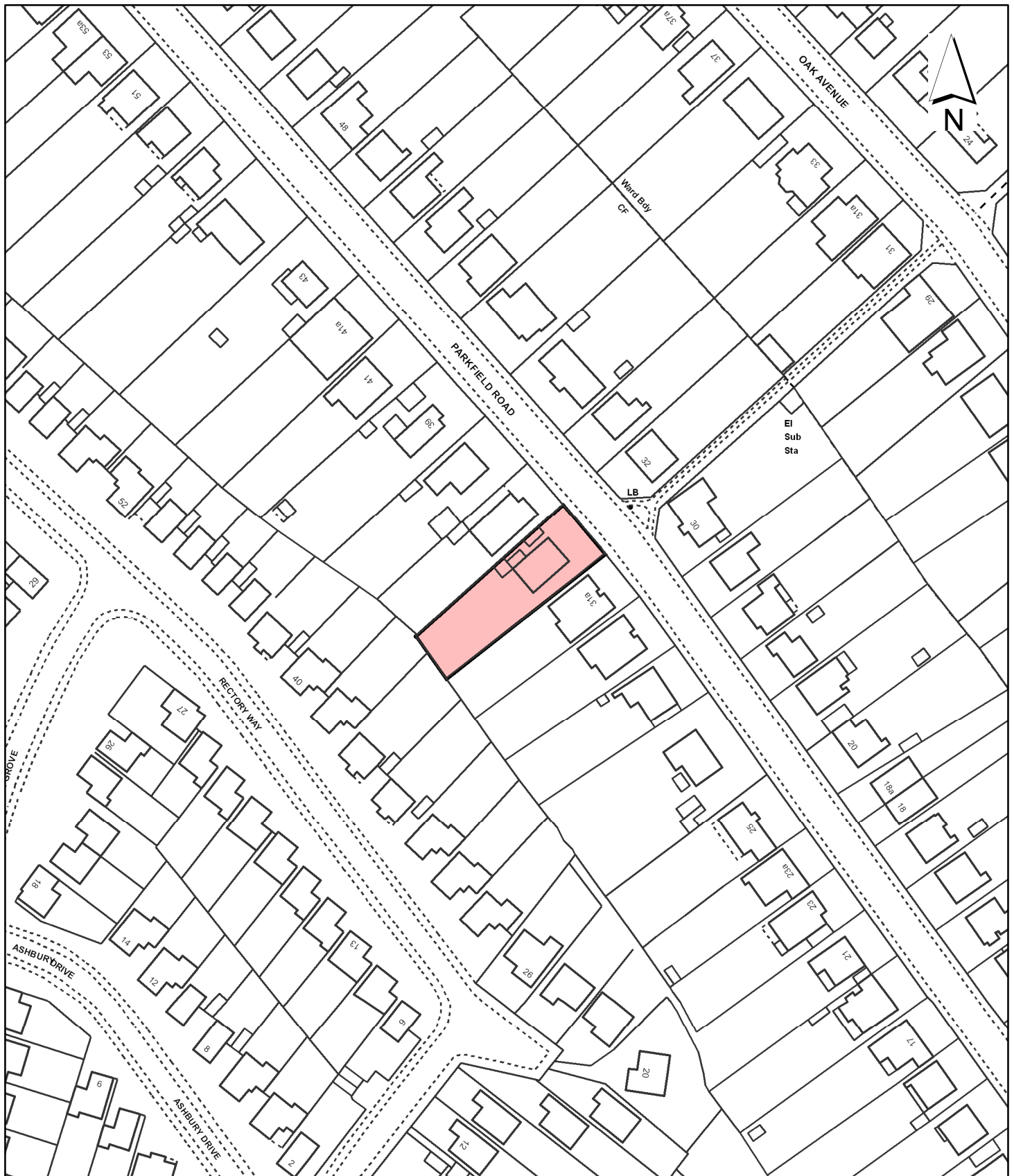
PLANS AND ELEVATIONS
 AMENDED
 PLAN

33 PARKFIELD ROAD, ICKENHAM, MIDDLESEX.


THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner Middlesex HA5 2EW tel. 0208 868 1333



Drg. No. 09/2494/11A
 Scale 1 : 50
 Date 25/11/09
 Drawn by URVASHI



Notes

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Site Address

**33 Parkfield Road
Ickenham**

Planning Application Ref:

40891/APP/2009/1338

Planning Committee

North Page 147

Scale

1:1,250

Date

November 2009

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

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 76 & 78 VICTORIA ROAD RUISLIP

Development: Change of use from Class A1 (Shops) to Class D2 (Assembly and Leisure) for use as a gymnasium.

LBH Ref Nos: 43997/APP/2009/1404

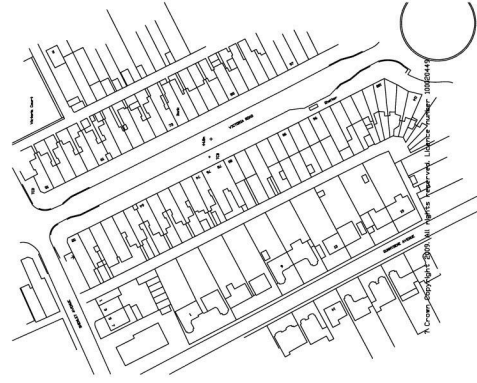
Date Plans Received: 26/06/2009

Date(s) of Amendment(s): 26/06/2009

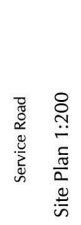
Date Application Valid: 09/07/2009

11/11/2009

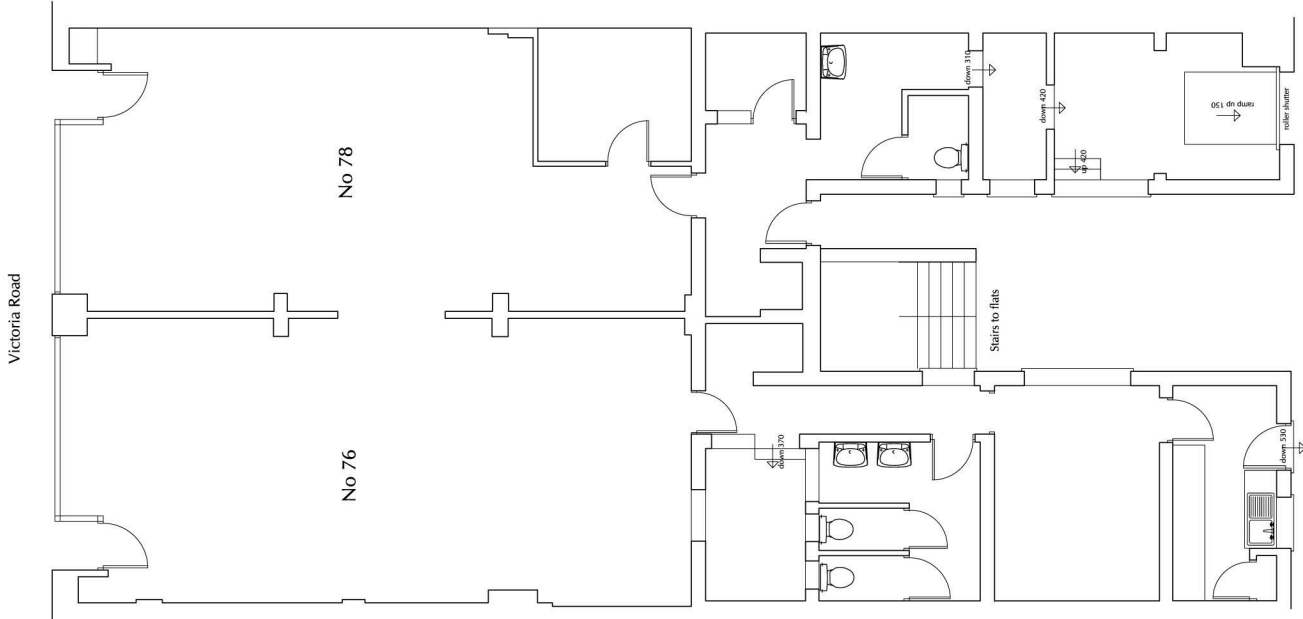
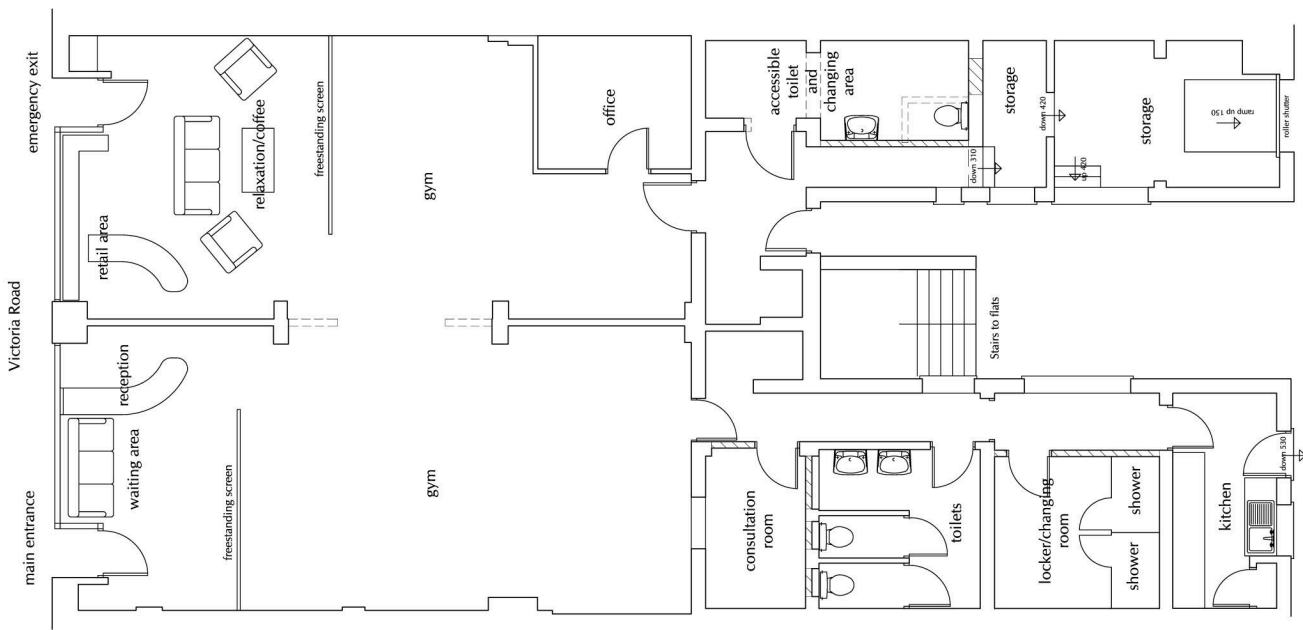
NOTE:
ALL DIMENSIONS TO BE CHECKED ON SITE



Victoria Road



B	Shown added	CMV 11/09
A	Site and location plan added	CMV 08/09
REVISION		ISSUE DATE
LAWRENCE-VACHER LLP CHARTERED SURVEYORS METRO HOUSE, 100 VICTORIA ROAD, HANSON, WA 1180 TEL: 020 8863 5331 FAX: 020 8863 4016 enquiries@lvcgroup.co.uk		
CLIENT	Martine Aston	
ADDRESS	76-78 Victoria Road, Ruilip Manor	
DESCRIPTION	Existing and Proposed Plans	
SCALE	1:50	DATE June 09
PROJECT	L691	DRAWING NUMBER 1
		REVISION B



Service Road

Proposed Plans




Service Road

Existing Plans



Notes

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Site Address

**76 - 78 Victoria Road
Ruislip**

Planning Application Ref:

43997/APP/2009/1404

Planning Committee

North Page 150

Scale

1:1,250

Date

October 2009

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

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



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

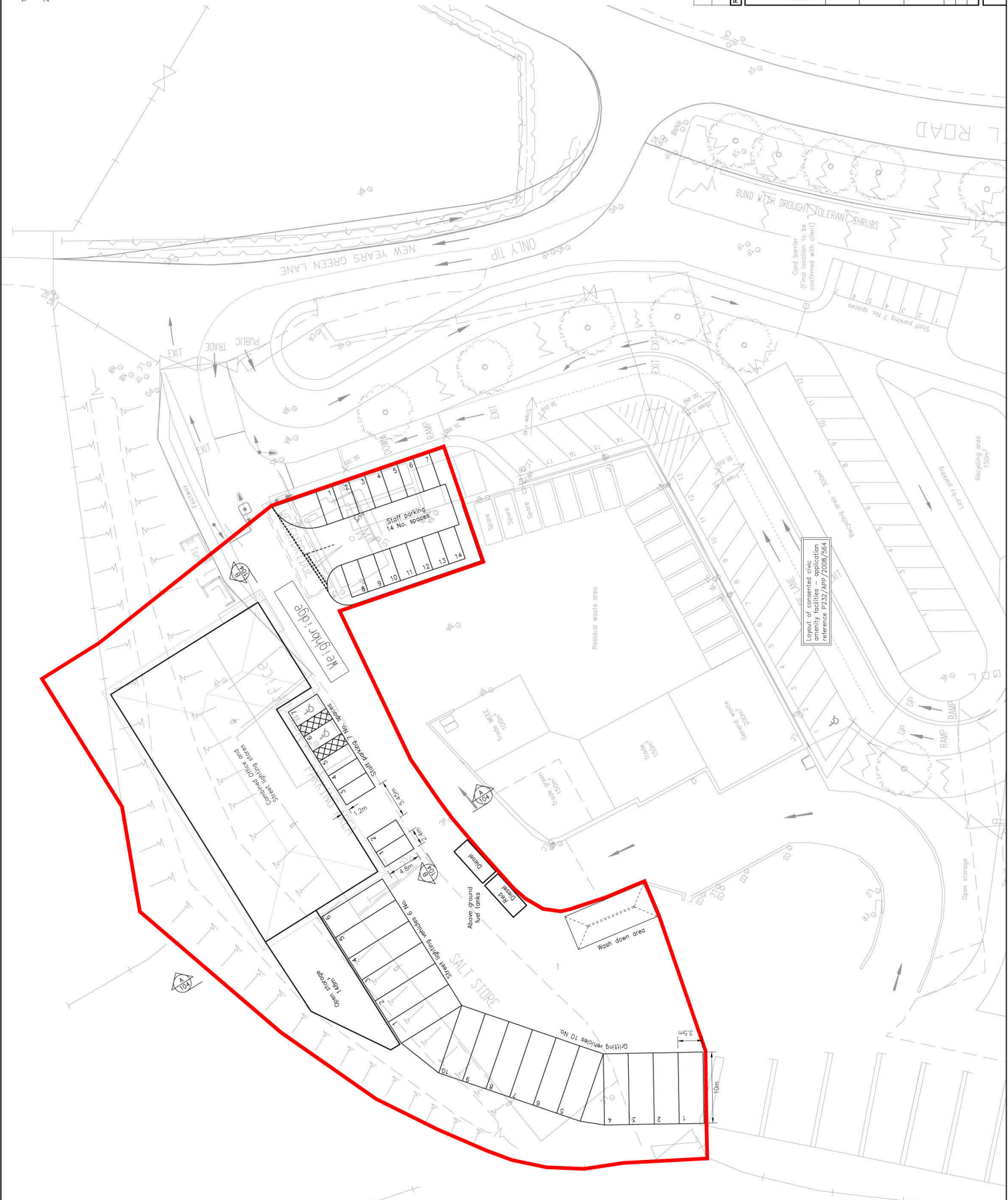
Development: Redevelopment to part of the civic amenity site to provide improved street lighting storage, winter maintenance and office facilities with associated open storage, vehicle parking and landscaping.

LBH Ref Nos: 8232/APP/2009/2224

Date Plans Received: 14/10/2009 **Date(s) of Amendment(s):** 14/10/2009
18/11/2009
Date Application Valid: 14/10/2009 04/12/2009

NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.



Layout of consented civic amenity facilities - application reference P232/APP/2028/2954

Rev	Description	Date	CHK
B	Amendments for planning	02.10.09	JB
A	Street lighting stores and office construction	12.03.09	JB

Glanville
 Corporate Houses
 62 Foxball Road, Didcot
 Oxon, OX11 7AD
 Tel: 01235 515550 Fax: 01235 617789
 post@glanville.com www.glanville.com



Client:
 New Years Green Lane
 Civic Amenity Site
 Site Improvements

Title:
 Proposed Site Layout

Project Engineer: D. Storage	Scale: 1:250 @ A1
Project Designer: J. Birch	Date: July 2009
PLANNING	

Drawing No.: CV290319/102 **Rev:** B

**NEW YEARS GREEN
RECYCLING CENTRE
SCALE: 1:500 @A1**

Other party land to be soft landscaped and also maintained by the Council

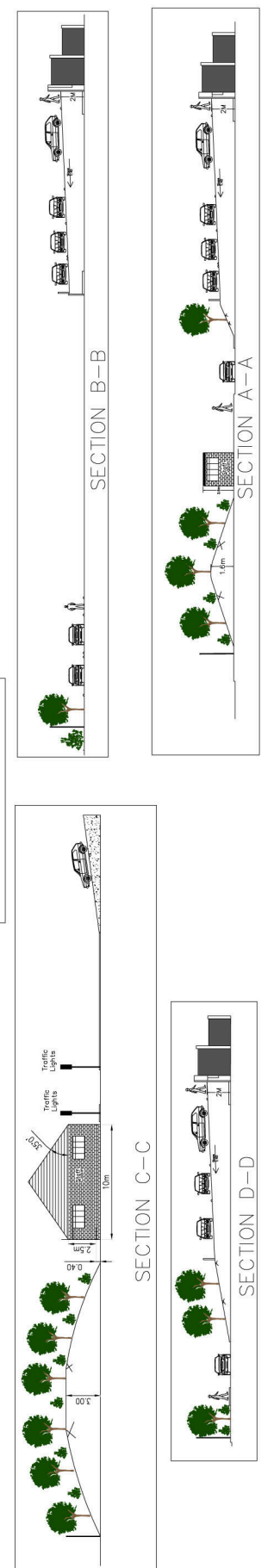
NOTES:
1) This drawing is to be read in conjunction with other scheme layouts (structures, lighting, landscaping, etc.)
2) Particular attention is to be paid to the landscaping layout (drg no. E/A0 2197-12)

Key

	RAISED CARRIAGEWAY (max. 2m) ABOVE EXISTING GROUND LEVEL
	PROPOSED CARRIAGEWAY
	SERVICING AREA (CONCRETE)
	PROPOSED FOOTWAY
	SOFT LANDSCAPING
	OTHER PARTY LAND TO BE SOFT LANDSCAPED AND MAINTAINED BY THE COUNCIL
	PROPOSED EMBANKMENT WITH SOFT LANDSCAPING
	PROPOSED RETAINING WALL
	PROPOSED FENCE (SITE BOUNDARY)
	STREET LIGHTING
	FLOOD LIGHTING
	FLOOD LIGHTING
	PROPOSED TREE
	EXISTING TREE
	HIGHWAYS GRADIENT
	PROPOSED LEVELS



**CROSS SECTIONS
SCALE: 1:200**



Rev.	Date	Description	By
0	12/10/06	Rev. Alignment, amended	MA
1	12/10/06	SECTION C-C (1:20) 06/06/2007	MA
2	12/10/06	CONCRETE AMENDED, NEW VERGE ADDED	MA
3	12/10/06	NEW OFFICE BUILDING	MA
4	12/10/06	NEW WAREHOUSE BUILDING	MA
5	12/10/06	NEW OFFICE BUILDING	MA
6	12/10/06	NEW OFFICE BUILDING	MA
7	12/10/06	NEW OFFICE BUILDING	MA
8	12/10/06	NEW OFFICE BUILDING	MA
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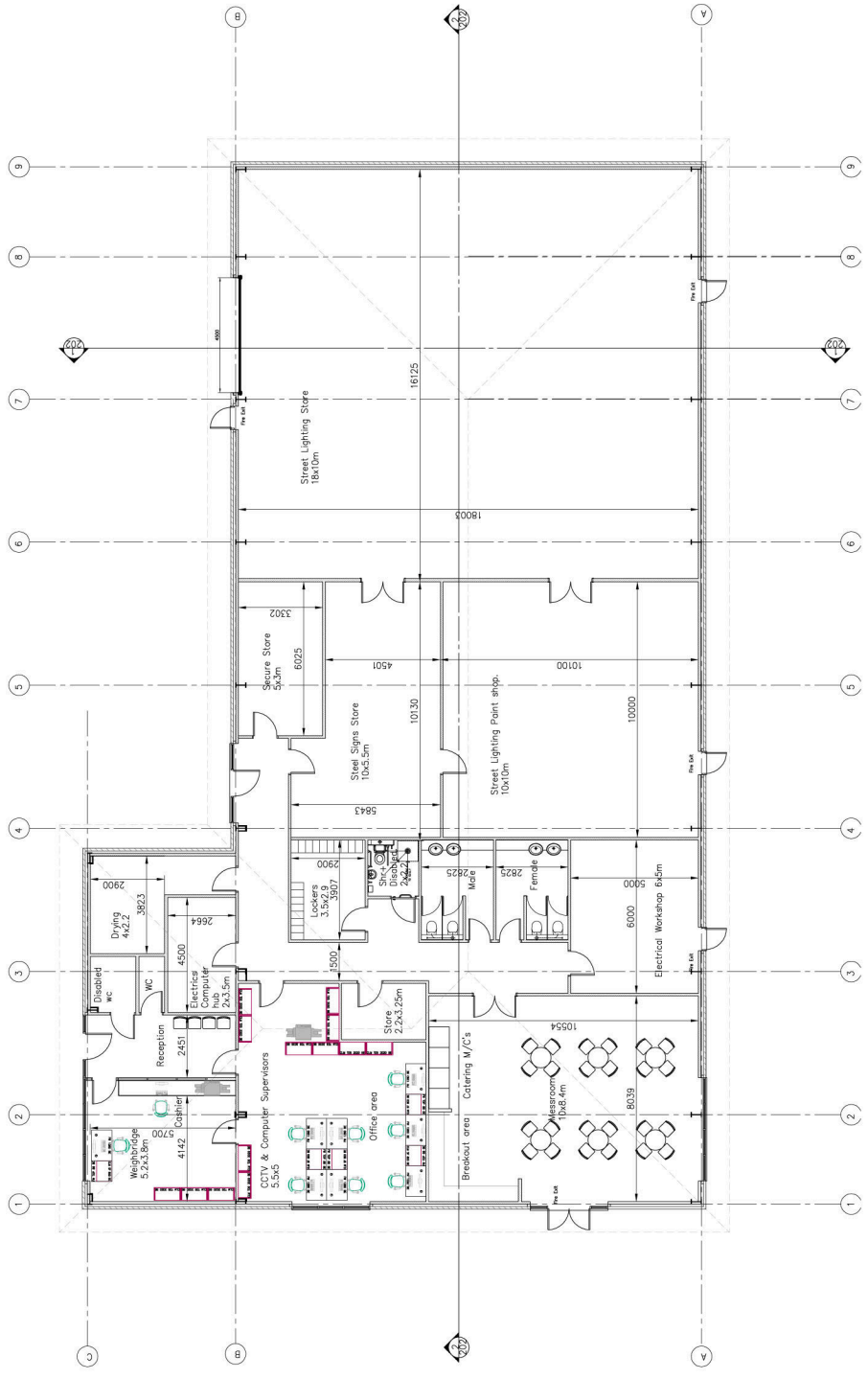
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HILLINGDON
Council

NEW YEARS GREEN LANE

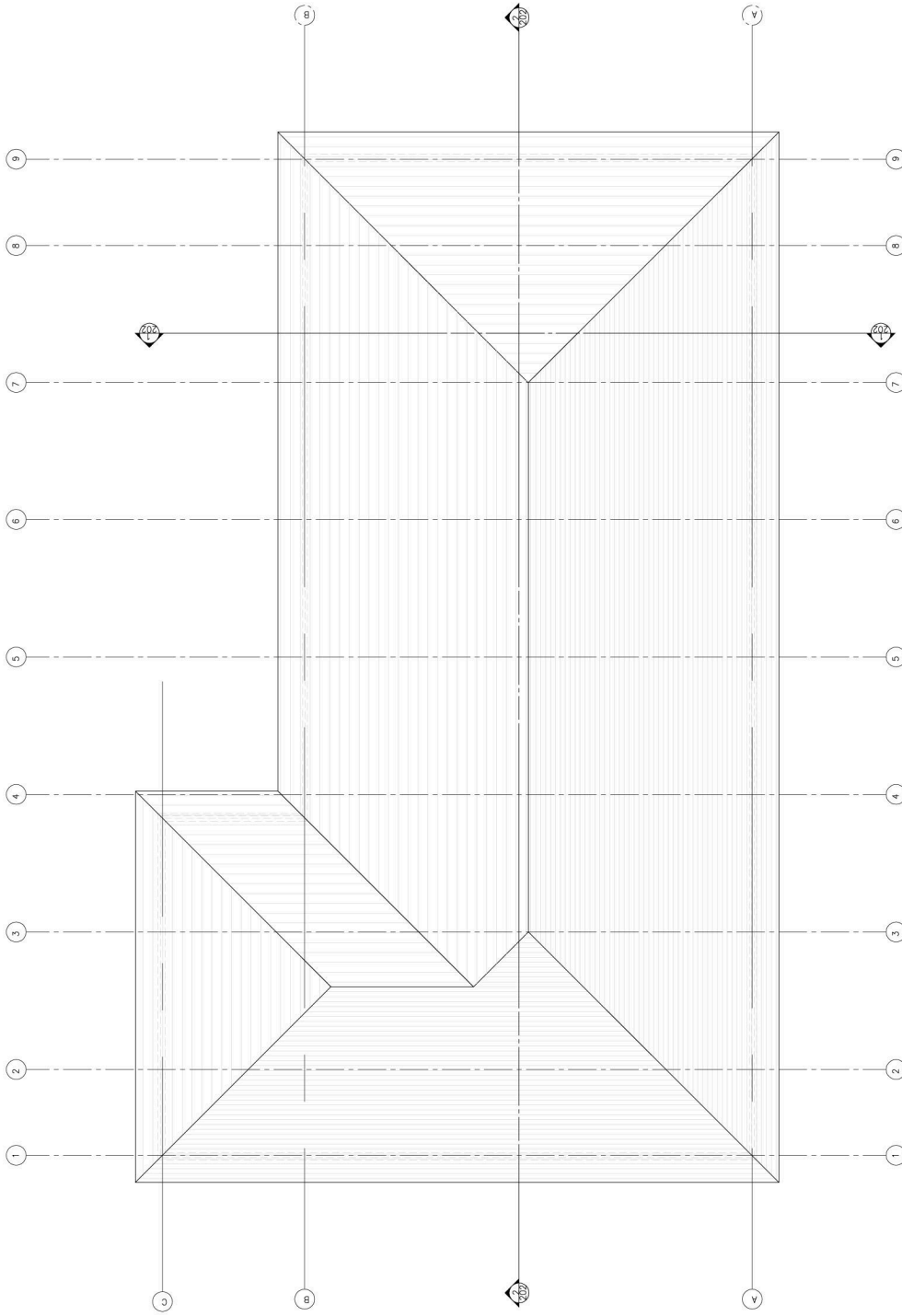
**CIVIC AMENITY
SITE IMPROVEMENTS
ROADS LAYOUT**

Scale: A1
Designed: MA
Date: MAY 2007
Project No: E/A 2197
Drawing No: 1
Rev: G



Rev	Description	Date	CHK
<p>Glanville 575 - 599 Maudslayi Road, Hemel Hempstead, Herts. HP2 7ED Tel: (01442) 202800 Fax: (01442) 212999 paul@glanville.co.uk www.glanville.co.uk</p>			
<p>Client: HERTFORDSHIRE COUNCIL</p>			
<p>Project: New Years Green Lane Civic Amenity Site Harefield</p>			
<p>Title: Office Building Proposed Layout - Ground Floor</p>			
Project Engineer:	DB	Scale:	1:100
Project Director:	RMG	Date:	15.08.09
Status:	PLANNING		
Drawing No. CV290319/200			Rev

Multiple
Roofing as Kingston KST100RW profiled
composite cladding colour Coosewing Grey.
Kingston double sided Hipline type fascia
gutter detail colour Coosewing Grey drained to
100 square RWP's Plastisol Coosewing grey.



Rev	Description	Date	CHK
 Glanville 575 - 592 Maudslayi Road, Hemel Hempstead, Herts. HP2 7ED Tel: (0)1442 202800 Fax: (0)1442 212999 post@glanville.co.uk www.glanville.co.uk			
Client:  HERTFORDSHIRE COUNCIL			
Project: New Years Green Lane Civic Amenity Site Harefield			
Title: Office Building Roof Plan			
Project Engineer:	DB	Scale:	1:100
Project Director:	RMC	Date:	15.09.09
Status:	PLANNING		
Drawing No. CV290319/201			Rev

SURVEY KEY

- TP Bench
- TR Tracing Wire
- TRM Tracing Marker
- TRB Tracing Block
- TRP Tracing Post
- TRS Tracing Sign
- TRC Tracing Chain
- TRD Tracing Ditch
- TRF Tracing Flag
- TRG Tracing Gauge
- TRH Tracing Hole
- TRI Tracing Iron
- TRJ Tracing Joint
- TRK Tracing Knot
- TRL Tracing Line
- TRM Tracing Mark
- TRN Tracing Nail
- TRP Tracing Pin
- TRR Tracing Ring
- TRS Tracing Screw
- TRT Tracing Tap
- TRU Tracing Union
- TRV Tracing Valve
- TRW Tracing Wire
- TRX Tracing X
- TRZ Tracing Z
- TRAA Tracing Area
- TRAB Tracing Block
- TRAC Tracing Chain
- TRAD Tracing Ditch
- TRAE Tracing Area
- TRAF Tracing Flag
- TRAG Tracing Gauge
- TRAH Tracing Hole
- TRAI Tracing Iron
- TRAJ Tracing Joint
- TRAK Tracing Knot
- TRAL Tracing Line
- TRAM Tracing Mark
- TRAN Tracing Nail
- TRAP Tracing Pin
- TRAR Tracing Ring
- TRAS Tracing Screw
- TRAT Tracing Tap
- TRAU Tracing Union
- TRAV Tracing Valve
- TRAW Tracing Wire
- TRAX Tracing X
- TRAZ Tracing Z

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Project			
NEW YEARS GREEN LANE			
Description			
SURVEY			
Scale	1:500	Date	MAY 2007
Project No.	E/A/1 2197	Drawing No.	10

PD

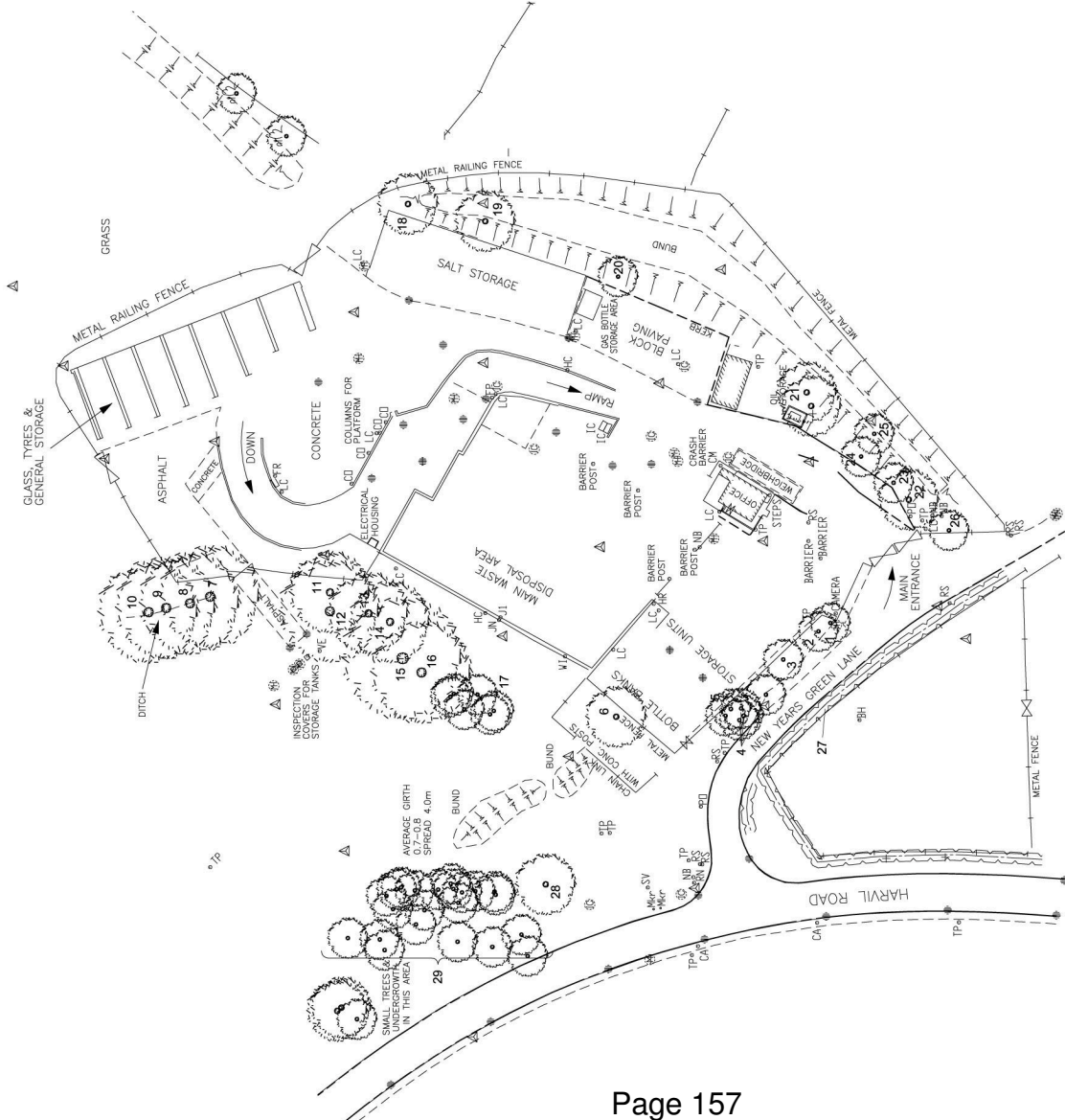


SURVEY KEY

- T1 Tree
- T2 Tree
- T3 Tree
- T4 Tree
- T5 Tree
- T6 Tree
- T7 Tree
- T8 Tree
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TREE SURVEY

Tree no.	Species	Height	Spd	girth	Age	Futur life expectancy	Condition / comments	Vigour	Category
1	Em	4m	3m	0.8m	Young	1 year	On verge outside site, tree is ivy clad and is 80% dead, recommend removal and replanting with appropriate new species.	None	D
2	Em	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
3	Em	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
4	Em	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
5	Hawthorn	3m	4m	0.7m	Middle	<10 years	Very poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Poor	D
6	Oak (multi-stem)	3m	4m	0.8m	Middle	<10 years	Species outside the fence, condition although bearing by cold. Removal. Due to new access road and replant as part of new scheme.	Fair	D
7	Poplar (Aspen)	15m	10m	3.0m	Mature	10-20 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Poor	D
8	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	C
9	Poplar (Aspen)	15m	10m	2.4m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	C
10	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	C
11	Poplar (Aspen)	15m	8m	2.2m	Mature	5 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
12	White Willow	13m	8m	2.2m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
13	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
14	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
15	White Willow	15m	12m	3.5m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
16	White Willow	15m	12m	3.5m	Mature	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	D
17	Willows (Group)	8m	4m	0.8m	Middle	<10 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Poor	D
18	Cherry (Flowering)	6m	6m	0.8m	Young	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
19	Cherry	6m	6m	1.0m	Young	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
20	Poplar	5m	3m	0.7m	Young	40+ years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
21	Cherry	5m	6m	0.7m	Young	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
22	Sycamore	5m	5m	0.7m	Young	40+ years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
23	Sycamore (multi)	4m	4m	0.5m	Young	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
24	Sycamore	4m	2.5m	0.5m	Young	<1 year	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	D	D
25	Cherry	3m	4m	0.5m	Young	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C
26	Lawson	3m	2m	0.5m	Young	<2 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Poor	D
27	Mixed hedge	2m	2m		Mature	?	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	C
28	Sycamore	12m	6m	1.4m	Mature	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Fair	C
29	Hawthorn	4m		0.7m 0.8m	Middle	20-40 years	Tree in poor condition, ivy clad, 80% of trunk, very thin, weak of deadwood, ivy on upper stem. Recommend removal and replant with appropriate new species.	Normal	C



HILLINGDON

NEW YEARS GREEN LANE

TREE SURVEY

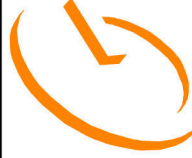
Project No: E/A/1 2197
 Date: OCT 2007
 Drawing No: 11

Note:

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Rev.	Description	Date	Chkd



Glanville
 Comerstone House
 62 Foxhall Road, Didcot
 Oxon, OX11 7AD
 Tel: (01235) 515560 Fax: (01235) 817799
 postbox@glanvillegroup.com www.glanvillegroup.com

Client:



Project:
 New Years Green Lanes
 Civic Amenity Site
 Site Improvements

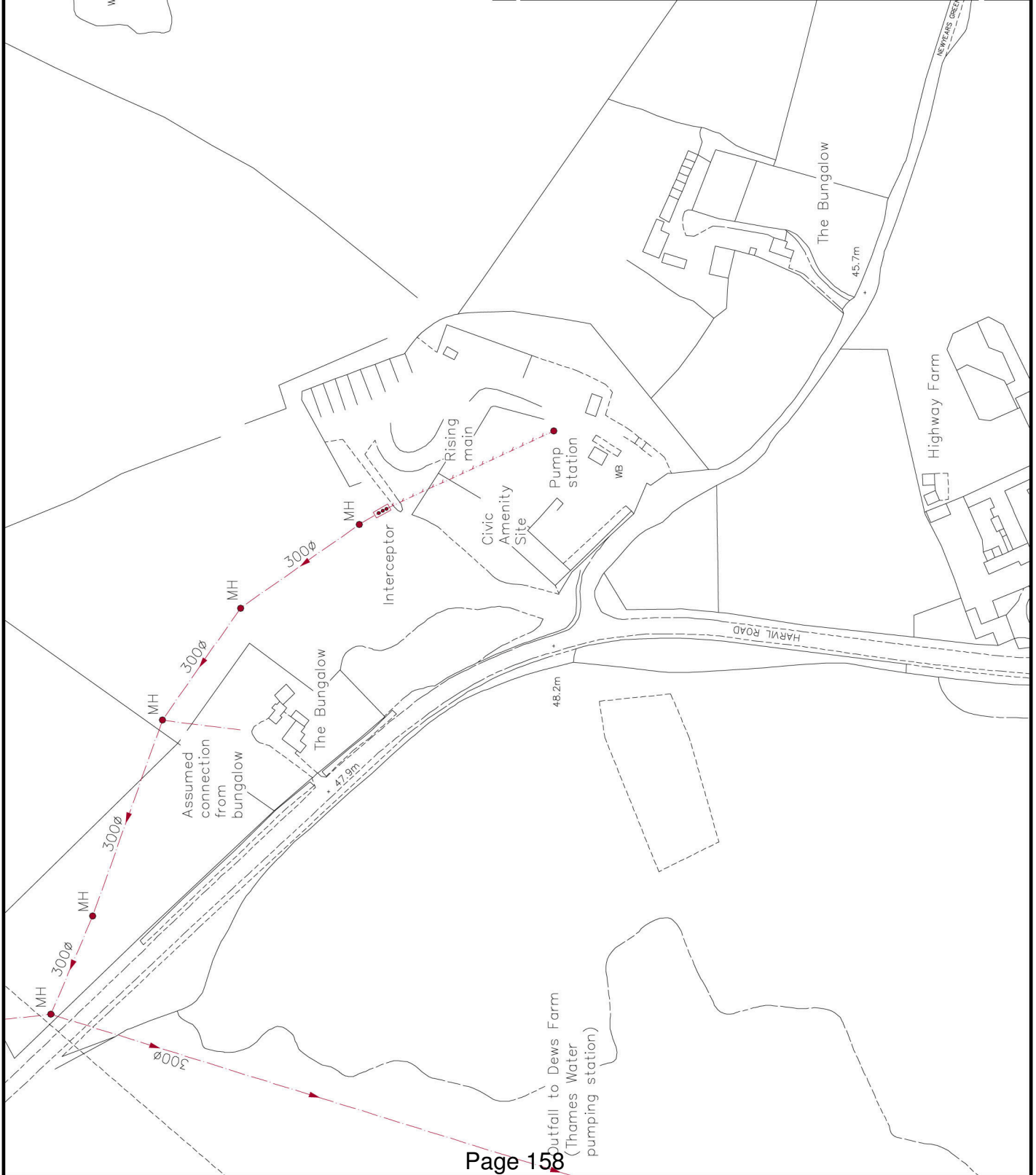
Title:

Existing Drainage Outfall

Project Engineer : J. Blenkinsop	Scale : 1:2500 @ A4
Project Director : J. Birch	Date : September 2009
Status:	PLANNING

Drawing No. CV290319/105

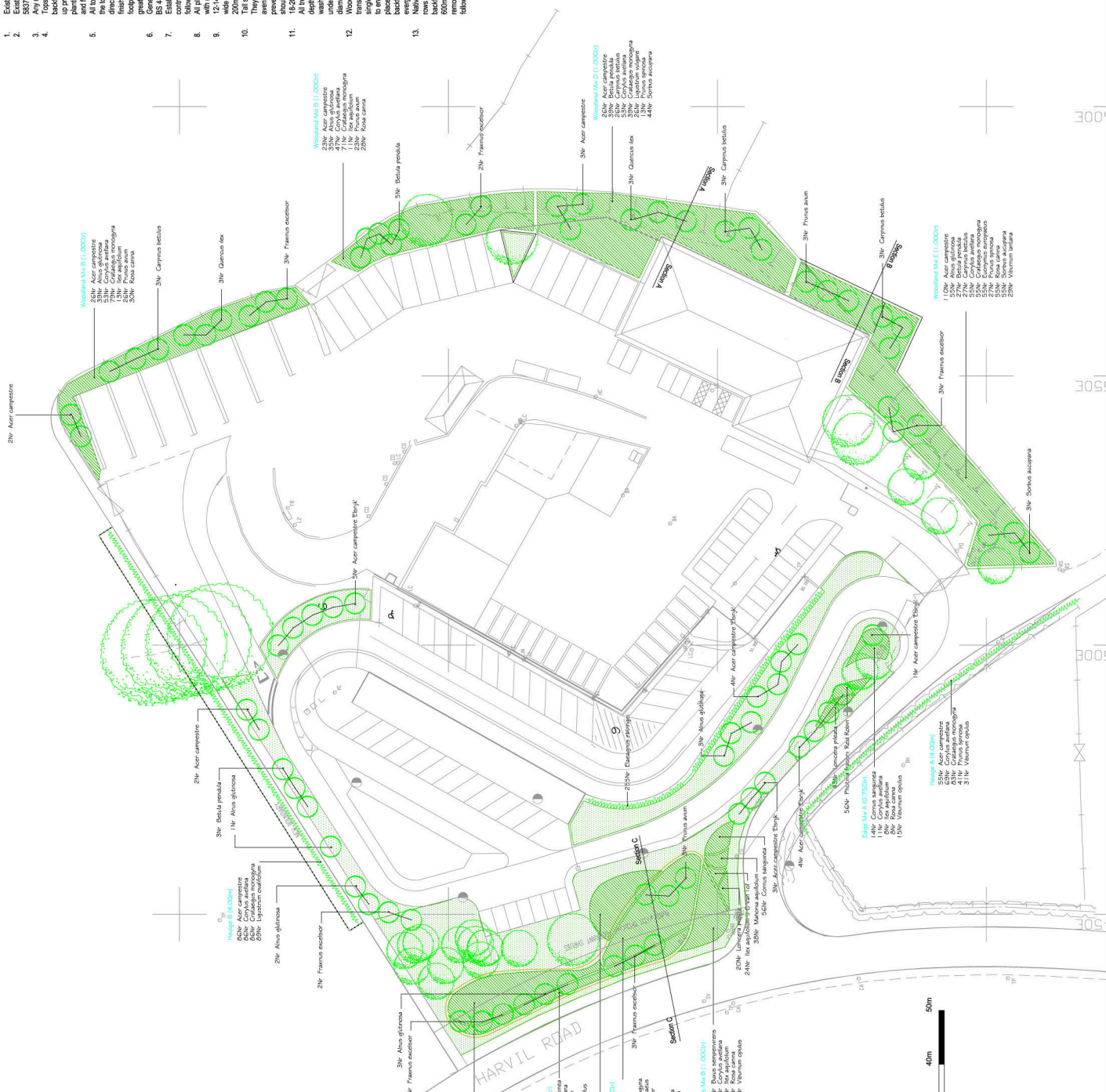
Rev



Plant Name	HS/Sp/Gr	Can	Container	Plant Density
432 Acir campostre	60-80cm	12-14cm	B	B
17 Acir campostre 'Burgk'	60-80cm	18-20cm	B	B
180 Alnus glancosa	60-80cm	13-14cm	B	B
5 Alnus glancosa	350-400cm	18-25cm	B	B
6 Betula pendula	150-175cm	12-14cm	B	B
50 Betula pendula	60-80cm	12-14cm	B	B
16 Corvus satanas	350-425cm	3L	B	B
53 Corvus satanas	150-200cm	12-14cm	B	B
50 Corvus satanas	60-80cm	60-80cm	B	B
51 Corvus satanas	60-80cm	60-80cm	B	B
521 Coteagus monogyna	60-80cm	60-80cm	BR	BR
57 Eurya europaeus	60-80cm	60-80cm	B	B
59 Ligustrum ovalatum	60-80cm	60-80cm	B	B
60 Ligustrum ovalatum	150-200cm	60-80cm	B	B
109 Ilex aquifolium	40-60cm	3L	C	C
24 Ilex aquifolium J.C. Van To	40-60cm	3L	C	C
25 Ilex aquifolium J.C. Van To	60-80cm	3L	C	C
63 Ilex aquifolium	30-40cm (D)	3L	C	C
38 Nephrolepis aquilum	60-80cm	3-4L	B	B
55 Prunus avium	60-80cm	12-14cm	B	B
56 Prunus avium 'Red Robin'	60-80cm	60-80cm	B	B
97 Prunus spinoza	60-80cm	60-80cm	B	B
6 Quercus ilex	300-300cm	10-12m	B	B
194 Ilex carya	40-60cm	40-60cm	B	B
131 Sorbus aucuparia	60-80cm	10-12m	B	B
53 Viburnum latiana	60-80cm	60-80cm	B	B
124 Viburnum ovalis	60-80cm	60-80cm	B	B

3441

- Existing trees to be preserved around existing trees and vegetation to be retained.
- Existing trees and vegetation to be retained are to be protected during construction to BS 5837:2005.
- Following these works are to be carried out by an approved tree surgeon to BS 3998.
- Topsoil to be 450mm min. depth in hedge trenches and over all planted areas. 500mm depth in bedded to tree pits. If poor drainage is suspected in existing soil surfaces, these should be broken up prior to planting to a depth of 450mm to remove likelihood of compaction and drainage to new topsoil. 100mm of clean topsoil to be added during cultivation as required to full depth of growing medium.
- All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating amendments as specified and/or as indicated by analysis and/or as required to meet the specification. The amendments shall be applied to the surface and worked into the topsoil areas where mechanical cultivation is not possible (e.g. adjacent to structures and footpath junctions etc). Surplus plant matter, rubbish and surface stones having any dimension greater than 25mm shall be collected and removed from the site.
- BS 4444.5.12.1.1: Following planting, all trees to be watered to BS 5256, and planting to be established in accordance with the specification.
- Establishment maintenance for all planting for 1 year from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following planting.
- Following planting, all trees to be watered to BS 5256, and planting to be established in accordance with the specification.
- 12-14m (Chm) Trees (all features) - Tree pits should be 200mm deeper than root system and wide enough to accommodate roots when fully spread, the bottom should be broken to a depth of 200mm below the root system to allow water to penetrate the root zone.
- Tall shrub stakes should be stown vertically at least 300mm into bottom of pit before planting. They should be cut off just below the lowest branch of each tree. The stake heights along the avenue should be uniform. Secure trees firmly but not tightly to stakes with at least two ties to stakes along the stem. All tree setting out to be approved prior to planting. All trees should be vertical.
- 18-20cm (Chm) Trees (all features) - Trees shown on plan to be planted with species as labelled. All trees to be planted in pits of min. size 1000 x 900mm deep, backfilled with 500mm depth 8/4 clean topsoil, 20% approved compost, 100gms granular fertilizer and 400gms approved slow release fertilizer per cubic metre. All trees to be planted with a minimum 20mm diameter clear cut bed formed around trunk and surface mulched to 50mm depth.
- Woodland planting is generally located on the embankments, hauses on 1m or 70cm grid. The woodland clear cut bed formed around trunk and surface mulched to 50mm depth. To ensure a good establishment, replacements to take place in years 1, and 3. Thinning to take place at year 5 and 10. Container grown stock must be pit planted to accommodate full root spread and to ensure the topsoil and 20gms granular fertilizer. Soil will require weed guards suitable for evergreen shrubs.
- Native Hedge - Generally all species to be 60-80cm BH. Native hedge planting to be in 2 staggered rows 300mm apart, plants at 500mm centres. Plants to be planted in trench 500 x 400mm deep, filled with 500mm depth 8/4 clean topsoil, 20% approved compost, 100gms granular fertilizer and 400gms approved slow release fertilizer per cubic metre. Stakes to be 800mm tall, low shearnecked guards to be approved secured to subsoil stakes. Stakes to be removed by year 3. 1m wide hedge line to be kept weed free by spraying as required for 12 months following planting.



Anthony Stiff Associates
 LANDSCAPE ARCHITECTS
 Tel: 0115 832000
 Fax: 0115 832001
 www.anthonystiffassociates.co.uk

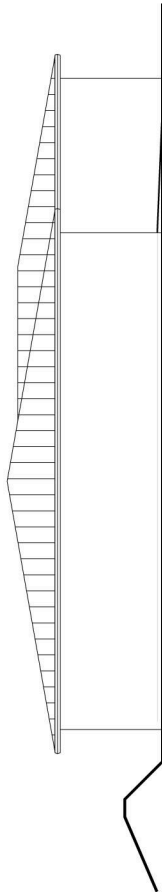
Project: Harefield Civic Amenity Site
Application A

Description: Landscape Proposals

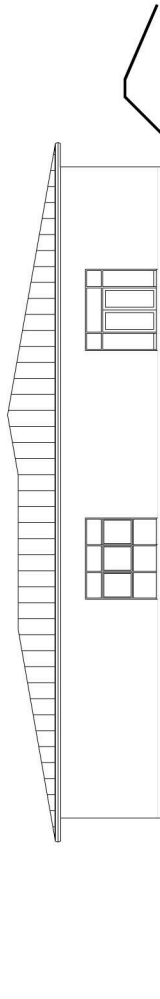
Scale(s): NTS 1:1 scale
 Date: 30th September 09
 Drawn By: CJP
 Checked By: AS
 Dwg. No.: ASA-304-DRAR-001

Materials
 - Knauf - Knauf KST1000RM certified compatible cladding colour Goosewing Grey
 - Knauf - double sided, Highline, Non flammable
 - Knauf - double sided, Highline, Non flammable
 - Knauf - double sided, Highline, Non flammable
 - 100 square RME's Plastisol Goosewing Grey
 - Yellow stock facing brick elevations.
 - Curtain walling and window frames: Aluminium
 - Double glazed laminated safety glass-vandal resistant grade. Door Colour: TBC
 - Escape doors (personnel doors) Steel door and frame with vandal resistant glazed vision panel. Colour: TBC
 - Store access shutter door as Cowford sectional door with Polycarbonate, vandal resistant vision panels. Colour: TBC

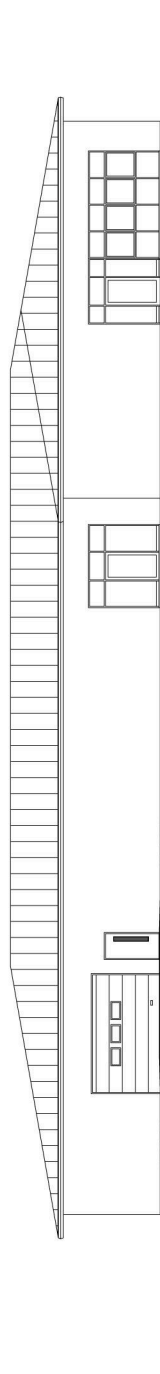
North Elevation



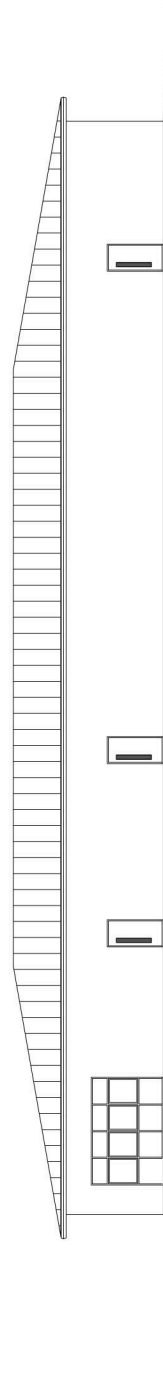
South Elevation



West Elevation



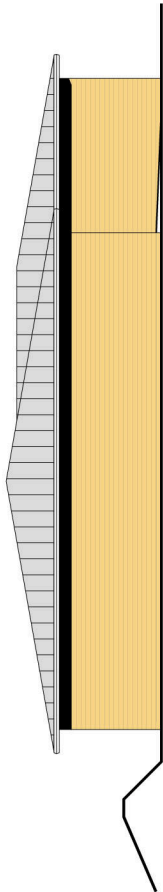
East Elevation



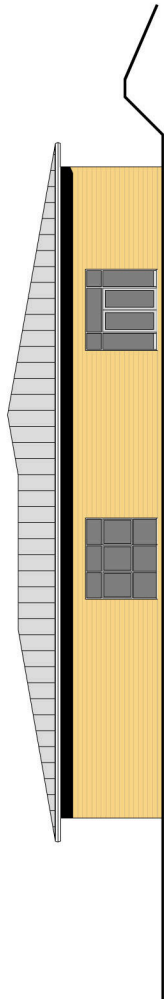
Rev	Description	Date	Drawn
 <p>Glanville 575 - 599 Maudslayi Road, Hemel Hempstead, Herts. HP2 7ED Tel: (01442) 202800 Fax: (01442) 212999 postbox@glanville.co.uk www.glanville.co.uk</p>			
<p>Client:  HILLINGDON</p>			
<p>Project: New Years Green Lane Civic Amenity Site Hatfield</p>			
<p>Title: Office Building Proposed Elevations (Non Hatched)</p>			
Project Engineer:	DB	Scale:	1:100
Project Director:	RMC	Date:	15.08.09
Status:	Planning		
Drawing No. CV290319/203			Rev

Materials : Knauf Knauf 431009RM, certified compatible cladding colour Goosewing Grey.
 Knauf double sided Highline, top fascia gutter detail Colour Goosewing Grey stained to 100 square RPE's Plastisol Goosewing grey.
 Yellow stock facing brick elevations.
 Curtain walling and window frames: Jura Series, Colour: Charcoal, RAL 7015 Double glazed laminated safety glass-vandal resistant grade. Door Colour: TBC.
 Escape doors (personnel doors) Steel door and frame with vandal resistant glazed vision panel. Colour TBC.
 Store access shutter door as Crawford sectional door with Polycarbonate, vandal resistant vision panels. Colour TBC.

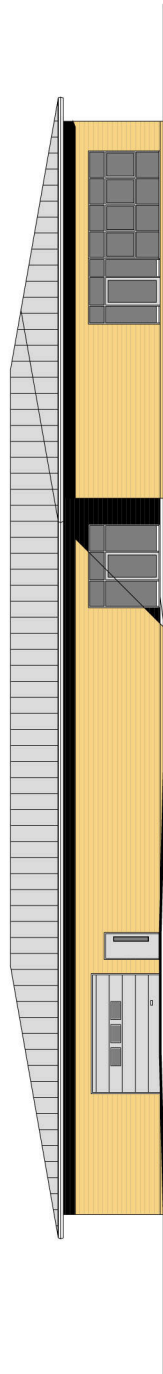
North Elevation



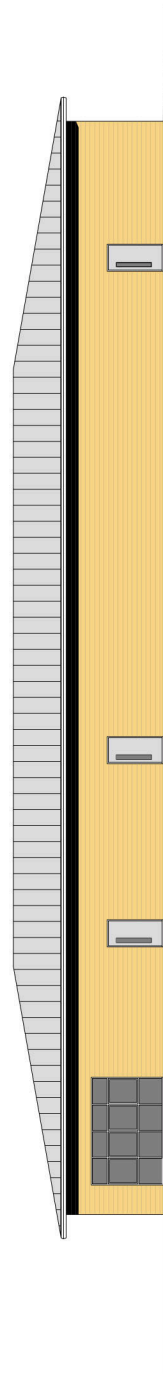
South Elevation



West Elevation



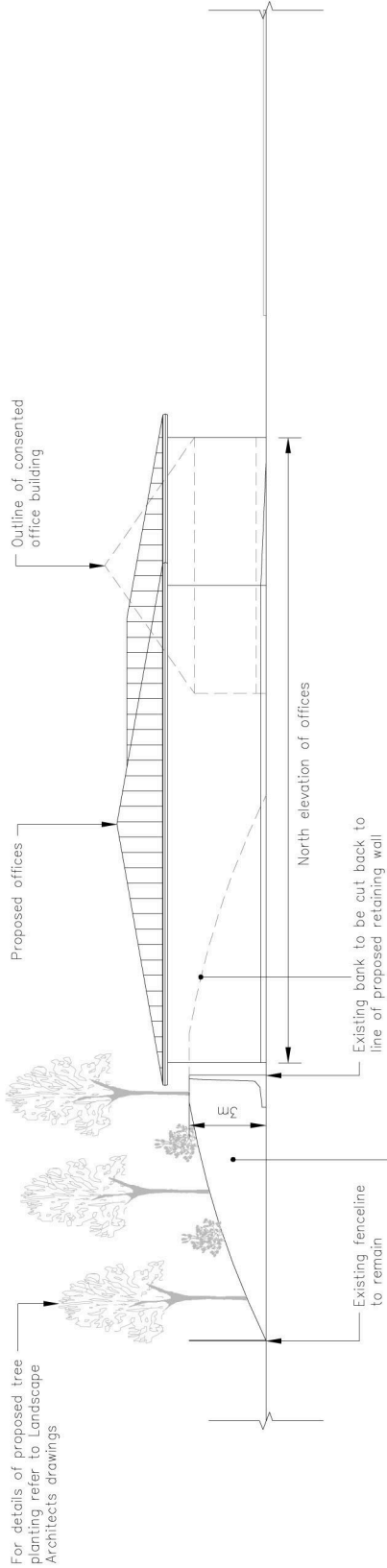
East Elevation



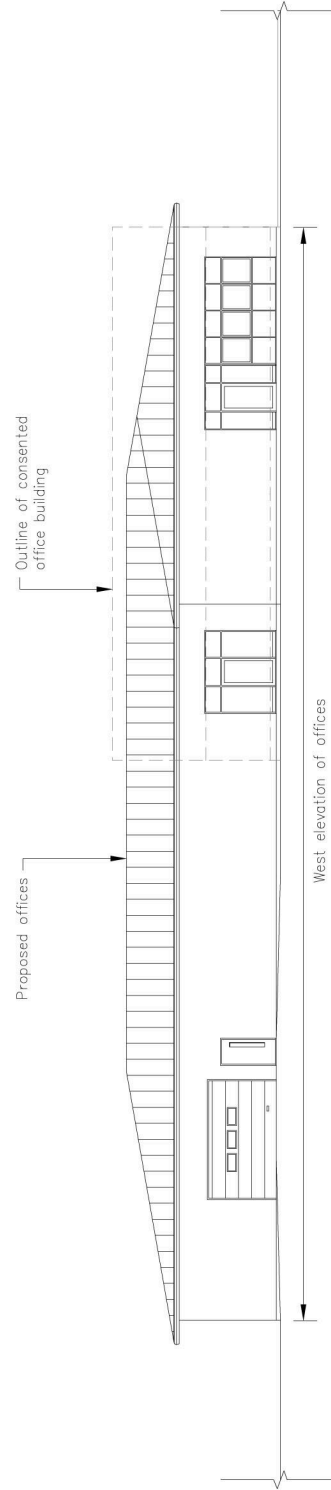
Rev	Description	Date	Drawn
 Glanville 575 - 599 Maudslayi Road, Hemel Hempstead, Herts. HP2 7ED Tel: (01442) 202800 Fax: (01442) 212999 postbox@glanvillegroup.com www.glanvillegroup.com			
Client:  HILLINGDON Council			
Project: New Years Green Lane Civic Amenity Site Hatfield			
Title: Office Building Proposed Elevations (Hatched)			
Project Engineer:	DB	Scale:	1:100
Project Director:	RMC	Date:	15.08.09
Status:	Planning		
Drawing No. CV290319/204			Rev

NOTES:

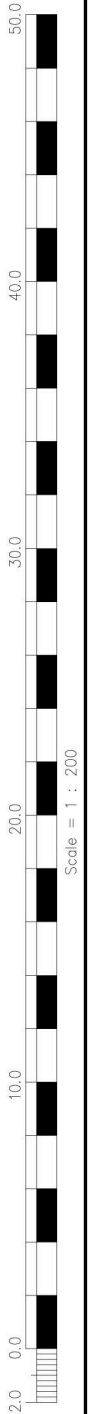
1. This drawing is to be read in conjunction with all other relevant documents and specifications.
2. Dimensions not to be scaled



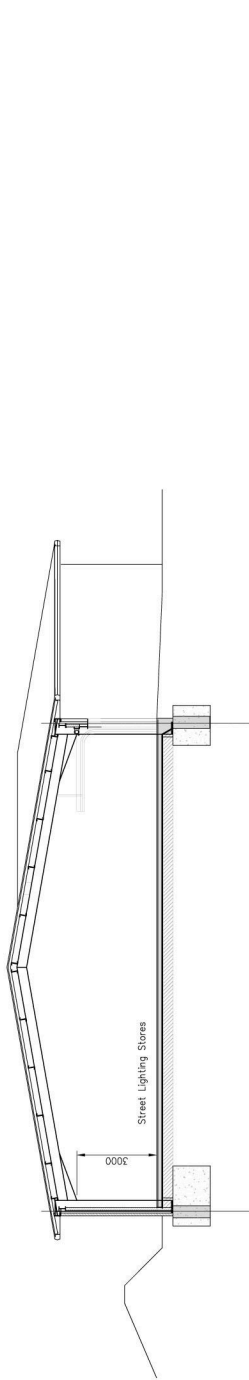
Section A-A
Ref. drawing 290319/102



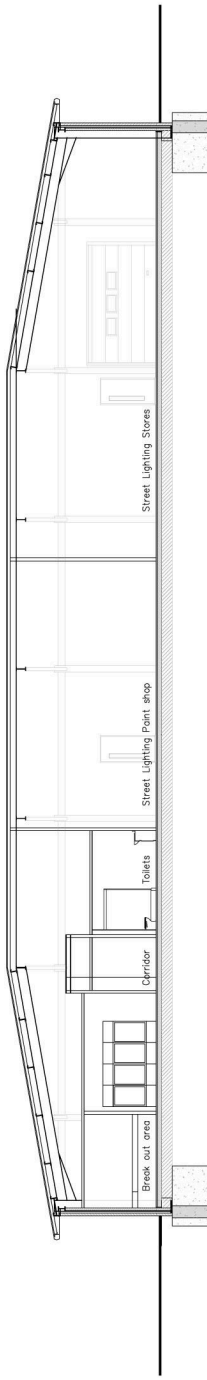
Section B-B
Ref. drawing 290319/102



Rev.	Description	Date	Chkd
 <p>Glanville Cornerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515550 Fax: (01235) 817799 post@glanvillegroup.com www.glanvillegroup.com</p>			
<p>Client: </p>			
<p>Project: New Years Green Lane Civic Amenity Site Council Facilities</p>			
<p>Title: Proposed Site Sections</p>			
Project Engineer: D. Strange		Scale: 1:200 @ A3	
Project Director: J. Birch		Date: October 2009	
Status: PLANNING			
Drawing No. CV290319/104			Rev



Section 1-1

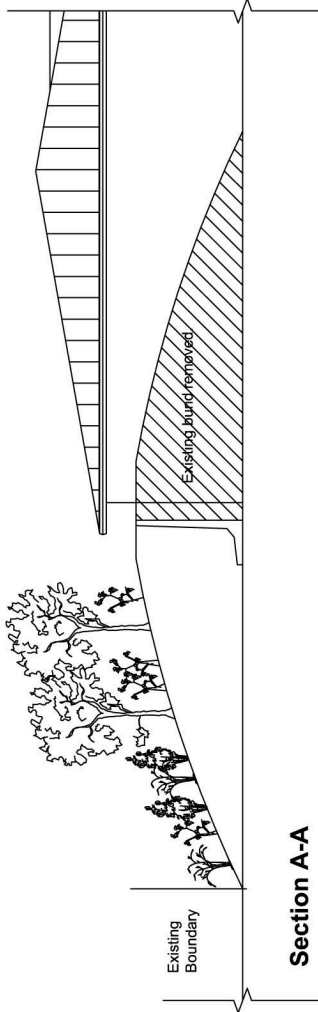


Section 2-2

Rev	Description	Date	CHK
 Glanville 575 - 592 Maudsl Road, Hemel Hempstead, Herts. HP2 7ED Tel: (0)1442 202000 Fax: (0)1442 212999 postbox@glanville.co.uk www.glanville.co.uk			
Client:  HERTFORDSHIRE COUNCIL			
Project: New Years Green Lane Civic Amenity Site Harefield			
Title: Office Building Proposed Sections			
Project Engineer:	DB	Scale:	1:100
Project Director:	RMC	Date:	15.08.09
Status:	PLANNING		
Drawing No. CV290319/202			Rev

Retaining wall used to retain existing embankment, replanted where necessary with standard trees and woodland planting mix.

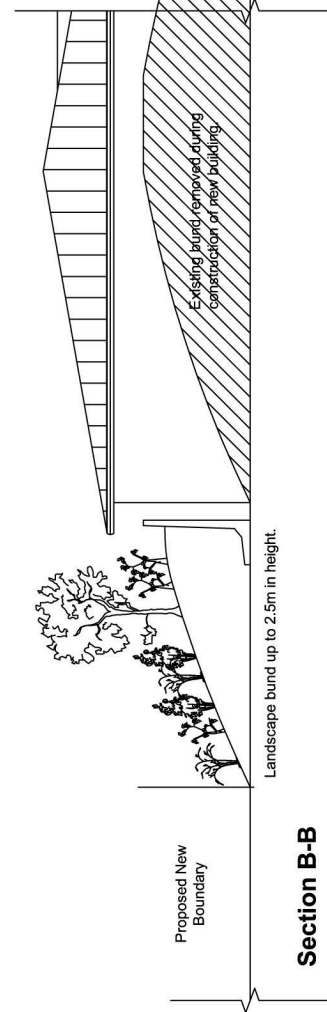
Proposed new building.



Section A-A

Retaining wall used to create maximum height embankment. Planted with standard trees and woodland planting mix.

Proposed new building.



Section B-B

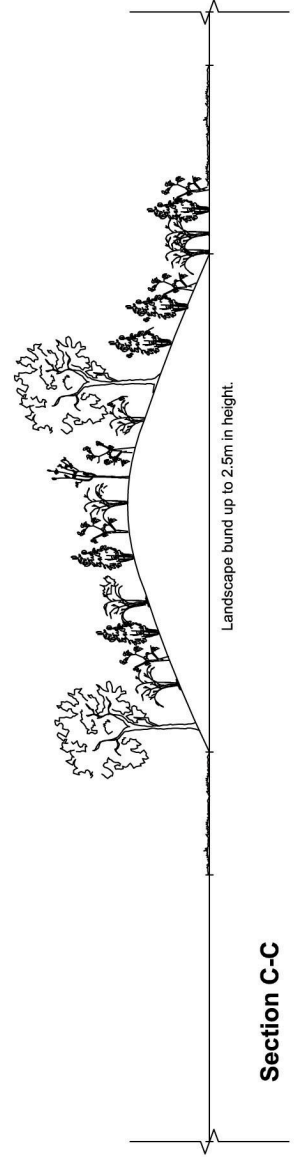
Landscape bund up to 2.5m in height.

Harvil Road

Road side verge including site boundary

Landscape bund including semi mature trees and mixed woodland planting.

Grass area Proposed footpath



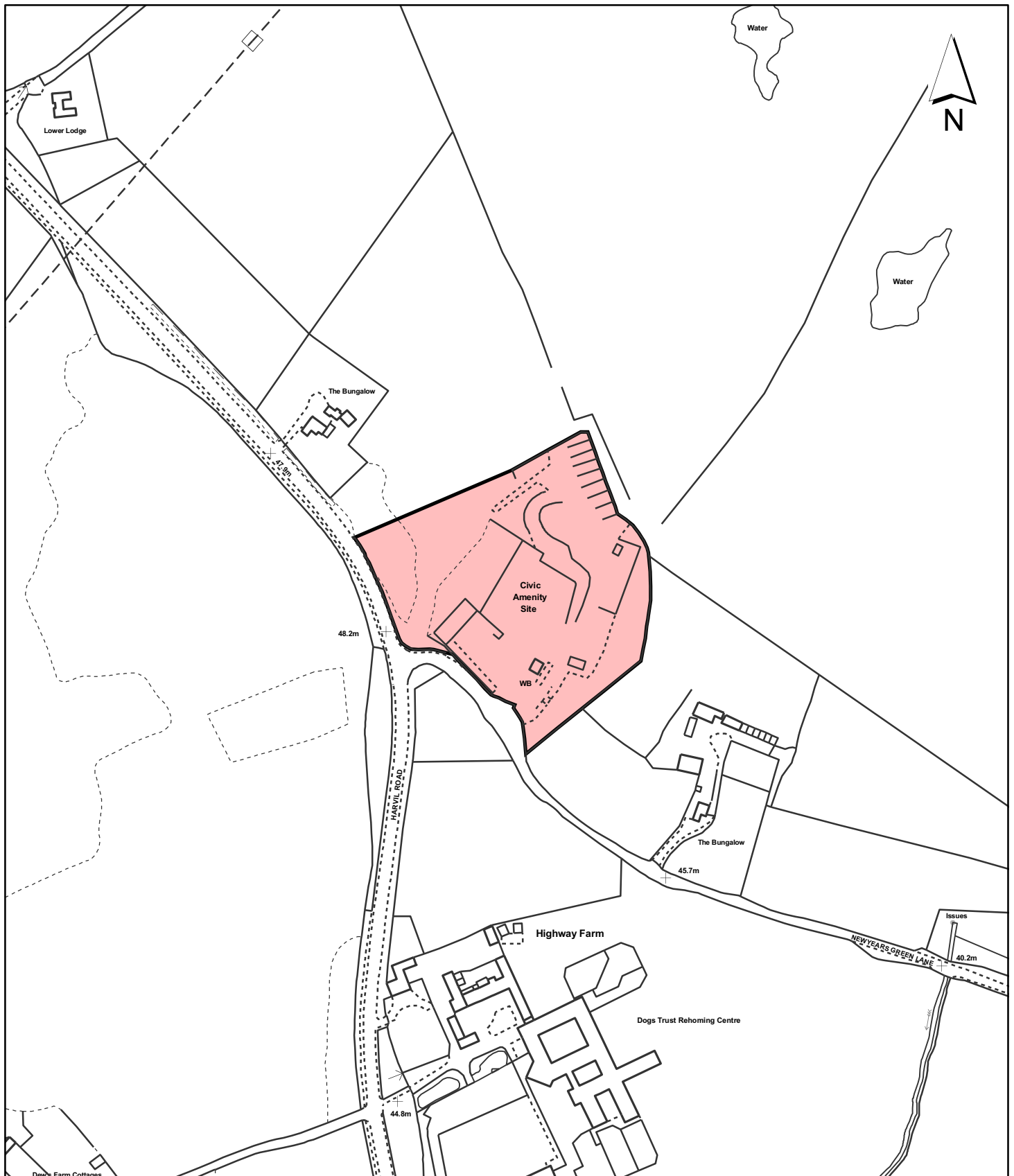
Section C-C

Landscape bund up to 2.5m in height.


Anthony Stiff Associates
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS
 Tel 01235 832800
 Fax 01235 861462
 Email info@anthonystiffassociates.co.uk
 Web www.anthonystiffassociates.co.uk

Project Harefield Civic Amenity
 Site Application A
Drg. Title Landscape Sections

Scale(s)	1:150 @ A3	Date	6th October 09
Drawn By	CP	Checked By	AS
Drg No	ASA-304-DRAR-003	Rev.	-



Notes

 Site boundary
For identification purposes only.

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London Borough of Hillingdon
100019283 2009

Site Address	
Civic Amenity Site Newyears Green Lane Harefield	
Planning Application Ref: 8232/APP/2009/2224	Scale 1:3,000
Planning Committee North Page 165	Date November 2009

LONDON BOROUGH OF HILLINGDON
Planning & Community Services
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address CIVIC AMENITY SITE NEWYEARS GREEN LANE HAREFIELD

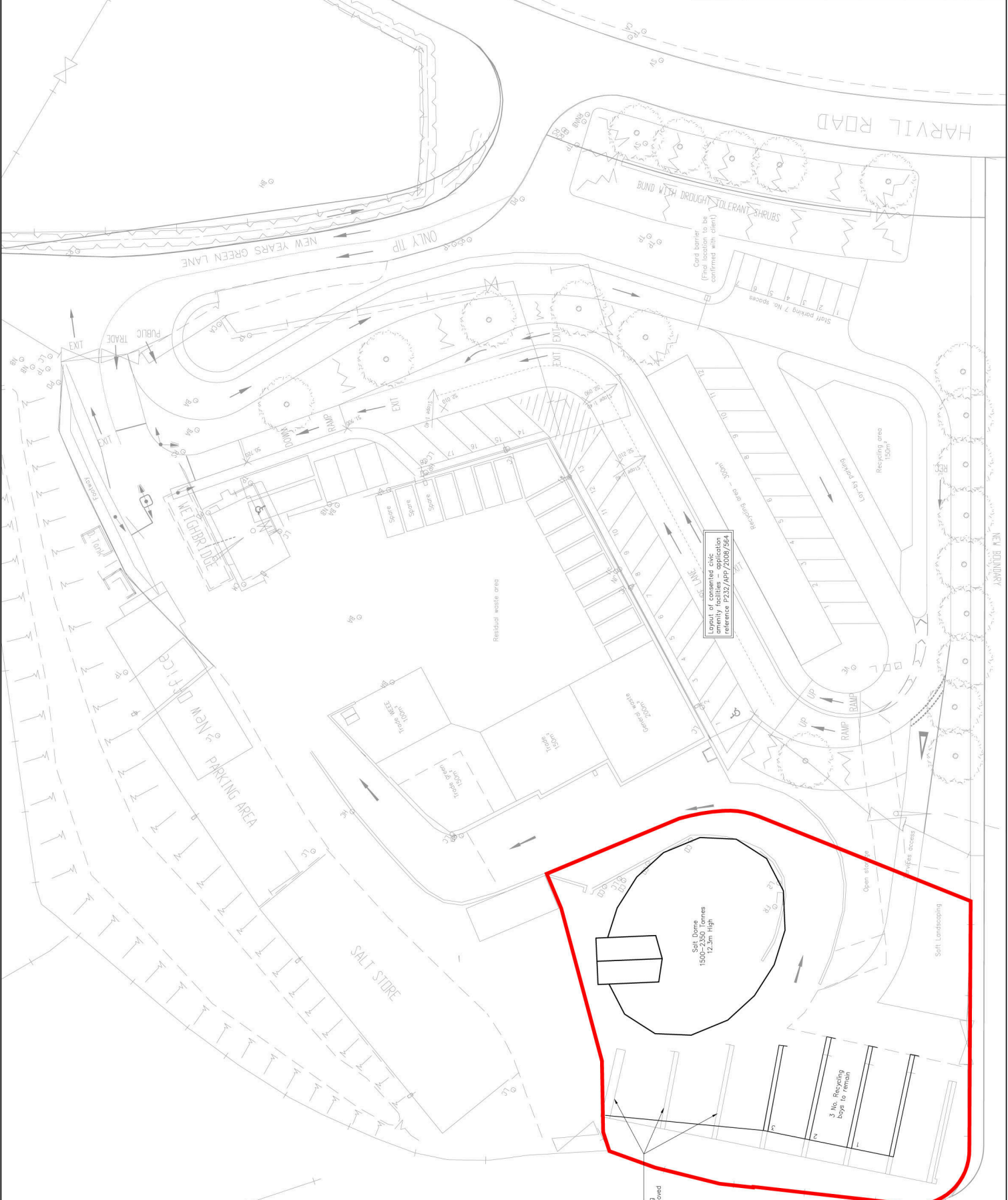
Development: Construction of a building for the weatherproof storage of road salt with associated landscaping.

LBH Ref Nos: 8232/APP/2009/2225

Date Plans Received:	14/10/2009	Date(s) of Amendment(s):	14/10/2009
Date Application Valid:	14/10/2009		18/11/2009
			17/12/2009

NOTES

1. This drawing to be read in conjunction with all relevant documents and specifications.
2. Dimensions not to be scaled.



Rev	Description	Date	CHKD
B	Amendments for planning	02.10.09	JB
A	Street lighting stores and office	12.03.09	JB
	Construction method	12.03.09	JB

Glanville
 Corporate Houses
 62 Foxhall Road, Ditcot
 Oxon, OX11 7AD
 Tel: 01235 515550 Fax: 01235 817789
 post@glanville.com www.glanville.com

Client: **HILLINGDON**

Project:	New Years Green Lane Civic Amenity Site Site Improvements
Title:	Proposed Site Layout Salt Dome
Project Engineer:	D. Sharpe
Project Director:	J. Birch
Scale:	1:250 @ A1
Date:	July 2009
Sheet:	PLANNING
Drawing No.:	CV290319/103
Rev.:	B

Layout of consented civic amenity facilities application reference 1232/APP/2009/354

No. Proposed concrete dividing walls to be removed

**NEW YEARS GREEN
RECYCLING CENTRE
SCALE: 1:500 @ A1**

Other party land to be soft landscaped and also maintained by the Council

- NOTES:**
- 1) This drawing is to be read in conjunction with other scheme layouts (structures, lighting, landscaping, etc).
 - 2) Particular attention is to be paid to the landscaping layout (drg no. E/A02197-12)

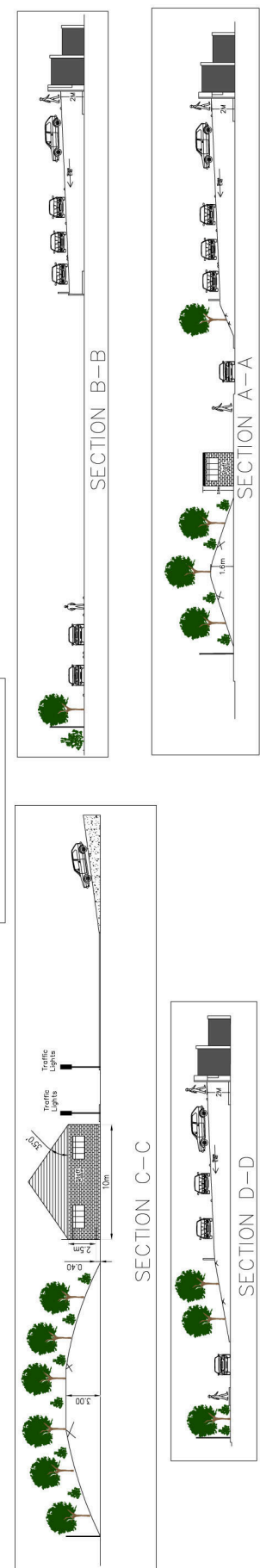


Key

- RAISED CARRIAGEWAY (max. 2m) ABOVE EXISTING GROUND LEVEL
- PROPOSED CARRIAGEWAY
- SERVICING AREA (CONCRETE)
- PROPOSED FOOTWAY
- SOFT LANDSCAPING
- OTHER PARTY LAND TO BE SOFT LANDSCAPED AND MAINTAINED BY THE COUNCIL
- PROPOSED EMBANKMENT WITH SOFT LANDSCAPING
- PROPOSED RETAINING WALL
- PROPOSED FENCE (SITE BOUNDARY)
- STREET LIGHTING
- FLOOD LIGHTING
- FLOOD LIGHTING
- PROPOSED TREE
- EXISTING TREE
- HIGHWAYS GRADIENT
- PROPOSED LEVELS

Rev.	Date	Description	By
0	12/06/06	Rev. Alignment amended	MA
1	12/06/06	SECTION C-C/D/D TO BE SET OUT	MA
2	12/06/06	CONCRETE AMENDED. NEW LEVELS ADDED.	MA
3	12/06/06	NEW OFFICE	MA
4	12/06/06	NEW SHOP	MA
5	12/06/06	NEW TRUCK SERVICE	MA
6	12/06/06	NEW TRUCK SERVICE	MA
7	12/06/06	Lump volumes & landscaping added.	JM
8	12/06/06	Disposal package added	MA
9	12/06/06	Layout changed	MA
			DM

**CROSS SECTIONS
SCALE: 1:200**



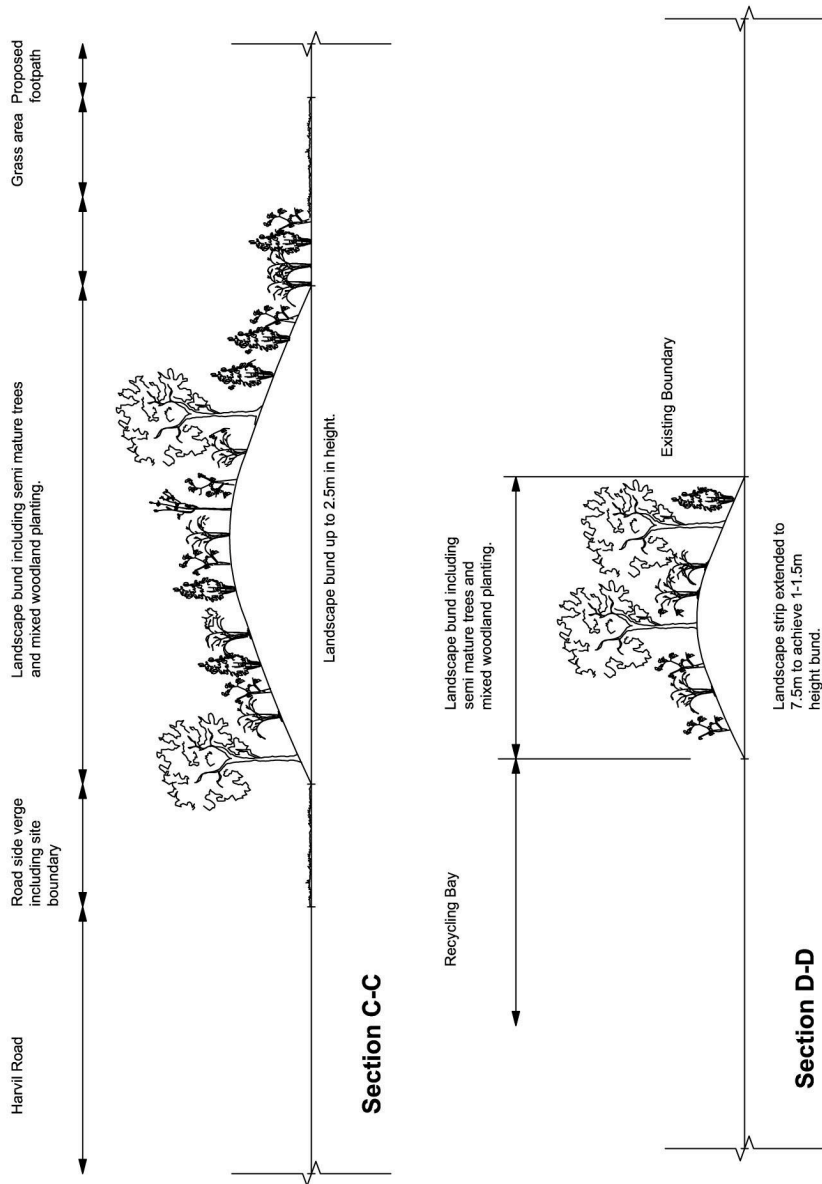
This map is based upon Ordnance Survey data and is not a substitute for a site visit. The Council is not responsible for any errors or omissions in this drawing. The Council is not responsible for any errors or omissions in this drawing. The Council is not responsible for any errors or omissions in this drawing.



Project
NEW YEARS GREEN LANE

Description
CIVIC AMENITY
SITE IMPROVEMENTS
ROADS LAYOUT

Scale	AS SHOWN @ A1	Designed	DM	Date	MAY 2007
Project No.	E/A1 2197	Drawing No.	1	Rev.	G



Anthony Stiff Associates
 ENVIRONMENTAL CONSULTANTS
 LANDSCAPE ARCHITECTS

Tel 01235 832800
 Fax 01235 861462
 Email info@anthonystiffassociates.co.uk
 Web www.anthonystiffassociates.co.uk

Project Harefield Civic Amenity
 Site Application B

Drg. Title
 Landscape Sections

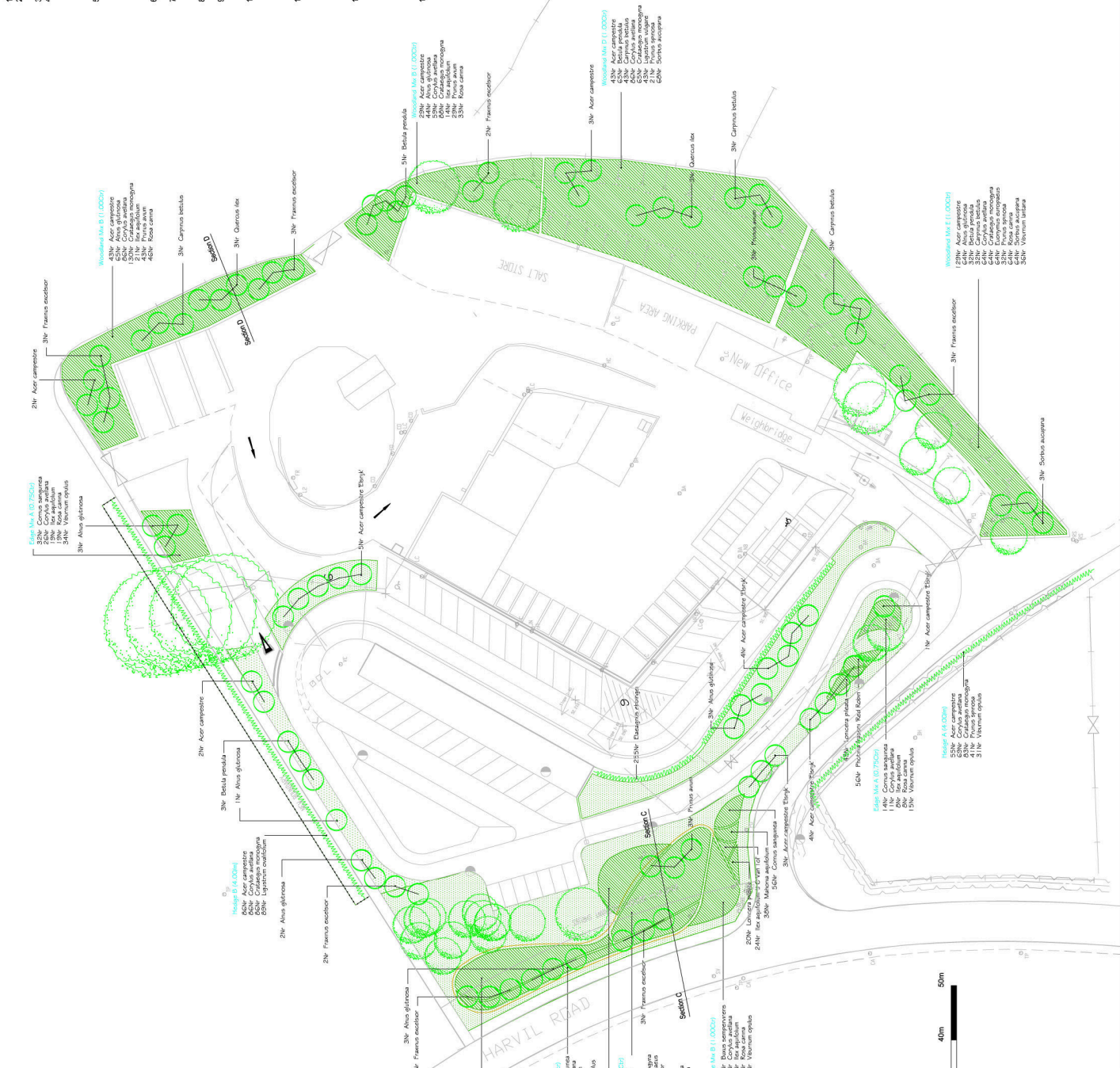
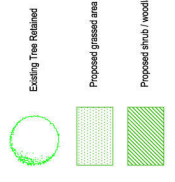
Scale(s)	1:150 @ A3	Date	6th October 09
Drawn By	CP	Checked By	AS
Drg No	ASA-304-DRAR-004	Rev.	-

File Ref

Plant Name	HT/Spread/G	Container	Root	Density
17 Acer campestre	30-40cm / 60-80cm	RB	12-Hcm	
18 Acer campestre	60-80cm	RB	18-20cm	
189 Alnus glutinosa	350-400cm	B	12-Hcm	
9 Alnus glutinosa	350-400cm	RB	18-20cm	
9 Alnus glutinosa	350-435cm	RB	18-20cm	
97 Betula pendula	150-175cm	B	12-Hcm	
59 Betula pendula	30-40cm	C	3L	
29 Buxus sempervirens	150-200cm	RB	12-Hcm	
59 Carpinus betulus	60-80cm	RB	18-20cm	
59 Carpinus betulus	60-80cm	B	18-20cm	
56 Cornus sanguinea	60-80cm	B	18-20cm	
59 Corylus avellana	60-80cm	RB	18-20cm	
59 Crataegus monogyna	60-80cm	RB	18-20cm	
59 Crataegus monogyna	60-80cm	B	18-20cm	
56 Erythronium europaeus	60-80cm	B	18-20cm	
19 Fraxinus excelsior	150-225cm	B	12-Hcm	
16 Fraxinus excelsior	350-425cm	B	12-Hcm	
128 Ilex aquifolium	40-50cm	3L	3L	
128 Ilex aquifolium	40-50cm	3L	3L	
89 Ligustrum ovalifolium	60-80cm	B	18-20cm	
63 Lonicera vulgaris	60-80cm (D)	C	3L	
56 Mahonia aquifolium	60-80cm	C	3L	
56 Mahonia aquifolium	60-80cm	B	3-4L	
72 Prunus avium	60-80cm	RB	12-Hcm	
60 Prunus avium	350-425cm	B	12-Hcm	
110 Prunus spinosa	60-80cm	B	18-20cm	
212 Quercus ilex	400-500cm	RB	10-12cm	
3 Sorbus aucuparia	300-350cm	B	10-12cm	
164 Sorbus aucuparia	60-80cm	B	18-20cm	
60 Viburnum lantana	60-80cm	B	18-20cm	
158 Viburnum opulus	60-80cm	B	18-20cm	

3828

- Existing levels to be preserved around existing trees and vegetation to be retained.
- 5837 2020: Existing trees to be retained and protected during construction to BS 5838.
- Existing trees to be retained and protected during construction to BS 5838.
- Topsoil to be 450mm min. depth in hedge trenches and over all planted areas. 500mm depth in bare to tree pits. If poor drainage is suspected in existing soil surfaces, these should be broken up prior to planting to a depth of 450mm to remove likelihood of compaction and damage to new plants. A 100mm layer of 10/20mm aggregate should be added to all depth of growing medium.
- All topsoil areas shall be thoroughly cultivated by hand or suitable machinery to the full depth of the topsoil layer, incorporating amendments as specified and/or as indicated by analysis and/or as advised by the contractor. The topsoil shall be amended with 100gms of 10/20mm aggregate per m² to improve drainage and fertility. A 100mm layer of 10/20mm aggregate should be added to all depth of growing medium. Surplus plant matter, rubbish and surface stones having any dimension greater than 25mm shall be collected and removed from the site.
- BS 5838: Existing trees to be retained and protected during construction to BS 5838, and planting to BS 5838.
- Establishment maintenance for all planting for 1 year from Practical Completion to include weed control, watering and replacement of failures to original specification in the planting season following planting.
- Following planting to receive annual pruning and hedges and groundcover to be trained and edged with minimum 2 trips per year.
- 12-14cm (6in) Trees (all features) - Tree pits should be 200mm deeper than root system and wide enough to accommodate roots when fully spread, the bottom should be broken to a depth of 200mm. The topsoil should be amended with 100gms of 10/20mm aggregate per m² to improve drainage and fertility. A 100mm layer of 10/20mm aggregate should be added to all depth of growing medium. Tall shrub stakes should be driven vertically at least 300mm into bottom of pit before planting. They should be cut off just below the lowest branch of each tree. The stake heights along the avenue should be uniform. Secure tree firmly but not tightly to stake with at least two ties to be spaced evenly along the stake. All tree setting out to be approved prior to planting. All trees should be vertical.
- 18-20cm (7in) Trees (all features) - Trees shown on plan to be planted with species as labelled. All trees to be planted in pits of min. size 1000 x 1000 x 900mm deep, backfilled with 500mm depth 9/15 clean topsoil, 20% approved compost, 100gms granular fertilizer and 100gms 10/20mm aggregate per m² to improve drainage and fertility. A 100mm layer of 10/20mm aggregate should be added to all depth of growing medium. Sample of growing to be approved. Trees in grass areas to have 800mm diameter clear cut bed formed around trunk and surface mounded to 50mm depth.
- Woodland planting is generally located on the embankments, hedges on 1m or 7cm grid. The hedges should be planted in rows 500mm apart, plants to be planted in trench 500 x 400mm deep, to ensure a good establishment. Replacement to take place in years 1, and 3. Thinning to take place at year 5 and 10. Container grown stock must be pit planted to accommodate full root spread over 5 years. Topsoil and 20gms granular fertilizer. 100gms of 10/20mm aggregate per m² to improve drainage and fertility. A 100mm layer of 10/20mm aggregate should be added to all depth of growing medium. Stakes to be removed in year 3. 1m wide hedge line to be kept weed free by spraying as required for 12 months following planting.



Anthony S. Tiff Associates
LANDSCAPE ARCHITECTS
Tel: 0133 8820
Fax: 0133 8822
Web: www.anthonystiff.co.uk

Project
Harefield Civic Amenity Site
Application B

Description
Landscape Proposals

Scale(s) NTS 1:1
1:1000 (plan)
1:200 (section)

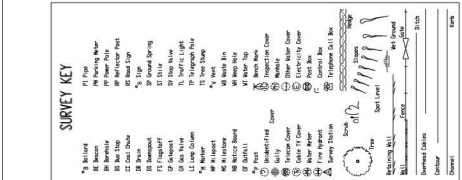
Date 30th September 09

Drawn By CJP

Checked By AS

Dwg. No. ASA-304-DRAR-002

Rev.



Tree no.	Species	Height	Spd	girth	Age	Futural life expectancy	Condition / comments	Vigour	Category
1	Elm	4m	3m	0.8m	Young	1 year	On verge outside site, tree is ivy clad and is 80% dead, recommend removal and replanting with appropriate new species.	None	D
2	Elm	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
3	Elm	4m	3m	0.7m	Young	1 year	As per tree 1.	None	D
4	Sycamore (Group of 4)	5m	4m	0.7m	Young	2 years	Very poor condition, ivy clad, 100% of trunk, very thin, weak, broken branches lying on ground. Recommend removal and replant with appropriate new species.	Poor	D
5	Hawthorn	3m	4m	0.7m	Middle	<10 years	Species outside the fence, condition although bearing by cold. Removal. Due to new access road and replanting in current position. Removed. Due to new access road.	Fair	D
6	Oak (multi-stem)	3m	4m	0.8m	Middle	<10 years	Very poor condition, ivy clad, 100% of trunk, very thin, weak, broken branches lying on ground. Recommend removal and replant with appropriate new species.	Poor	D
7	Poplar (Aspen)	15m	10m	3.0m	Mature	10-20 years	Poor condition growing in adjacent field. Spans dead wood, broken branches, needs attention to extend life expectancy. Broken branches lying on ground.	Fair	C
8	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Very poor condition in field. Tree is leaning towards yard, broken branches lying on ground. Recommend removal and replant with appropriate new species.	Fair	C
9	Poplar (Aspen)	15m	10m	2.4m	Mature	<10 years	Fair condition growing in adjacent field. Spans dead wood, broken branches, needs attention to extend life expectancy. Broken branches lying on ground.	Fair	C
10	Poplar (Aspen)	15m	10m	2.5m	Mature	10-20 years	Very poor condition in field. Tree is leaning towards yard, broken branches lying on ground. Recommend removal and replant with appropriate new species.	Fair	C
11	Poplar (Aspen)	15m	8m	2.2m	Mature	5 years	Poor condition growing in field. Dead wood split branches. Due to be removed as part of new development.	Fair	D
12	White Willow	13m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood split branches. Due to be removed as part of new development.	Fair	D
13	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood split branches. Due to be removed as part of new development.	Fair	D
14	Poplar (Aspen)	15m	8m	2.2m	Mature	<10 years	Poor condition growing in field. Dead wood split branches. Due to be removed as part of new development.	Fair	D
15	White Willow	15m	12m	3.5m	Mature	<10 years	Multi-stem, growing in field. Base decay and damage, broken branches, due probably to wind blow.	Fair	D
16	White Willow	15m	12m	3.5m	Mature	<10 years	Multi-stem, base decay and damage, broken branches. Due to be removed as part of new development.	Fair	D
17	Willows (Group)	8m	4m	0.8m	Middle	<10 years	Poor condition in field. Dead wood split branches. Due to be removed as part of new development.	Poor	D
18	Cherry (Flowering)	6m	6m	0.8m	Young	20-40 years	Good condition on end of embankment.	Normal	C
19	Cherry	6m	6m	1.0m	Young	20-40 years	Good condition growing on embankment with minor scrub growth beneath.	Normal	C
20	Poplar	5m	3m	0.7m	Young	40+ years	Good condition on embankment.	Normal	C
21	Cherry	6m	6m	0.7m	Young	20-40 years	Small group of trees on embankment, good condition with minor scrubbing grass beneath.	Normal	C
22	Sycamore	5m	5m	0.7m	Young	40+ years	Fair condition in grass verge, minor dead wood.	Normal	C
23	Sycamore (multi)	4m	4m	0.5m	Young	20-40 years	Fair condition in grass verge, minor dead wood.	Normal	C
24	Sycamore	4m	2.5m	0.5m	Young	<1 year	Tree has recently fallen towards embankment opening 50% of root. Recommended removal.	D	D
25	Cherry	5m	4m	0.5m	Young	20-40 years	Tree appears to be on the way out, poor condition and adjacent Sycamore, one broken branch needs attention.	Normal	C
26	Lawson	3m	2m	0.5m	Young	<2 years	Tree appears to be on the way out, poor condition and sparse growth.	Poor	D
27	Mixed hedge	2m	2m	2m	Mature	?	Small amount of field, mainly sycamore with small amount of Blackthorn, Elder and Sycamore.	Fair	C
28	Sycamore	12m	6m	1.4m	Mature	20-40 years	Fair condition growing in field, some minor dead wood, cone. Can't see from base and remains. Slightly with sparse growth, possibly affected by is affecting some trees, and undergrowth.	Fair	C
29	Hawthorn	4m	4m	0.7m 0.8m	Middle	20-40 years	Small trees, possibly affected by is affecting some trees, and undergrowth.	Normal	C

TREE SURVEY

Tree no.	Species	Height	Spd	girth	Age	Futural life expectancy	Condition / comments	Vigour	Category
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5	Hawthorn	3m	4m	0.7m	Middle	<10 years	Species outside the fence, condition although bearing by cold. Removal. Due to new access road and replanting in current position. Removed. Due to new access road.	Fair	D
6	Oak (multi-stem)	3m	4m	0.8m	Middle	<10 years	Very poor condition, ivy clad, 100% of trunk, very thin, weak, broken branches lying on ground. Recommend removal and replant with appropriate new species.	Poor	D
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HILLINGDON
COUNCIL

TREE SURVEY

Project: NEW YEARS GREEN LANE

Description: [Empty]

Score: 1:500
Designed: [Empty]
Drawn: [Empty]
Date: OCT 2007

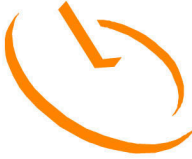

Project No: E/A1 2197
Drawing No: 11
Rev: [Empty]

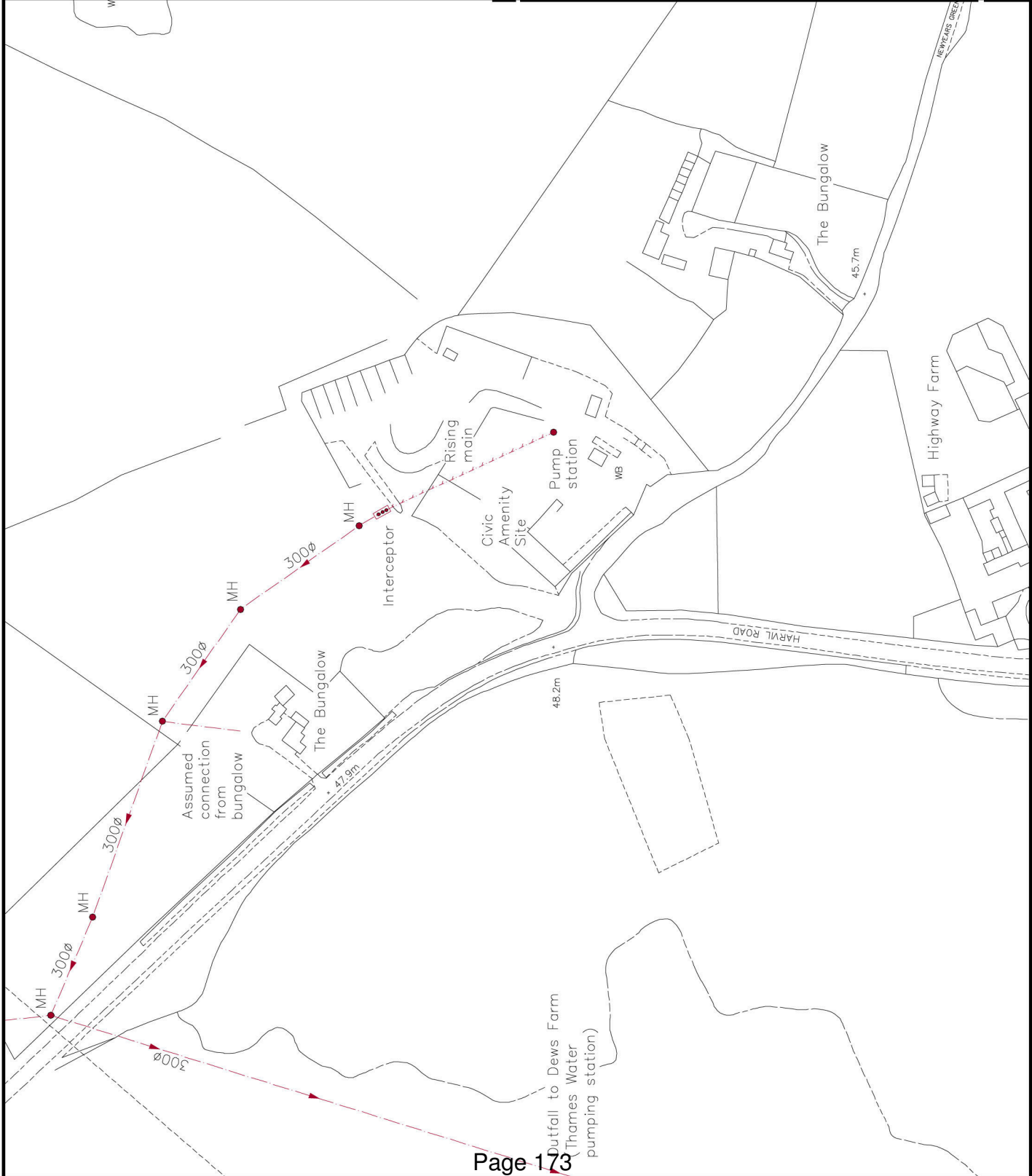
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Note:

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Rev.	Description	Date	Chkd
 <p>Glanville Comerstone House 62 Foxhall Road, Didcot Oxon, OX11 7AD Tel: (01235) 515560 Fax: (01235) 817799 postbox@glanvillegroup.com www.glanvillegroup.com</p>			
<p>Client:</p> 			
<p>Project: New Years Green Lanes Civic Amenity Site Site Improvements</p>			
<p>Title: Existing Drainage Outfall</p>			
<p>Project Engineer: J. Blenkinsop</p>		<p>Scale: 1:2500 @ A4</p>	
<p>Project Director: J. Birch</p>		<p>Date: September 2009</p>	
<p>Status: PLANNING</p>			
<p>Drawing No. CV290319/105</p>		<p>Rev</p>	



GENERAL NOTES.

GENERAL WORKMANSHIP EXCEPT WHERE NOTED OTHERWISE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST ISSUE OF THE BUILDING REGULATIONS FOR THE AREA WHERE THE STRUCTURE IS LOCATED.
 2. GROUND SNOW DRIFT MUST NOT BE ALLOWED TO PILE UP AGAINST THE DOME.
 3. STORED MATERIAL MUST NOT BE ALLOWED TO PILE UP AGAINST THE DOME PANELS.

FOUNDATION
 1. THE FOUNDATION WALL WILL BE TO BS 8110 : PART 1 (1985) STANDARD OF 150 GRADE (MINIMUM) CEMENT CONCRETE 400kg/cum AND MAXIMUM FREE WATER / CEMENT RATIO OF 0.45.
 2. THE INTERIOR SURFACES OF THE CONCRETE WALL MUST RECEIVE TWO APPLICATIONS OF A PROTECTIVE COATING OF A MIXTURE CONSISTING OF 50% EACH OF MINERAL SPIRITS AND LINSEED OIL. THE MIXTURE MAY BE APPLIED BY BRUSHING, ROLLING OR SPRAYING.
 3. REINFORCING STEEL WILL BE HIGH YIELD DEFORMED REINFORCING BAR, GRADE 460 COMPLYING WITH BS 4449.

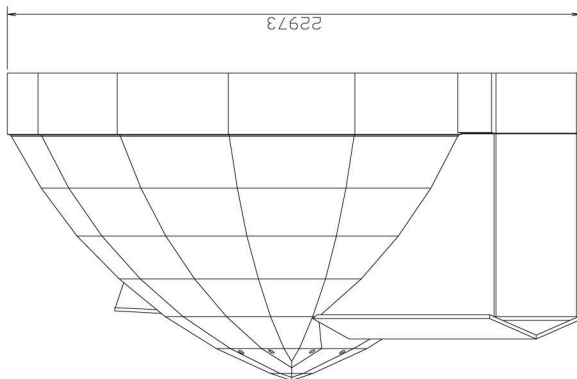
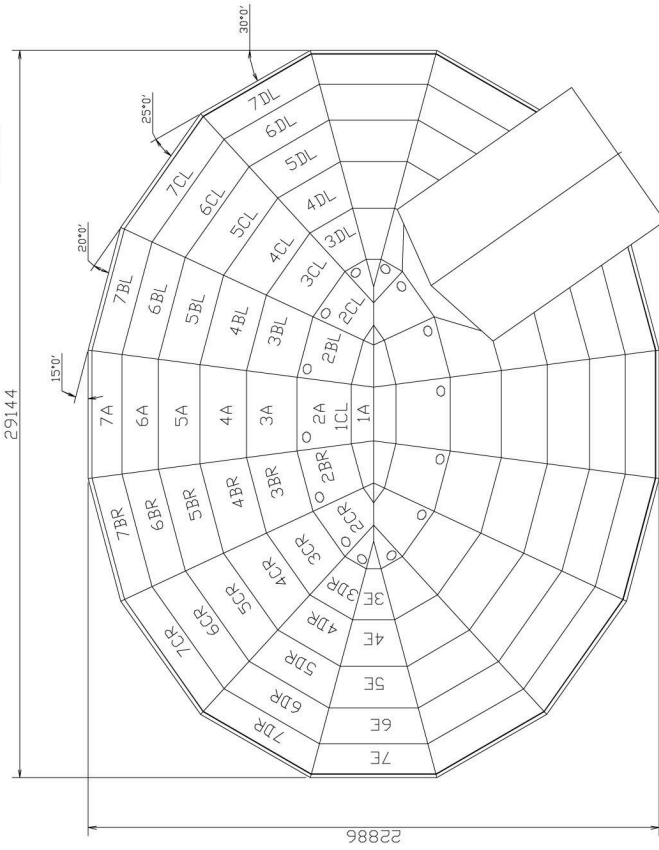
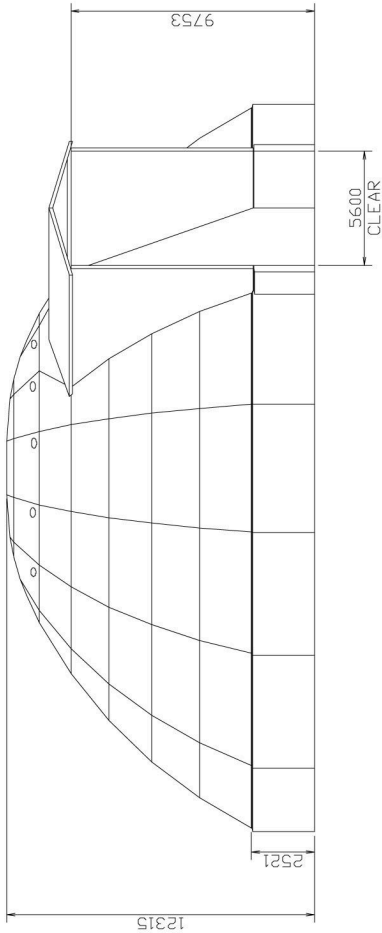
DOME PANELS
 1. DOME PANELS AND ASSOCIATED HARDWARE WILL BE SUPPLIED IN KIT FORM BY DOMEUROPA LIMITED, AN ISO 9001:2000 CERTIFIED COMPANY.

ROOFING
 1. ROOFING WILL CONSIST OF BITUMEN ROOFING SHINGLES APPLIED OVER 0.75kg/sqm ROOFING FELT, WITH THE EXCEPTION OF THE ENTRANCE AND FAN DORMER ROOFS WHICH WILL BE COVERED WITH 4.25kg/sqm ROLLED ROOFING. THE ROOFING SHINGLES WILL BITUMEN WITH GLASS FIBRE REINFORCING CONFORMING TO EN 544. ALL ROOFING WILL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURERS DIRECTIONS.

EXHAUST FAN HOUSING
 1. A EXHAUST FAN HOUSING WILL BE SUPPLIED BY DOMEUROPA LIMITED ONLY AT THE REQUEST OF THE CUSTOMER.
 2. IN THE EVENT THAT A FAN HOUSING IS REQUESTED, IT WILL BE SUPPLIED COMPLETE WITH INTERNAL FRAMEWORK TO SUIT FAN AND LOUVRE SUPPLIED BY CUSTOMER.

DESIGN LOADS
 1. THE DOME STRUCTURE HAS BEEN DESIGNED TO WITHSTAND THE LOADS OF ITS LOCALITY IN ACCORDANCE WITH THE FOLLOWING STANDARDS: BS 6399 : PART 1 : 1996, BS 6399 : PART 2 : 1995 AND BS 6399 : PART 3 : 1988.

ATTENTION
 THIS DRAWING CONTAINS INFORMATION PROPRIETARY TO DOMEUROPA LIMITED. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DOMEUROPA LIMITED AND OR DRFUS LTD. VIOLATORS WILL BE PROSECUTED TO THE EXTENT THAT THE LAW ALLOWS.
 THIS DRAWING DEPICTS A DOME STRUCTURE THAT IS COVERED BY ONE OR MORE PATENTS, REGISTERED IN THE UNITED STATES OF AMERICA, CANADA AND EUROPE. OTHER PATENTS PENDING IN THE E.C. AND OTHER COUNTRIES.



REV	NO.	REVISIONS	BY	DATE

Domeuropa ltd.
 eurodome® bulk storage systems



The Inver Burgh Depot, Redburn Road, Acton, Perthville
 South Gloucestershire, GL9 1HR, United Kingdom
 Telephone: 01454 218 184 Fax: 01454 218 189

DE-22x28-16S EURODOME®
 MODEL CR 4P
 ELEVATIONS & PLAN

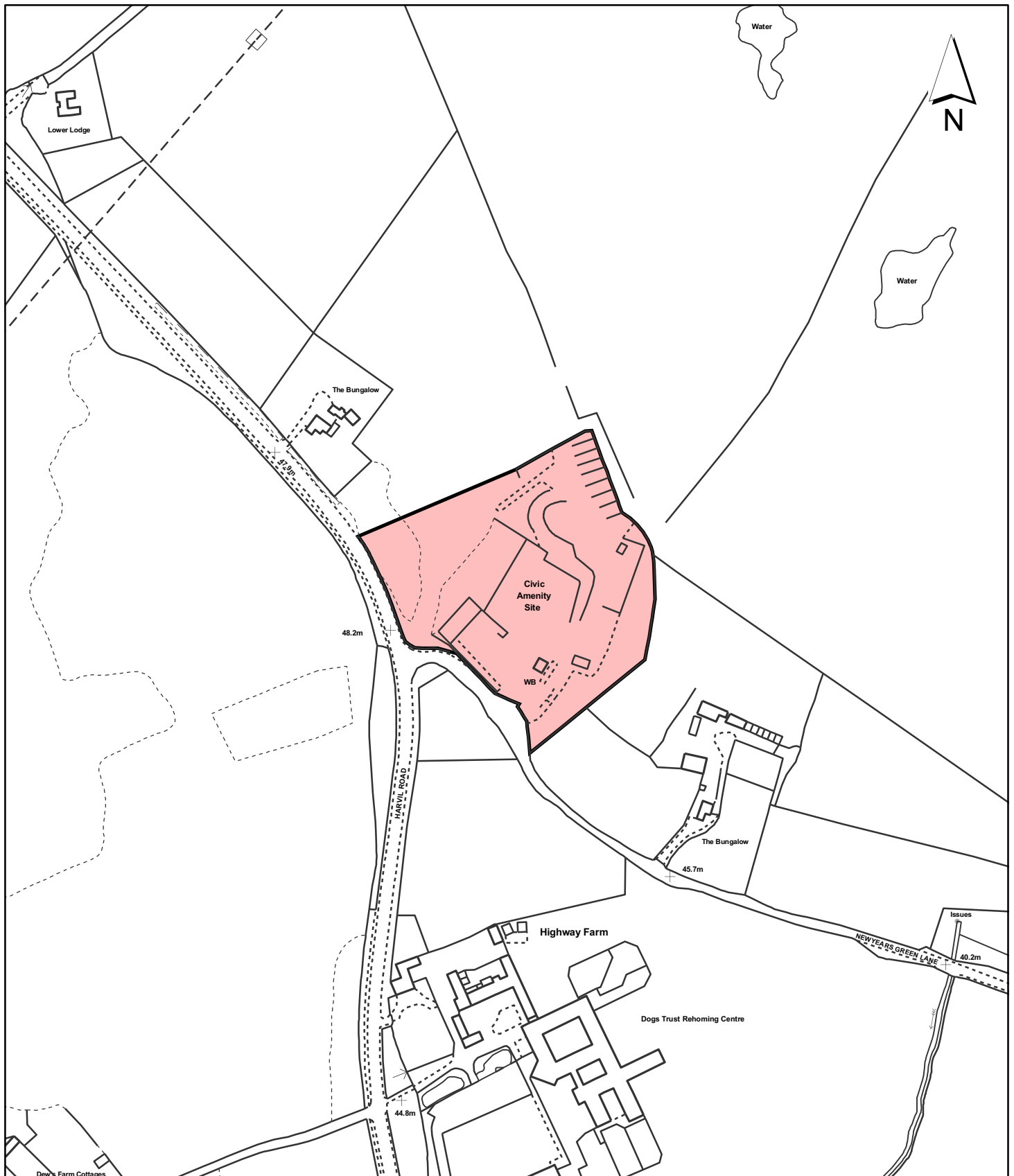
Prepared for: **DOME (UK) LIMITED**

Location: **HILLINGDON DEPOT
 NEW YEARS GREEN LANE
 HAREFIELD**


Drawn By: B.V.K. Date: 10/09/09
 Approved: _____ Date: _____
 ALL DIMENSIONS ARE IN MILLIMETRES
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Drawing no. **DE-22x28-16S-24**
 MODEL CR 4P
 SHEET 1 OF 1

PRELIMINARY DESIGN:
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Notes

 Site boundary

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Site Address

**Civic Amenity Site
New Years Green Lane
Harefield**

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

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

Planning Application Ref:
8232/APP/2009/2225

Scale
1:3,000

Planning Committee
North Page 175

Date
December 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address ST JOHNS SCHOOL POTTER STREET HILL NORTHWOOD

Development: Variation of condition 4 of planning permission ref. 10795/APP/2001/1600 dated 21/11/2001 (which limits the number of pupils at the school to 350 and staff to no more than 40), to allow for retention of the current numbers of 405 pupils and 65 full-time equivalent staff (Erection of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet) (Retrospective application.)

LBH Ref Nos: 10795/APP/2009/1560

Date Plans Received: 17/07/2009

Date(s) of Amendment(s):

Date Application Valid: 17/07/2009



SITE BOUNDARY



PROJECT TITLE
**St John's School
 NORTHWOOD
 Middlesex**

DRAWING TITLE
**Site identification plan
 Page 177**

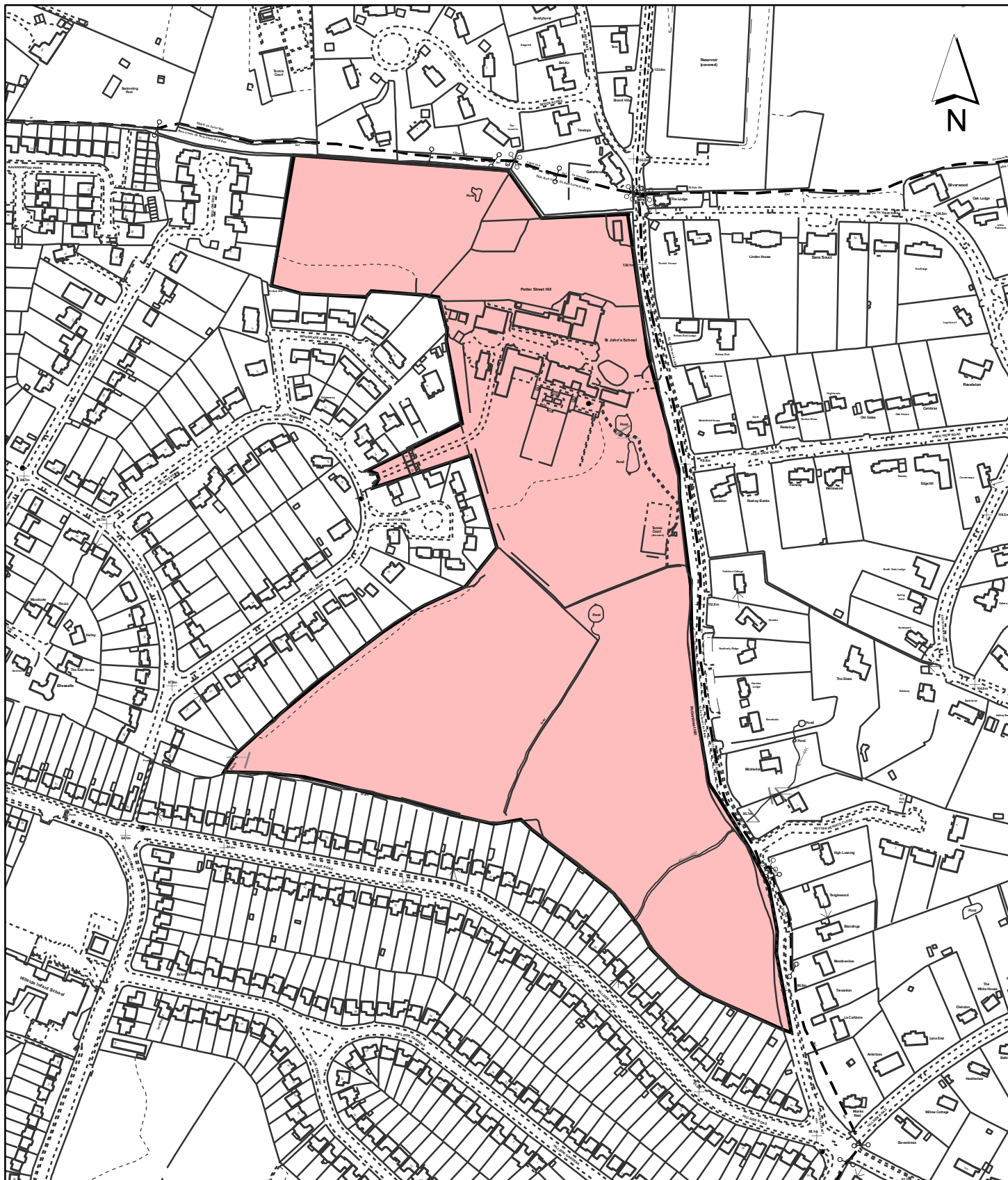
PLANING & TRANSPORTATION GROUP
 17 JUL 2009
 JSD & HILLINGDON
 NORTHWOOD

SCALE 1:2500	DATE JULY 2009	CHECKED
	DRAWN HP	DATE


PROJECT No. 4779		002
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VINCENT AND GORBING
 CHARTERED ARCHITECTS AND TOWN PLANNERS
 STERLING COURT NORTON ROAD STEVENAGE HERTS
 TELEPHONE: 01438 316331 FAX:01438 722035





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Site Address

**St Johns School
Potter Street
Northwood**

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

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

Planning Application Ref:
10795/APP/2009/1560

Scale
1:4,000

Planning Committee
North Page 178

Date
November 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address DUCKS HILL GARDEN CENTRE DUCKS HILL ROAD RUISLIP

Development: Single storey infill extension and new canopy to south east elevation and alterations to rear (north-west) elevation

LBH Ref Nos: 10827/APP/2009/2311




Date Plans Received: 26/10/2009 **Date(s) of Amendment(s):** 26/10/2009

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

08/12/2009

DUCKS HILL GARDEN CENTRE

Legend

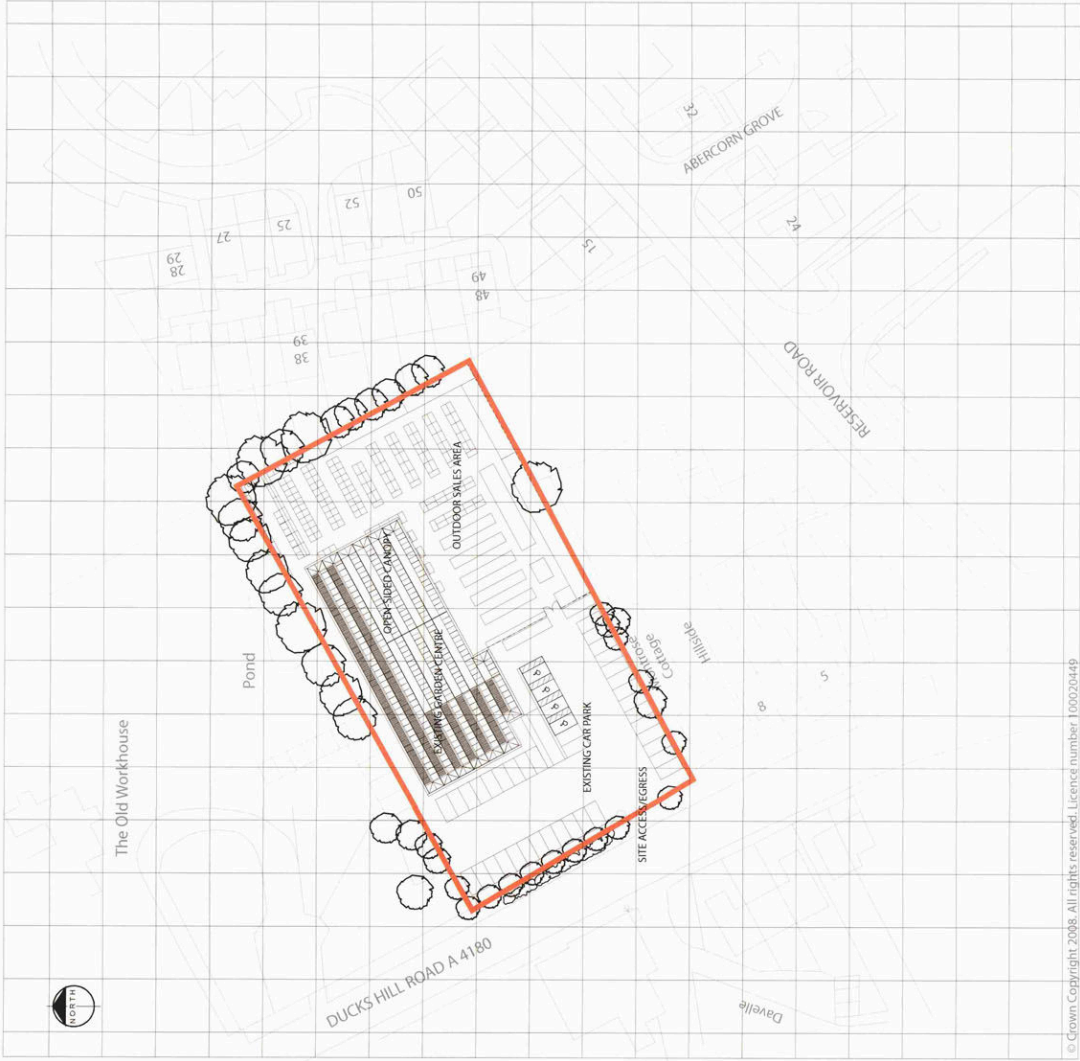
-  Site Boundary
-  Existing Tree Planting
-  North Point

LONDON REGIONAL AREA
 PHILIPPOUN
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 SERVICES

DRAWING STATUS	PLANNING
PROJECT	Existing Regional Area/ Site Location/ Block Plans
SITE IMPROVEMENTS	
CLIENT	DUCKS HILL GARDEN CENTRE
TITLE	Existing Regional Area/ Site Location/ Block Plans
SCALE	1:500 1:1250
DATE	NOV 2007
DESIGN	8.10000000 0.01
CHECKED	
STW	PI
DATE	
NOB	114.001
REVISION	

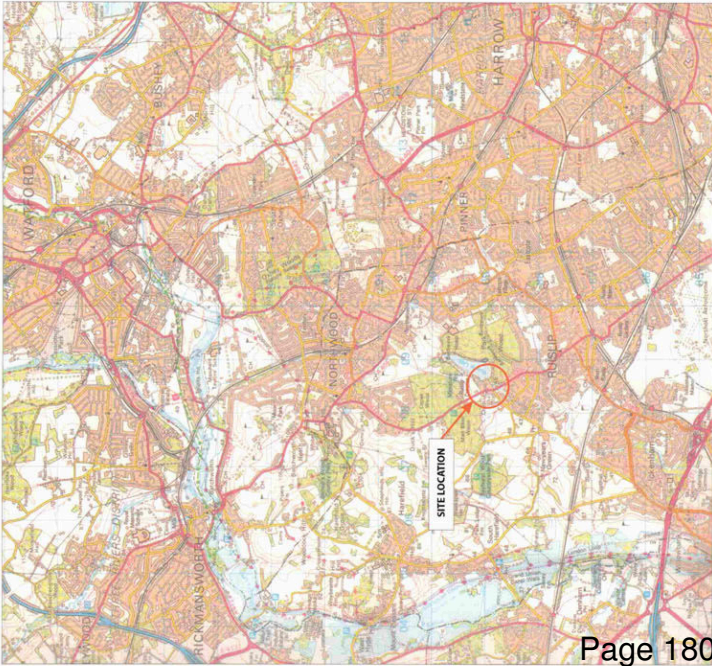
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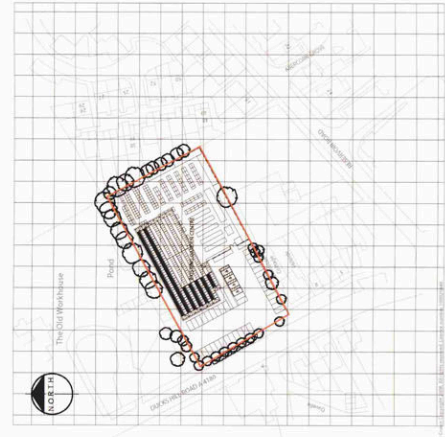


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SITE BLOCK PLAN 1:500



REGIONAL AREA PLAN 1:50000






SITE LOCATION PLAN 1:1250

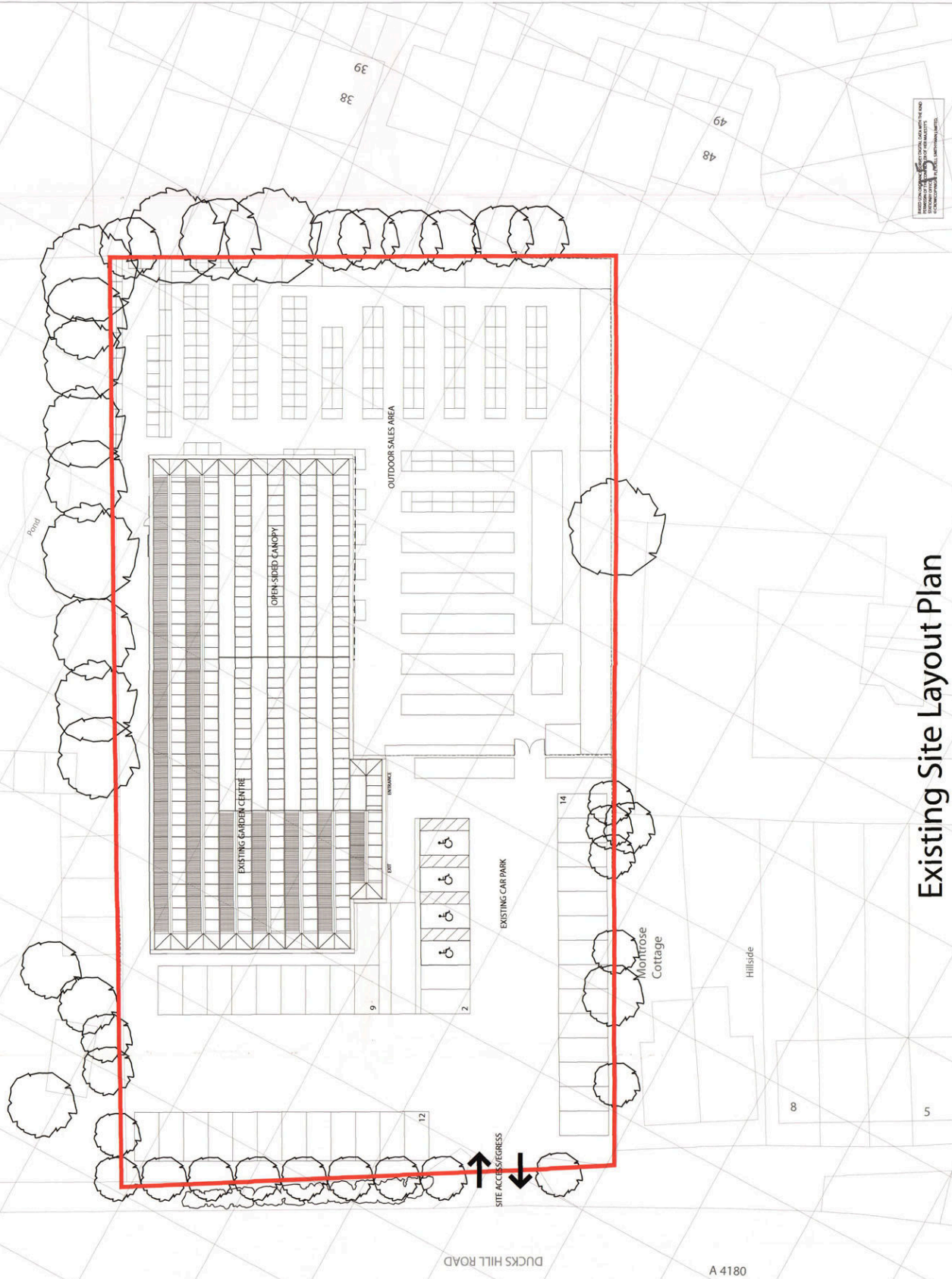
BASE MAPS: OSNAMES, OS GRID, OS DATA, OS PHOTO
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Existing Regional Area/Site Location/Site Block Plans

DUCKS HILL GARDEN CENTRE

Legend

-  Site Boundary
-  Existing Tree Planting
-  North Point



REV	NOTES	AMD	DATE
C	Add in window to Southwest.	STM	29/10/09
B	Line of Existing Canopy Indicated.	STM	23/10/09
A	Remove product placement labels.	KW	01/03/09

DRAWING STATUS	
PLANNING	
PROJECT	
SITE IMPROVEMENTS	
CLIENT DUCKS HILL GARDEN CENTRE	
TITLE Existing Site Layout Plan	
DATE NOV 2008	SCALE 1:200 @ A1
DRAWN STM	CHECKED PP
DRAWN NO. M08:14:002	REVISION C

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Existing Site Layout Plan

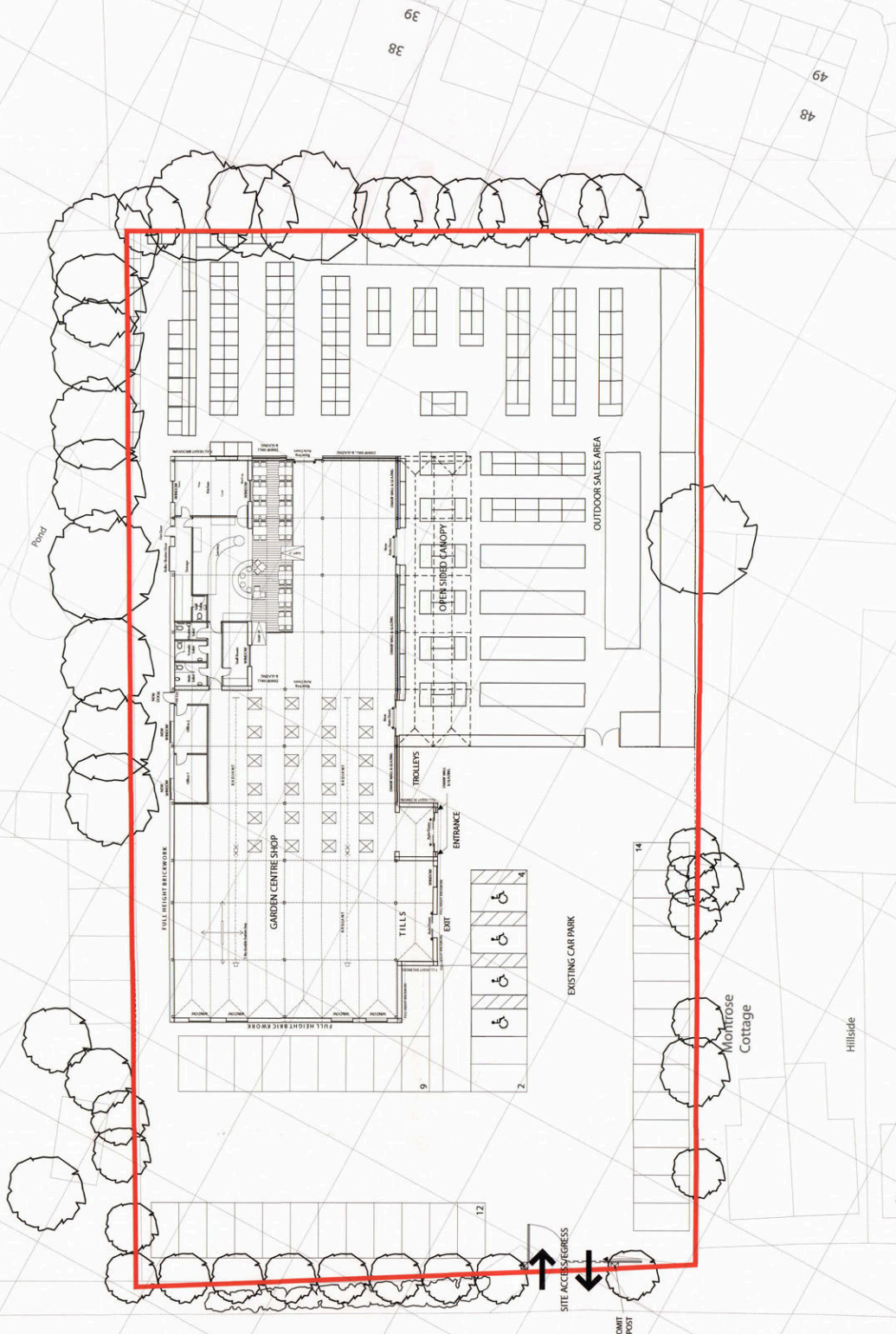
DUCKS HILL GARDEN CENTRE

Legend

-  Site Boundary
-  Existing Tree Planting
-  North Point



DUCKS HILL ROAD A4180



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REV	NOTES	AWD	DATE
E	Amendments made to LPA's recommendations.	STM	26/10/09
D	Minor alterations.	STM	27/10/09
C	Overall size of Proposed Canopy adjusted.	STM	12/10/09
B	Minor alterations.	KW	03/03/09
A	Amendments made to Client's requirements. Office layout, Coffee requirements, Office layout, Coffee requirements, Office layout, Coffee requirements. Parking layout adjusted.	STM	09/10/09

REV	NOTES	AWD	DATE
PLANNING			
PROJECT			
SITE IMPROVEMENTS			
CLIENT DUCKS HILL GARDEN CENTRE			
TITLE Proposed Site Layout Plan			
DATE NOV 2008			
SCALE 1:200 @ A1			
DRAWN STM			
CHECKED pp			
DRAWING NO. M08.114.007			
REVISION E			

PleydelSmithyman

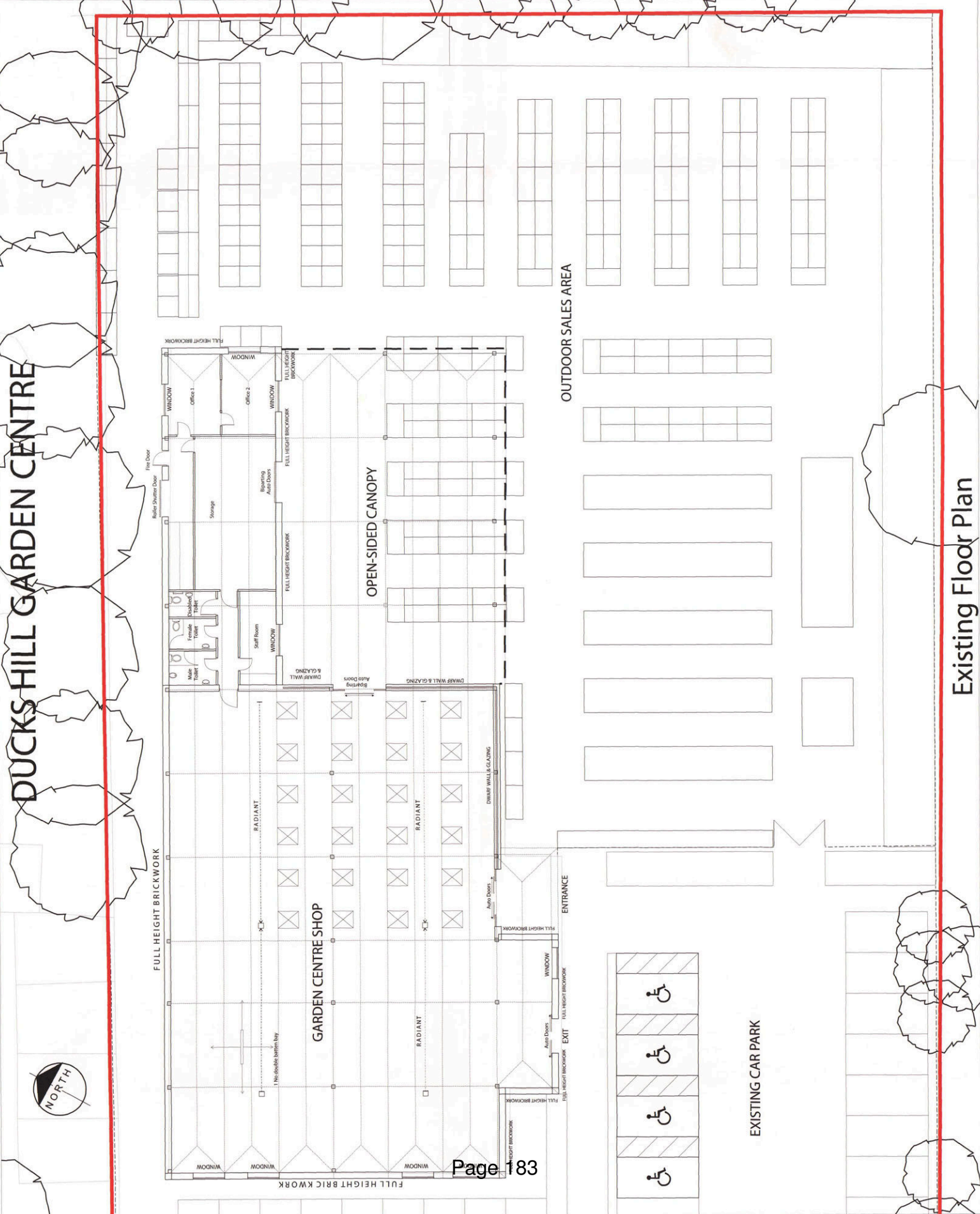
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 WEBSITE: www.pleydel-smithyman.co.uk

Proposed Site Layout Plan

Legend

- Site Boundary
- Existing Tree Planting
- North Point

DUCKS HILL GARDEN CENTRE



REV	NOTES	AMD	DATE
D	Amendments made to IFA's recommendations.	STM	29/10/09
C	Line of Existing Canopy indicated.	STM	23/10/09
B	Add in window to south west.	RW	20/10/09
A	Remove product department labels.	RW	03/10/09

DRAWING TYPE PLANNING PROJECT SITE IMPROVEMENTS CLIENT DUCKS HILL GARDEN CENTRE TITLE Existing Floor Plan DATE NOV 2008 SCALE 1:100 @ A1 DRAWN STM CHECKED PFP ISSUED M08 114.003 REVISION D

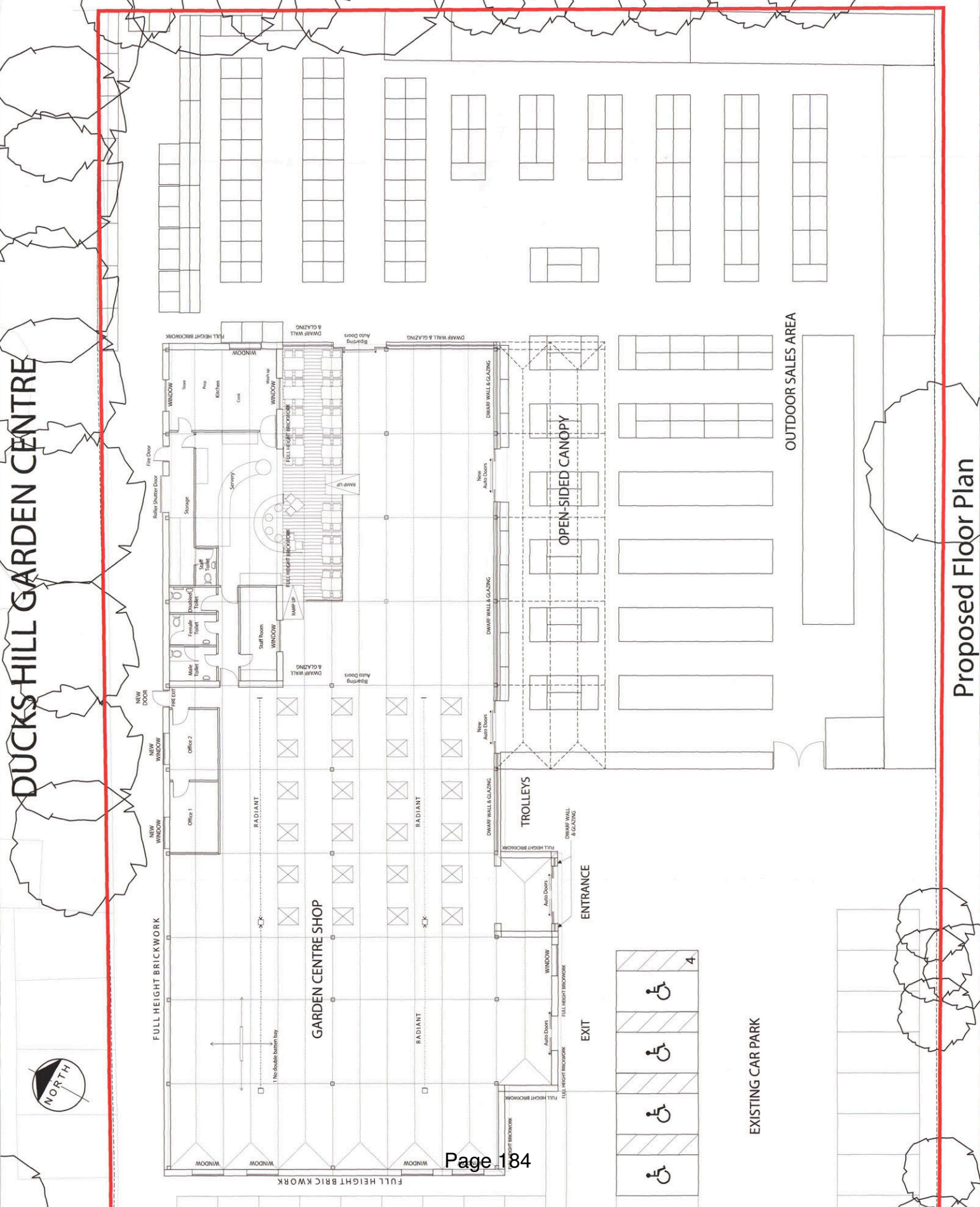
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Legend

- Site Boundary
- Existing Tree Planting
- North Point

DUCKS HILL GARDEN CENTRE



REV	NOTES	AMD	DATE
F	Amendments made to JPA's recommendations.	STM	29/10/09
E	Minor alterations.	STM	20/10/09
D	Overall use of Proposed Canopy adjusted.	STM	12/10/09
C	Add in window to south west.	NW	26/03/09
B	Minor alterations.	NW	03/03/09
A	Amendments made to Client's requirements. Offices layout, Coffee Shop and car park location. Parking layout adjusted.	STM	09/07/09

DRAWING STATE	
PLANNING	
SITE IMPROVEMENTS	
CLIENT	DUCKS HILL GARDEN CENTRE
TITLE	Proposed Floor Plan
DATE	NOV 2008
SCALE	1:100 @ A1
DRAWN	STM
CHECKED	PP
DATE	MAR 11 10.08
REVISION	P

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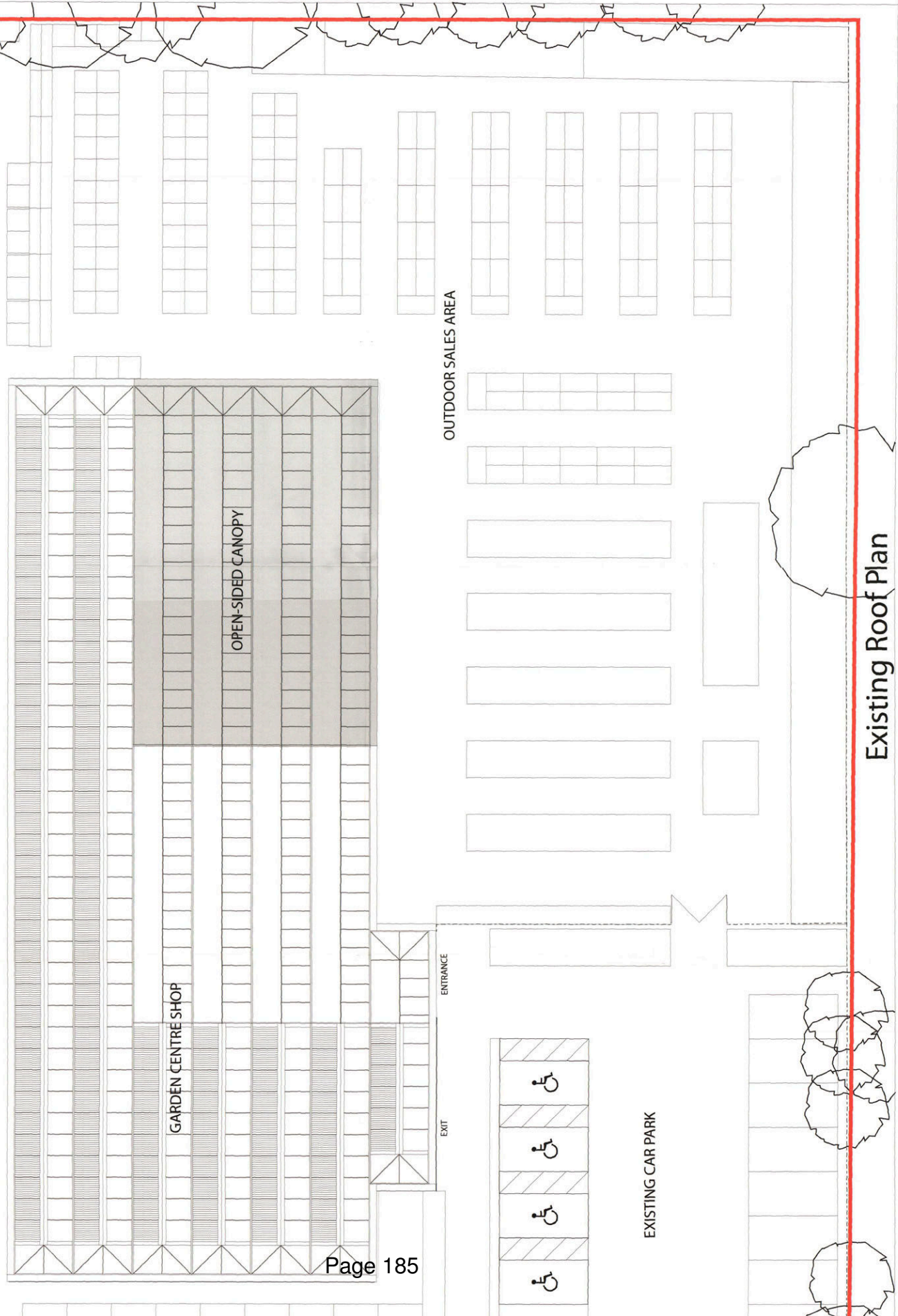
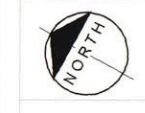
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EMAIL: info@pleydellsmithyman.co.uk
WEBSITE: www.pleydellsmithyman.co.uk

Proposed Floor Plan

DUCKS HILL GARDEN CENTRE

Legend

- Site Boundary
- Existing Tree Planting
- North Point
- Existing Open-sided Canopy



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DRAWING STATUS PLANNING	
PROJECT SITE IMPROVEMENTS	
CLIENT DUCKS HILL GARDEN CENTRE	
TITLE Existing Roof Plan	
DATE NOV 2008	SCALE 1:100 @ A1
DRAWN STM	CHECKED PP
DRAWING NO. M08-114-005	REVISION -

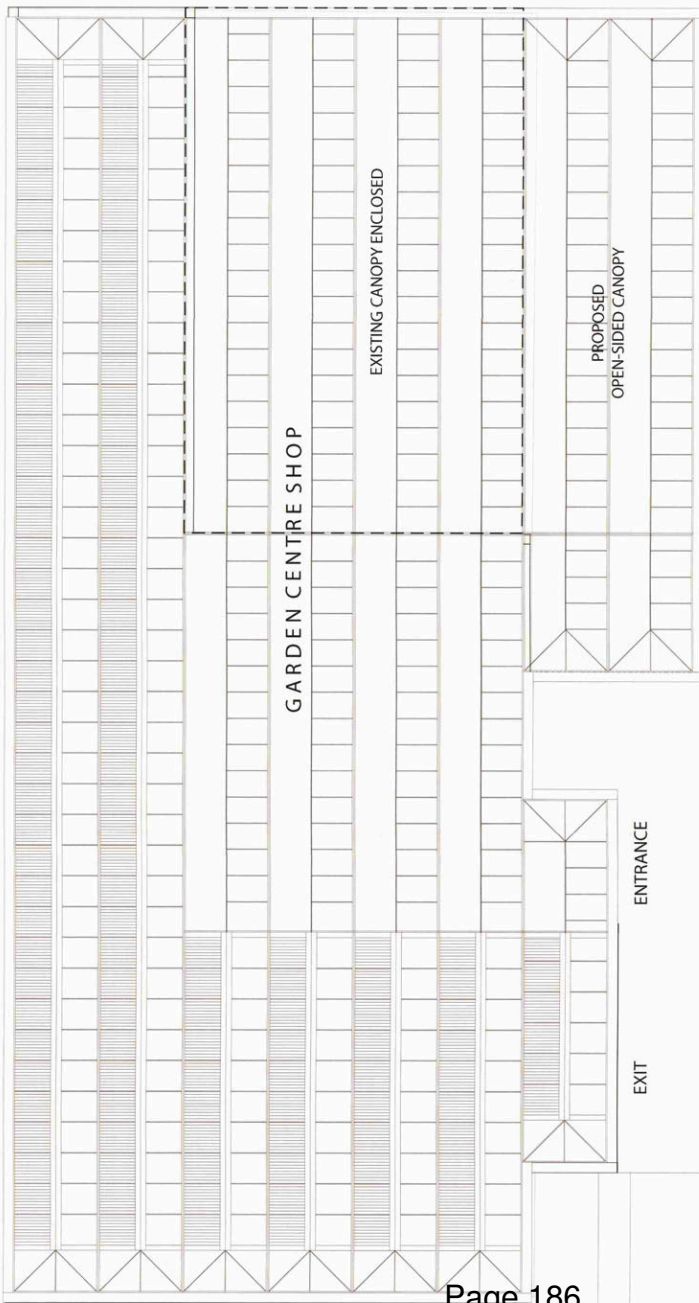
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DUCKS HILL GARDEN CENTRE

Legend

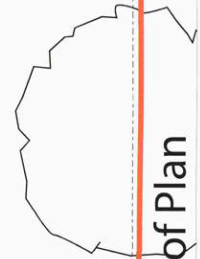
- Site Boundary
- Existing Tree Planting
- North Point



OUTDOOR SALES AREA



EXISTING CAR PARK



Proposed Roof Plan

LONDON PROJECTS
 23 OCT 2009
 PLANNING & COMMUNITY
 SERVICES

REV	NOTES	AMD	DATE
D	Use of Existing Canopy indicated. See table below.	STM	23/10/09
C	Overall size of Proposed Canopy adjusted.	STM	12/10/09
B	Minor amendments.	KW	03/03/09
A	Amendments made to Client's requirements. Parking Layout adjusted.	STM	06/01/09

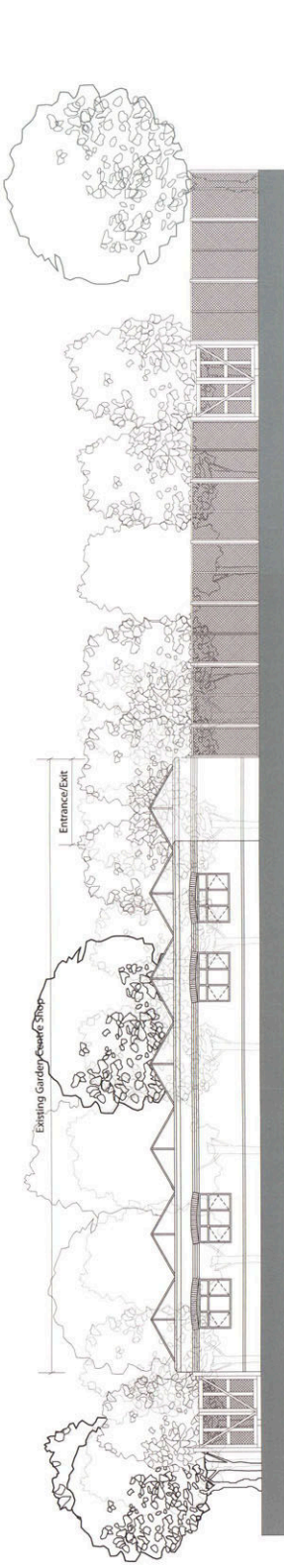
REV	NOTES	AMD	DATE
PLANNING			
SITE IMPROVEMENTS			
CLIENT: DUCKS HILL GARDEN CENTRE			
TITLE: Proposed Roof Plan			
DATE:	SCALE:		
NOV 2008	1:100 @ A1		
DRAWN:	CHECKED:		
STM	PP		
FORM NO:	REVISION:		
M08.114.010	D		

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 WEBSITE: www.playdellsmithyman.co.uk

DUCKS HILL GARDEN CENTRE

Legend



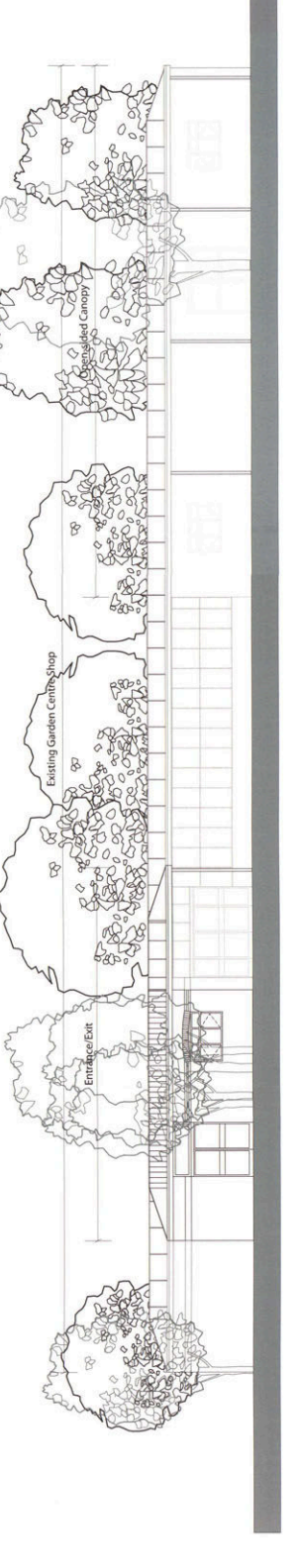
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

REV	NOTES	AMD	DATE
B	Final drawings to L.P.A. recommendations.	STM	20/10/09
A	Minor alterations to existing tree positions adjusted.	STM	23/10/09

DRAWING STATUS	PLANNING
PROJECT	SITE IMPROVEMENTS
CLIENT	DUCKS HILL GARDEN CENTRE
TITLE	Existing Elevations
DATE	NOV 2008
SCALE	1:100 @ A1
DRAWN	STM
CHECKED	PP
CRAM NO.	M08 114.004
REVISION	B

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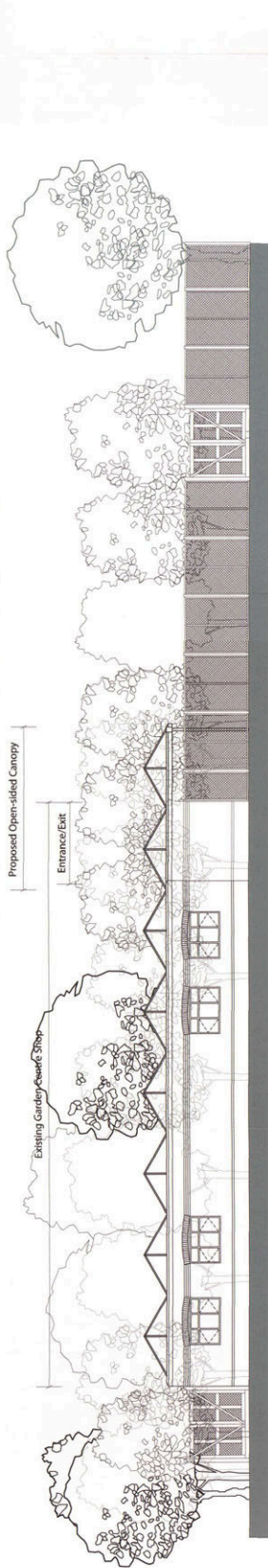
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DUCKS HILL GARDEN CENTRE

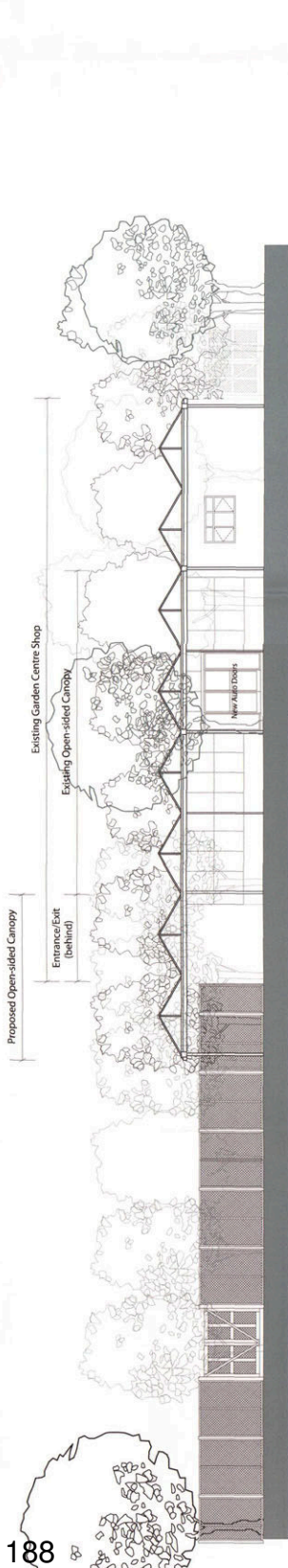
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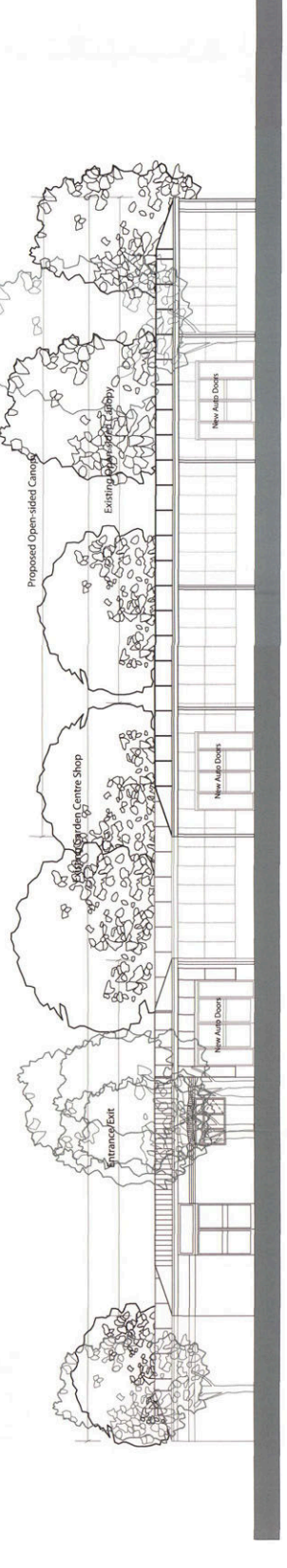
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

Proposed Elevations

REV	NOTES	AMTD	DATE
D	Amendments made to LP A.5 recommendations.	STM	29/10/09
C	Minor alterations - existing line positions adjusted.	STM	23/10/09
B	Overall line of Proposed Canopy proposed.	STM	12/10/09
A	Proposed elevations made to Client's requirements. Office's selection and line set out indicated. Entrance doors proposed.	STM	05/01/09

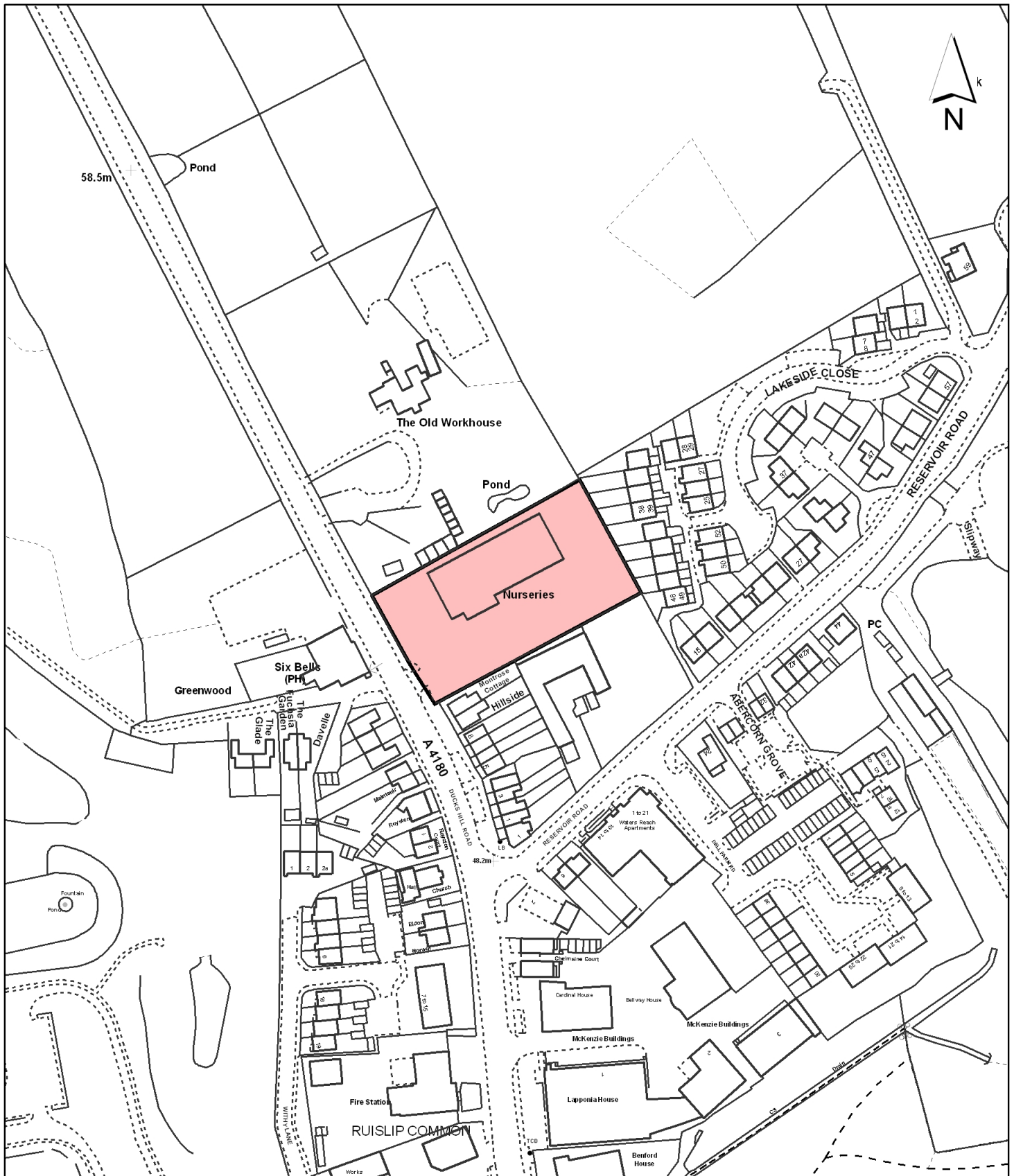
DRAWING STATUS	PLANNING
SITE IMPROVEMENTS	
CLIENT	DUCKS HILL GARDEN CENTRE
TITLE	Proposed Elevations
DATE	15/06/08
SCALE	1:100 @ A1
DRAWN	STM
CHECKED	PP
DATE	NOV 11 2009
REVISION	D
NO.	MSL11-009

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Site Address	
Ducks Hill Garden Centre Ducks Hill Road Ruislip	
Planning Application Ref:	Scale
10827/APP/2009/2311	1:2,000
Planning Committee	Date
North Page 189	December 2009

**LONDON BOROUGH
OF HILLINGDON**

**Planning &
Community Services**

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



HILLINGDON
LONDON

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