



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 12 JANUARY
2010

Time: 7.00 PM

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

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

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

**This agenda and associated
reports can be made available
in other languages, in braille,
large print or on audio tape on
request. Please contact us for
further information.**

Published: Monday 4th January 2010

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This Agenda is available online at:
<http://lbh-modgov:9071/ieListMeetings.aspx?CId=116&Year=2009>

Lloyd White
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London Borough of Hillingdon,
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INVESTOR IN PEOPLE

Useful information

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Please enter from the Council's main reception where you will be directed to the Committee Room. An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

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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 meeting
- 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 without a Petition

	Address	Ward	Description & Recommendation	Page
6	257 Field End Road Ruislip 22074/APP/2009/1847	Cavendish	Change of use from Class A1 (Shops) to Class A5 (Hot Food Takeaway) and installation of extraction duct to side. Recommendation : Approval	1 - 12
7	58 High Street, Northwood 31364/APP/2009/2234	Northwood	Change of use from Class A1 (retail) to Class A3 (Café) Recommendation : Approval	13 - 22
8	56-58 High Street Ruislip	West Ruislip	Single storey infill extension, relocation of existing refrigeration units, installation of new air conditioning units and new fire exit door to rear. Recommendation : Approval	23 - 34

Other

9	S106 Quarterly Monitoring Report	35 - 42
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Part 2 - Members Only

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

10 Enforcement Report Pages 43 - 56

11 Any Items Transferred from Part 1

12 Any Other Business in Part 2

Plans for North Planning Committee

Pages 57 - 67

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Report of the Corporate Director of Planning & Community Services

Address 257 FIELD END ROAD RUISLIP

Development: Change of use from retail (Class A1) to hot food take away (Class A5) and installation of ventilation grille to side.

LBH Ref Nos: 22074/APP/2009/1847

Drawing Nos: Design and Access Statement
L722/1/ Rev C
Manufacturers details of Odour Neutraliser and Electrostatic Precipitator

Date Plans Received: 20/08/2009 **Date(s) of Amendment(s):**

Date Application Valid: 02/09/2009

1. SUMMARY

The application relates to the change of use of an existing vacant retail unit (Use Class A1) to hot food takeaway use (Use Class A5). The site is within Eastcote Town Centre but situated outside the primary and secondary shopping areas. There is no specific protection for A1 uses outside the designated shopping areas within town centres, and the site is in an area where there is a noticeable supply of vacant retail units in the near vicinity. There would be no exterior alterations to the proposed building, save the installation of an extraction vent to the side. This would not impact unduly on the visual amenities of the area and is considered acceptable.

It is considered that an adequate choice of facilities on this frontage would remain and subject to appropriate conditions relating to hours of operation, litter control and odour and extraction control, the proposal would not conflict with any other of the relevant Adopted policies within the Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 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 OM15 General Litter/Waste

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).

4 NONSC Control of extract and ventilation systems

The proposed use hereby approved shall not be commenced until details of all extract ventilation systems and odour control equipment including details of any noise levels and external ducting, have been submitted to and approved by the local planning authority and the equipment so approved has been installed. The extract ventilation system equipment and odour control equipment shall be operated at all times when cooking is carried out and maintained in accordance with the manufacturer's instructions. Any external ducting shall be removed as soon as possible when no longer required.

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 NONSC Delivery and collection times

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 Saturdays 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 N13 Sound insulation of commercial/entertainment premises

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 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 NONSC Non Standard Condition

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. 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).

8 NONSC Non Standard Condition

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.

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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3D.1	London Plan Policy 3D.1 - Supporting Town Centres.
LPP 3D.3	London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

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 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.

5 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).

6 I5 Party Walls

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.

7 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.

8

Pursuant to the Control of Pollution Act 1974, the Clean Air Act 1993, the Environmental Protection Act 1990 and any other relevant legislation, you are advised as follows:

- 1) Demolition and construction works which are audible at the site boundary should only be carried out between the hours of; 0800 and 1800 on Monday to Friday, 0800 and 1300 on Saturday. No such work must be carried out on Sundays and Bank Holidays. All noise generated during such works must be controlled in compliance with British Standard 5228;
- 2) Measures must be taken to eliminate the release of dust caused by the works that may create a statutory nuisance (a useful reference is the Best Practice Guidance - The control of dust and emissions from construction and demolition, Greater London

Authority, November 2006);

3) No bonfires on the site shall be allowed to take place at any time.

9

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is on the east side of Field End Road, to the south of the station and comprises a ground floor end terrace unit in a parade with residential maisonettes above. The site has a footway and an access/service road to the front providing street side parking and is within Eastcote Town Centre as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal involves the change of use of the ground floor from a retail unit (A1) to Restaurant (A5) and the installation of an extraction vent to the side.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
S6	Change of use of shops - safeguarding the amenities of shopping areas
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.

LPP 3D.1 London Plan Policy 3D.1 - Supporting Town Centres.

LPP 3D.3 London Plan Policy 3D.3 - Maintaining and Improving Retail Facilities.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

24 neighbours were consulted and 5 responses were received, which made the following comments:

1. There is no public car parking off Sunningdale Avenue;
2. Our main issue is late night noise and nuisance in the form of fumes wafting across our garden;
3. The premises back onto residential properties and any fumes will affect the enjoyment of our garden;
4. Due to the nature of the proposal, this would involve frequent customers comings and goings up to 11pm and therefore also involve slamming of car doors;
5. The possibility of rubbish being dumped in our front gardens and people gathering near to the vicinity, especially if they have exited a drinking establishment;
6. There are already 5 Indian takeaways in the near vicinity all of which have takeaway facilities;
7. It is accepted that there are several empty units in the area but this could rapidly change if the economic climate improves;
8. If another unit is turned over to a 'food and drink' use there will be nothing left to attract visitors to our local shops;
9. Eastcote is literally littered with takeaways and food establishments, and this cannot be in the interest of good estate management or healthy competition of business;
10. We do not need another food establishment, we do not want to smell the food, or encourage youths to come up the stairs of Telcote Way causing problems;
11. In the past 4 years we have lost many A1 uses, all opening in the day time, another food shop which opens in the evening does not help local businesses. There are already other Indian takeaways in the near vicinity;
12. There are only 5 spaces at the front of the shop, Sunningdale is at least 7min walking distance away and the car park mentioned on that road is a private carpark, so parking is always a problem;
13. The extract duct seems to be directed towards Telcote Way, which is not ideal.

Eastcote Village Association - No comments received

Eastcote Residents Association - No comments received

Thames Water

Recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321

Internal Consultees

EPU

No objections subject to conditions relating to hours of operation, hours of collection and deliveries, details of extraction system and sound insulation.

WASTE AND RECYCLING OFFICER

The waste division does not have any specific comments regarding this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There are no specific policies for the protection of retail uses outside the primary and secondary shopping areas of the Town Centre. However the London Plan (2008), Policy 3D.1, states boroughs should enhance access to goods and services, and strengthen the wider role of town centres, and policies should encourage retail, leisure and other related uses in town centres. In addition to this, policies should support a wide role for town centres as locations for leisure and cultural activities, as well as business and housing, and require the location of appropriate health, education and other public and community services in town centres

Policy 3D.2 comments that, UDP policies should relate the scale of retail, commercial and leisure development to the size and role of a centre and its catchment and encourage appropriate development on sites in town centres, and Policy 3D.3 states Boroughs should work with retailers and others to prevent the loss of retail facilities that provide essential convenience and specialist shopping and encourage mixed use development

Policy S6 states changes of use applications will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties and the use would have no harmful effect on road safety or worsen traffic congestion.

The application site comprises a ground floor commercial unit with residential above. The site is the end unit in a terrace of 6, 4 of which would still remain in retail use should this application receive consent. On the north side of the site is a vehicular access point which gives access to a builders merchants, then there is a further terrace of 9 commercial units, 8 of which remain in retail use, although 4 are vacant. It is therefore considered should the proposal receive consent, there would still be an appropriate choice of shops on this frontage.

7.02 Density of the proposed development

Not applicable to this application

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

Not applicable to this application

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

There are no external alterations proposed to the front of the building and the proposed vent to the side is a minor alteration which does not impact visually on its surroundings. Therefore the proposal would comply with policies BE13, BE15 and S6 of the Hillingdon UDP (Saved Policies, September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. The Environmental protection officer has commented on this application and has suggested a number of conditions relating to control of hours of operation; extract ventilation systems and odour control; noise and deliveries, to safeguard the amenity of residents and the surrounding area. Therefore subject to the appropriate conditions being applied the proposal is considered to accord with policies OE1 and OE3 of the UDP (Saved Polices September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is situated on Field End Road and is located within a terrace of commercial units which fronts a dedicated service road. It is not considered that the traffic generation between retail and take away use is so significantly different as to justify a refusal of permission. The proposal would therefore comply with policies AM7 and AM14 of the UDP (Saved Polices September 2007).

7.11 Urban design, access and security

Not applicable to this application

7.12 Disabled access

The Design and Access Statement submitted with the application states that the shop front has a level access and doors wide enough to accommodate a wheel chair and internal alterations are to be undertaken at the rear to provide a fully accessible WC.

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

The waste division did not have any specific comments regarding this application and therefore the proposal would be considered acceptable in relation to these matters. However, it is recommended that should members wish to approve the application conditions are attached relating to the waste storage and control of litter.

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

See section 7.08

7.19 Comments on Public Consultations

The comments received have been addressed in the main body of the report.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

This is not applicable to this application.

10. CONCLUSION

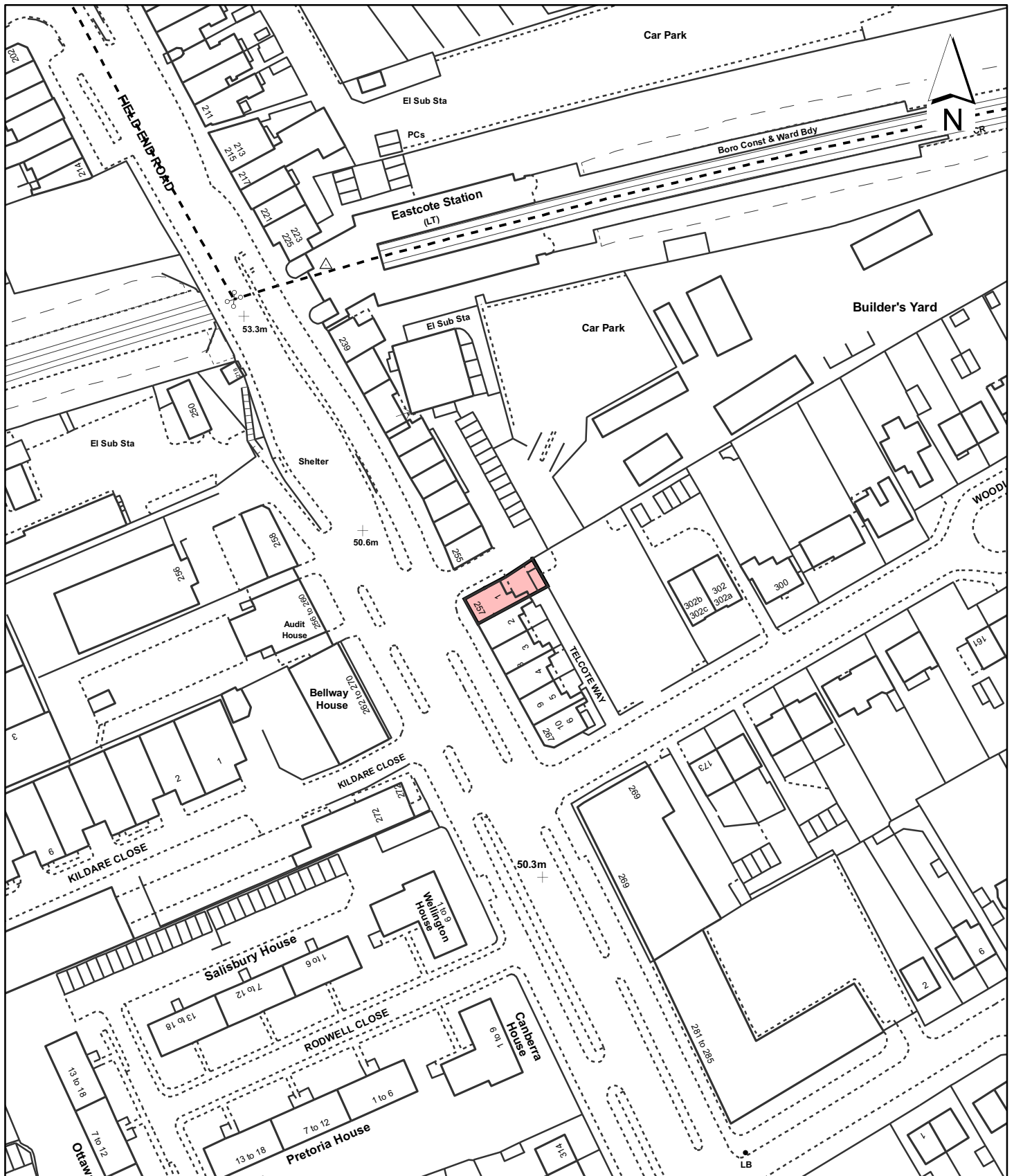
The application relates to a change of use of a unit which is outside the primary and secondary areas of the Town Centre, comprises a vacant unit and does not involve any exterior alterations to the building save the installation of a vent to the side elevation and as such the existing frontage would be maintained. Subject to appropriate safeguarding conditions the proposal is considered compatible with neighbouring uses and is not considered to result in any adverse impact in relation to highway safety or on the adjoining occupiers. The application is therefore recommended for approval.

11. Reference Documents


Unitary Development Plan (Saved Policies September 2007)
London Plan Policies (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**257 Field End Road
Ruislip**

Planning Application Ref:

22074/APP/2009/1847

Planning Committee

North Page 11

Scale

1:1,250

Date

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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Report of the Corporate Director of Planning & Community Services

Address 58 HIGH STREET NORTHWOOD
Development: Change of use from Retail (Class A1) to Restaurant/Cafe (Class A3)
LBH Ref Nos: 31364/APP/2009/2234
Drawing Nos: Un-numbered Proposed Floor Plan
Un-numbered Existing Floor Plan
Location Plan at Scale 1:1250
List of shops

Date Plans Received: 14/10/2009 **Date(s) of Amendment(s):**

Date Application Valid: 23/10/2009

1. SUMMARY

Planning permission is sought for the change of use from retail to a restaurant/café use within class A3. Sufficient essential shop uses that will meet the convenience needs of local residents will be maintained and as such the proposal would not harm the vitality and function of the Northwood shopping parade. Conditions are recommended to ensure that the proposal would not harm residential amenity.

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 N13 Sound insulation of commercial/entertainment premises

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).

3 NONSC Non Standard Condition

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.

4 HLC1 Restaurants/Cafes/Snack Bars

The premises shall only be used for the preparation, sale of food and drink and clearing up between the hours of 08:00 and 23:30. 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 N12 Air extraction system - noise and odour

The use hereby approved shall not commence 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 character and visual amenities of the area and the amenity of the occupants of surrounding properties in accordance with policies BE5 and OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 4A.20 of the London Plan (February 2008).

6 OM5 Provision of Bin Stores

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).

7 NONSC Non Standard Condition

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 18:00 Monday to Friday and outside the hours of 08:00 and 13:00 hours on Saturdays. There shall be no deliveries or loading or unloading of goods on Sundays or bank holidays.

REASON

To safeguard the amenity of surrounding area, in accordance with policies OE1 and OE3 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

NONSC

~~The use hereby permitted is a Non-Standard Condition~~
The use hereby permitted is a Non-Standard Condition until the owner has made arrangements, to be submitted to and approved in writing by the Local Planning Authority, for the provision of a litter bins within and in the vicinity of the site. Such details as are approved shall be implemented.

REASON

To ensure that adequate provision is made for the disposal of litter likely to be generated by the proposed development, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy S1 of the Hillingdon Unitary Development Plan.

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 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).

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 I18 **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

6 125 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).

7 16 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.

8

You are advised that Thames Water recommends the installation of a properly maintained fat trap on all catering establishment. They further recommend, in line with best practice for the disposal of Fats, Oil and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. You are advised to consult Thames Water on 0208 507 4321.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south east side of High Street, Northwood and forms part of a parade of commercial units on the ground floor with a mix of residential and commercial units above. Residential properties lie on the north west side (opposite) of the road. The application site is currently vacant however the lawful use of the premises is as a retail unit. To the north lies 56 High Street, a vacant retail unit and to the south lies 60 High Street, a solicitors office within class A2. The street scene comprises a mix of residential and commercial uses and the application site lies within the Old Northwood Area of Special Local Character, 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 from a shop to a restaurant within class A3. No external alterations are proposed.

3.3 Relevant Planning History

Comment on Relevant Planning History

None

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
S7	Change of use of shops in Parades
AM14	New development and car parking standards.
LPP 4A.20	London Plan Policy 4A.20 - Reducing Noise and Enhancing Soundscapes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 adjoining owner/occupiers and the Northwood and the Northwood Hills Residents' Associations have been consulted. No comments have been received.

Thames Water:

Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 020 8507 4321.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of High Street Northwood local shopping parade. Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) seeks to ensure that all residential areas are within half a mile of a least 5 essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the

ultimate demise of the centre as a whole. The Local Planning Authority seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

There are at least 5 essential shop uses in the centre at nos.26 (Shop/Post Office), 72 (General Store), 78 (General Store), 112/114 (Chemist) and 116 (Convenience store/off licence). As such, the loss of this retail unit would not harm local convenience shopping provision or harm the vitality and function of this parade, in accordance with policy S7 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 external alterations are proposed and therefore the proposal would not harm the character and visual amenities of the street scene, the surrounding area or the Old Northwood Area of Special Local Character, in accordance with policies BE5, 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 and adjacent to the application unit. No information to demonstrate how fumes/odour would be expelled from the premises without harming the amenities of nearby residents has been submitted. However, conditions requiring details of the ventilation 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 ensure that the proposal would not harm the residential amenities of the occupiers of adjoining and nearby residential properties. The proposal would therefore comply with policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 4A.20 of the London Plan 2008.

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no additional parking spaces are required. As such, the proposal would not result in a significant increase in on-street parking and would comply with policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

This is not applicable to this application.

7.12 Disabled access

A condition requiring facilities and access for disabled persons is attached.

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

A condition is recommended requiring suitable recycling bin stores to be provided prior to commencement of the use to accord with the Council's waste strategy.

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 is addressed at section 07.07

7.19 Comments on Public Consultations

There are no third party comments.

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

There are no other relevant issues.

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

This is not applicable to this application.

10. CONCLUSION

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

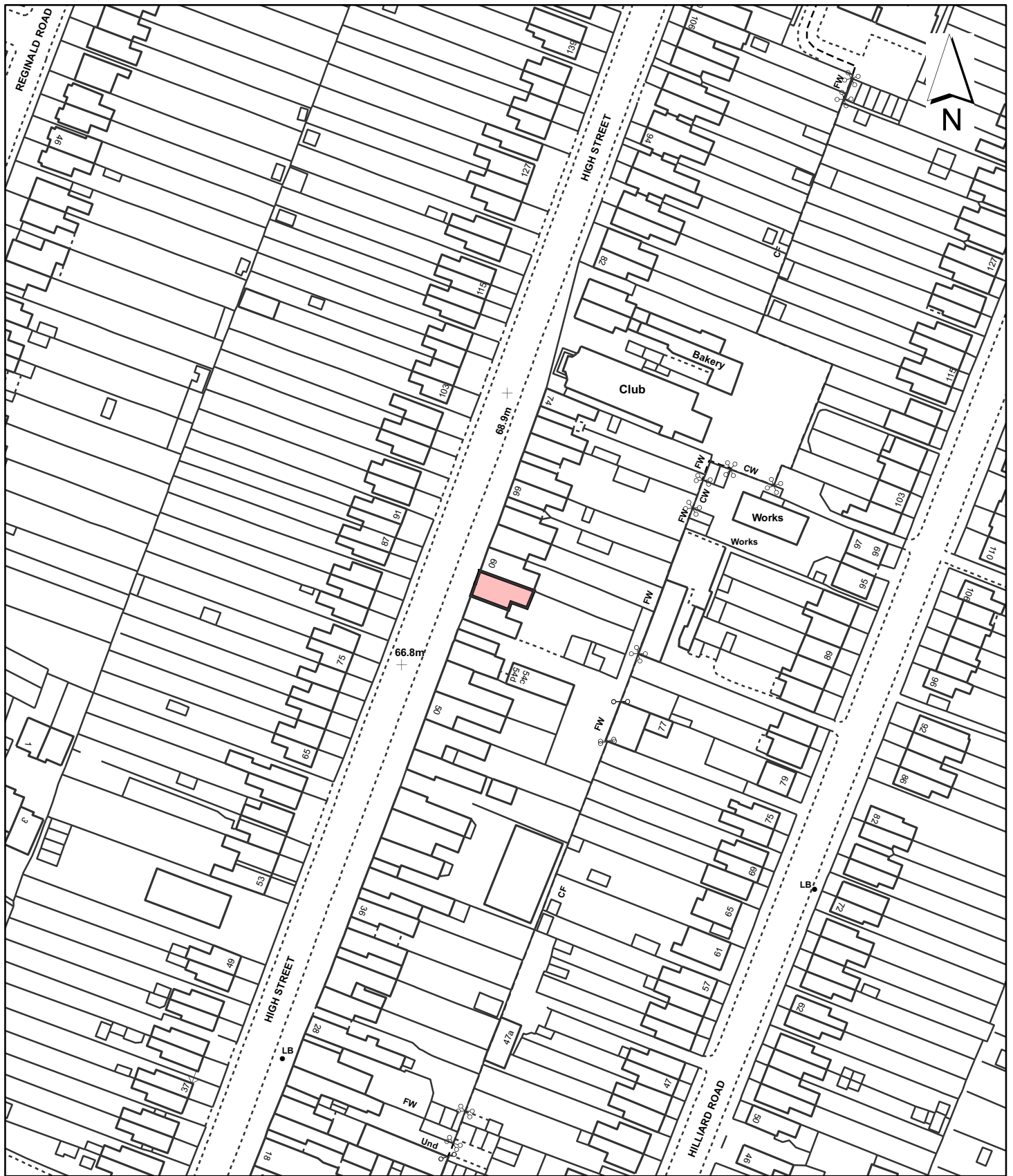
11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007)


London Plan 2008

Contact Officer: Sonia Bowen

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**58 High Street
Northwood**

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

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

Planning Application Ref:
31364/APP/2009/2234

Scale
1:1,250

Planning Committee
North Page 21

Date
December 2009



HILLINGDON
LONDON

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Report of the Corporate Director of Planning & Community Services

Address 56-58 HIGH STREET RUISLIP

Development: Single storey infill extension, relocation of existing refrigeration units, installation of new airconditioning units and new fire exit door to rear

LBH Ref Nos: 17961/APP/2009/2256

Drawing Nos: Design and Access Statement
1:1250 Location Plan
1740/20B

Date Plans Received: 20/10/2009 **Date(s) of Amendment(s):** 20/10/2009

Date Application Valid: 10/11/2009 21/12/2009

1. SUMMARY

The application is for an infill extension to the rear, new fire exit door, relocation of refrigeration units and installation of new air-conditioning units. The building is situated within the primary shopping area and fronts Ruislip High Street. The area is commercial in character, although there are residential properties at first floor level. It is considered the impact of these alterations would be minimal and in-keeping with the design of the building.

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 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 OM19 Construction Management Plan

Prior to development commencing, the applicant shall submit a demolition and construction management plan to the Local Planning Authority for its approval. The plan shall detail:

- (i) The phasing of development works
- (ii) The hours during which development works will occur.

- (iii) Measures to prevent mud and dirt tracking onto footways and adjoining roads (including wheel washing facilities).
- (v) Traffic management and access arrangements (vehicular and pedestrian) and parking provisions for contractors during the development process (including measures to reduce the numbers of construction vehicles accessing the site during peak hours).
- (vi) Measures to reduce the impact of the development on local air quality and dust through minimising emissions throughout the demolition and construction process.
- (vii) The storage of demolition/construction materials on site.

The approved details shall be implemented and maintained throughout the duration of the demolition and construction process.

REASON

To safeguard the amenity of surrounding areas in accordance with Policy OE1 of the Hillingdon Unitary Development Plan (Saved Policies 2007).

4 NONSC does not override any of the original conditions

This permission does not override any of the original conditions attached to the existing building or its use (17961/APP/2007/1809), and as such, all conditions still apply unless they have since been varied by further planning consent.

REASON

To safeguard the amenities of the neighbourhood and the neighbouring properties in compliance with Policies BE13, BE15, BE19, BE20, BE21, BE24, OE1, OE3 and AM14 of the Hillingdon Unitary Development Policy (Saved Policies September 2007).

5 NONSC Control of noise

The rating level of the noise emitted from the plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential properties in accordance with British Standard 4142 'Method for rating industrial noise affecting mixed residential and industrial areas.'

REASON

To protect the amenity of the surrounding area in accordance with Policies OE1 and OE3 of the Hillingdon Unitary Development Policy (Saved Policies September 2007).

6 M6 Boundary Fencing - retention

A 1.8 metre high close boarded fence or imperforate wall shall be maintained on the boundary between Nos.56 and 58 (shown on drawing 1740/20A) and shall be permanently retained for so long as the development remains in existence.

REASON

To safeguard the privacy and amenity of neighbouring occupiers in accordance with Policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 HLC3 fire door

The proposed fire door hereby approved shall only be used in the event of an emergency and as such shall be alarmed and fitted with a break glass bolt device for as long as the development remains in existence.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not

adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 NONSC Deliveries and collections

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 Saturdays 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).

9 RPD4 Prevention of Balconies/Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

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.

BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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
- LPP 4A.3 London Plan Policy 4A.3 - Sustainable Design and Construction.

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 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.

5 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).

6 I5 Party Walls

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.

7 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.

8 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.

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 west side of Ruislip High Street and comprises two ground floor retail units. The application site forms part of a terrace of commercial units on the ground floor with residential above. The street scene is commercial in character and appearance. The application site lies within the 'primary shopping area' of the Ruislip Town Centre and 'Ruislip Village Conservation Area' as identified in the Hillingdon Unitary Development Plan (Saved Policies, September 2007).

3.2 Proposed Scheme

The application seeks planning permission for an infill extension to the rear, new fire exit door, relocation of refrigeration units, and installation of new air-conditioning units to the rear. The infill extension would be to the rear of No.58 and would enclose an existing courtyard area. New double doors would replace an existing single delivery doorway. A new fire door would be installed in the rear elevation of No.56

The refrigeration units to serve the chillers would be relocated and positioned on the newly formed flat roof area and the condenser and air-condition units would be applied to the roof of the newly formed infill extension.

3.3 Relevant Planning History

17961/APP/2002/2117 56 High Street Ruislip

ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Decision: 04-06-2003 Approved

17961/APP/2004/1427 56 High Street Ruislip

CHANGE OF USE FROM CLASS A1 (SHOPS) TO CLASS A3 (FOOD & DRINK) TO PROVIDE SEATING AREA FOR ADJACENT CLASS A3 USE OF 58 HIGH STREET

Decision: 16-07-2004 Withdrawn

17961/APP/2007/1809 56 High Street Ruislip

CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A3 (RESTAURANTS AND CAFES) IN CONNECTION WITH USE AT NO.58 HIGH STREET

Decision: 09-01-2008 Approved

17961/APP/2009/796 56-58 High Street Ruislip

New shopfront and installation of associated chiller units to rear.

Decision: 09-06-2009 Approved

Comment on Relevant Planning History

None

4. Planning Policies and Standards

None

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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
LPP 4A.3	London Plan Policy 4A.3 - Sustainable Design and Construction.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **23rd December 2009**

5.2 Site Notice Expiry Date:- **23rd December 2009**

6. Consultations

External Consultees

22 letters were sent to adjoining neighbours and interested parties and one response has been received, which made the following comments:

1. Some of the drawings for this application refer to aspects which state they have been previously approved, and no consultation has taken place in respect of these matters;
2. The air conditioning units have not been subject to public consultation and this matter needs to be clarified;
3. I am concerned with regard to the 3 a/c units that will be situated on the roof of the extension that will not only be unsightly, but appear to be positioned near my front door and at the same height. If planning permission were to be granted for these I would like them sited as far from my property as possible and conditions should be applied to restrict noise or vibration;
4. I object to the position of the a/c unit sited on the side wall of the main building of No.56, as this would be below our bedroom windows and these are not double glazed;
5. I am concerned that these later applications will weaken the safeguarding conditions attached to the 2007/1809 approval;
6. The new double delivery doors will result in more noise, disturbance and intrusion due to their proximity;
7. When the KFC is expanded to cater for the additional restaurant area, it will have more and larger deliveries, the current deliveries already cause problems due to the length of time and unsociable hours;
8. If granted I would request strict delivery times, to minimize noise and disturbance;
9. If granted, I am concerned that all three permissions together will result in potentially a large building project and therefore will not be small scale as mentioned previously. Also the KFC will employ more staff and cater for more customers, resulting in further noise increase, therefore the original conditions shall still apply and any hours of work are specified;
10. I also request a survey to identify asbestos in Nos. 56 and 58 and a plan is drawn up before demolition or works to deal with this aspect;
11. I object to the new fire door as it is directly under my kitchen window and next to my staircase. I am concerned that this will result in additional noise from the restaurant, or that it would be left open and that staff would use this access to go in or out of the restaurant or access their cars, or as a smoking area, causing further nuisance;
12. If permission is granted I would request the fence between Nos.56 and 58 is retained as it acts as a noise break and maintains privacy and security at the rear of the buildings;
13. I request the hours of opening and refurbishment are carried out as per the 2007 approval.

Ward Councillor - Has requested that should the application be recommended for approval, it is referred to the planning committee for determination.

English Heritage (GLAAS) - No comments received.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER

The site is located in the Ruislip Village Conservation Area. The proposed alterations are to the rear and will be largely screened by other structures.

RECOMMENDATIONS: No objection

EPU

I refer to my memo of 18th May 2009 in respect of application reference 17961/APP/2009/796.

I have reviewed the location of the proposed external chiller units, which I note is subject to change by virtue of now being roof-mounted. I do not wish to object to this proposal. Should planning permission be granted, I would recommend the following condition be applied together with a condition restricting hours of delivery and the site construction informative;

Condition 1

The rating level of the noise emitted from the plant and equipment hereby approved shall be at least 5dB lower than the existing background noise level. The noise levels shall be determined at the nearest residential premises in accordance with British Standard 4142, Method for rating industrial noise affecting mixed residential and industrial areas.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within a commercial area and the principle of extending such units, the provision of equipment such as air conditioning and chiller units is acceptable subject to the impact of the proposals on adjoining occupiers and the design and appearance of any extension proposed.

7.02 Density of the proposed development

Not applicable to this application

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

The application site is located in the Ruislip Village Conservation Area. The Conservation and Urban Design officer does not object to the proposed alterations as they are to the rear and will be largely screened by other structures. Therefore the proposal would accord with Policy BE4 of the UDP (Saved Policies September 2007).

7.04 Airport safeguarding

Not applicable to this application

7.05 Impact on the green belt

Not applicable to this application

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP (Saved Policies September 2007) requires new development to harmonise with the appearance of the existing street scene and area and Policy BE15 requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building.

Due to the proximity of the extension and the proposed alterations, the existing boundary treatments and site surroundings, the proposal would have limited visual impact on the street scene. However, it is considered that the design, fenestration and materials would

match the existing building and as such, would not harm the character and appearance of the existing building or wider area in compliance with polices BE4, BE13, BE15 and BE19 of the UDP (Saved Policies September 2007).

With regard to the design and appearance of the proposed refrigeration and air-conditioning units, these are considered to be in-keeping with the commercial nature of the building. Therefore the proposal would comply with policies BE13, and BE15 of the Hillingdon UDP (Saved Policies, September 2007).

7.08 Impact on neighbours

With regard to the rear infill extension, this alteration would not impact on the amenities of any adjoining properties by way of loss of light, outlook, or privacy and therefore this aspect of the proposal is considered to be in accordance with polices BE20, BE21 and BE24 of the UDP (Saved Policies September 2007).

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and Policy OE3 deals with development which has the potential to cause noise annoyance. The Environmental Protection Unit do not object to the application subject to conditions being added in relation to control of noise emitted from any new plant or equipment to be installed and control over delivery times. Therefore subject to these conditions the proposal is considered to accord with policy OE1 and OE3 of the UDP (Saved Policies, September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application

7.10 Traffic impact, car/cycle parking, pedestrian safety

The application is for a single storey infill extension, relocation of refrigeration units, new air-conditioning units and fire door to the rear and as such the parking situation would not be affected by this proposal, and therefore would comply with policies AM7 and AM14 of the UDP (Saved Policies September 2007).

7.11 Urban design, access and security

See Section 7.07

7.12 Disabled access

Not applicable to this application

7.13 Provision of affordable & special needs housing

Not applicable to this application

7.14 Trees, Landscaping and Ecology

Not applicable to this application

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Subject to the conditions recommended by the Council's Environmental Protection Unit, the proposal would not result in any undue noise impact and is considered acceptable.

7.19 Comments on Public Consultations

The additional air-conditioning units and fire escape have not yet received permission and

these matters are now included in this application. It is recommended that any approval given adds a condition stating the previous conditions of 2007/1809 still apply. The a/c unit under the bedroom window has been relocated and a condition is applied relating to noise emitted from all plant and equipment. The expanded floor area and therefore the possibility of any additional staff/customers has been established by the previous 2007 approval. A condition relating to delivery times is recommended and an informative in relation to the possible asbestos. It is inevitable that any construction works will result in a certain level of disruption, however, a construction site informative is recommended. It is further recommended the use of the fire door is controlled via a suitable alarm system and the boundary fence is maintained.

7.20 Planning Obligations

Not applicable to this application

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

None

8. Observations of the Borough Solicitor

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

Not applicable to this application

10. CONCLUSION

The alterations are considered to be in-keeping with the site and the building to which it

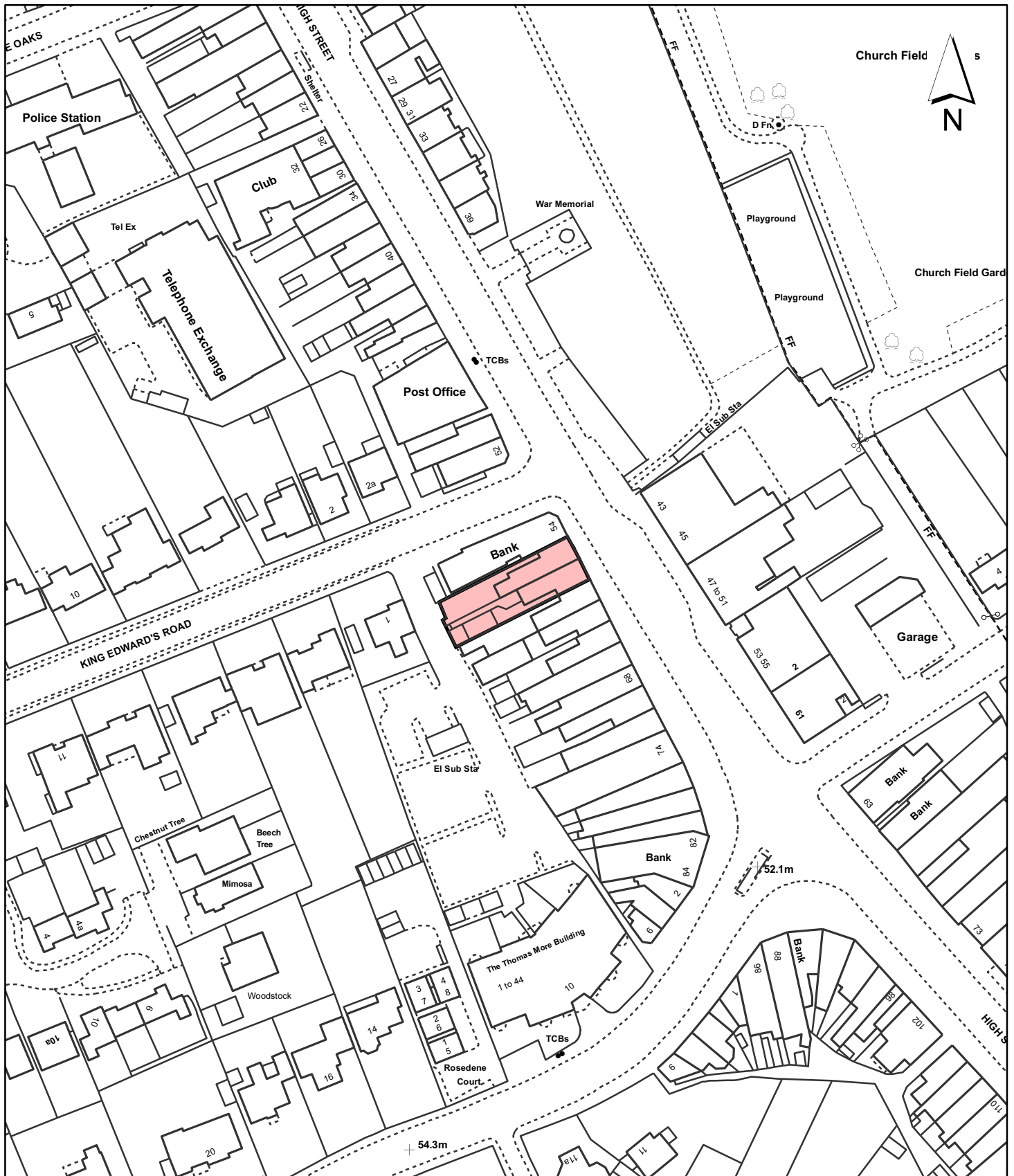
relates. Furthermore, it is considered that subject to suitable conditions the proposal would not result in a material loss of amenity to any adjacent occupiers.

11. Reference Documents


Hillingdon Unitary Development Plan Saved Policies September 2007
The London Plan (2008)

Contact Officer: Catherine Hems

Telephone No: 01895 250230



Notes

 Site boundary
For identification purposes only.

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Site Address	
56 - 58 High Street Ruislip	
Planning Application Ref:	Scale
17961/APP/2009/2256	1:1,250
Planning Committee	Date
North Page 34	December 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 and Community Services

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 6227

S.106/278 PLANNING AGREEMENTS QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2009, where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance requires local planning authorities to consider how they can inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution.
2. The information contained in this report was reported to Cabinet on 17 December 2009 and updates the information received by Cabinet in September 2009. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 September 2009, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of October 2009 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/09/09' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/06/09" and "Total Income as at 30/09/09".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of Circular 05/2005. The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 September 2009. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations'

District Auditor's "The Management of Planning Obligations" Action Plan May 1999

Monitoring Officers Report January 2001

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009.

Planning Obligations Supplementary Planning Document Adopted July 2008.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/ 9/09	TOTAL INCOME AS AT 30/6/09	TOTAL EXPENDITURE AS AT 30/9/09	TOTAL EXPENDITURE AS AT 30/6/09	2009 / 2010 EXPENDITURE To 30/ 9/09	BALANCE OF FUNDS AS AT 30/ 9/09	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/9/09	COMMENTS (as at mid November 2009)
		SECTION 278								
		PORTFOLIO: PLANNING AND TRANSPORTATION								
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way Northwood S4671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £3,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	3,500.00	0.00	3,500.00	1,500.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed. Spend to be transferred to PT/278/48 in next quarter.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	14,200.00	2,000.00	7,500.00	0.00	7,500.00	6,700.00	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending. (£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees allocated.
PT/278/72	West Ruislip	R.A.F West Ruislip Design check on S278 Designs 38402/APP/2007/1072	30,500.00	12,500.00	0.00	0.00	0.00	30,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Avenue.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip/Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/75	Harefield	The Harefield Academy, Harefield 1109/APP/2006/625	4,000.00	1,000.00	0.00	0.00	0.00	4,000.00	0.00	Fees received for design checks. Alteration to Academy entrance and proposed zebra crossing. S278 agreement and technical approval pending. Further fees received for design checks for pedestrian crossing.
PT/278/73/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	0.00	1,000.00	0.00	1,000.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
		SECTION 278 SUB - TOTAL	87,158.07	29,958.07	14,458.00	2,458.00	12,000.00	72,700.07	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING AND TRANSPORTATION								

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 30 SEPTEMBER 2009 (NORTH AREA)

APPENDIX 1

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME AS AT 30/ 9/09	TOTAL INCOME AS AT 30/6/09	TOTAL EXPENDITURE AS AT 30/9/09	TOTAL EXPENDITURE AS AT 30/6/09	2009 / 2010 EXPENDITURE To 30/ 9/09	BALANCE OF FUNDS AS AT 30/ 9/09	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/ 9/09	COMMENTS (as at mid November 2009)
PT/11/45	Harefield	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,283.20	3,283.20	2,121.57	2,121.57	0.00	1,161.63	0.00	Towards traffic calming in Springwell Lane. Funds earmarked/ committed towards traffic calming to benefit a cycle way. Delegated authority granted to advertise for 20m/hr speed zone. Works complete. Officers chasing confirmation of final s106 expenditure amount. Interest accrued. Unexpended funds at January 2011 to be returned to the owner.
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/197/0884	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.
PT/57/27C (see: EVL/35 & E/18)	South Ruislip	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736	1,371.00	1,371.00	1,371.00	1,371.00	0.00	0.00	0.00	For highway improvements including a temporary waiting scheme. Designs received from HEC - currently looking at feasibility. Unexpended funds after 5 years of the sale/renting of the last housing unit (30 July 2008) to be repaid to the developer. No progress due to uncertainties associated with proposed development at RAF Northolt. RAF Northolt application approved which if implemented will include these highways works enabling these funds to be returned. Interest accrued. Expenditure is on HEC designs. TIL have requested revisions. Revised detailed design for the new signalised junction agreed. Officers to seek an alternative scheme to be the basis for a gift funding request if appropriate. Request declined, funds including interest returned.
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900/99/1077	35,253.56	35,253.56	537.00	537.00	0.00	34,716.56	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TIL. Deed of variation not required. Site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Anti-skid can be implemented following 3 months after completion of utilities works. Scheme programmed for implementation April/May 09.
PT/91/142A	Northwood	3 Reginald Road, Northwood 58866/APP/2005/1087	1,049.35	1,049.35	0.00	0.00	0.00	1,049.35	0.00	For the introduction and maintenance of white lines on the highway adjacent to the development. Funds not spent within 7 years of receipt of PO1 Form to be refunded. Scheme completed and final invoices received. Expenditure charged to non-s106 code. Officers investigating whether spend can be recharged.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2009)
			AS AT 30/ 9/09	AS AT 30/6/09	AS AT 30/9/09	AS AT 30/6/09	To 30/ 9/09	AS AT 30/ 9/09	AS AT 30/ 9/09	
PT/112/204A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	0.00	0.00	0.00	0.00	7,502.15	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013
		PLANNING & TRANSPORTATION SUB - TOTAL	85,884.35	78,382.20	4,029.57	4,029.57	0.00	81,854.78	0.00	
		PLANNING & TRANSPORTATION TOTAL	173,042.42	108,340.27	18,487.57	6,487.57	12,000.00	154,554.85	0.00	
PORTFOLIO: CULTURE, SPORT AND LEISURE										
CSL/5/184A	West Ruislip	31-46, Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been allocated to the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned.
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	7,674.48	Towards the provision of community facilities in the immediate vicinity of the land. No time limits
CSL/7/195A	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	9,578.00	9,578.00	0.00	0.00	0.00	9,578.00	9,578.00	Funds received towards the improvement of community facilities in the vicinity of the site. No time constraints on the expenditure of funds.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	9,338.43	Funds received towards the provision of community facilities in the Borough. No time constraints.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked for Library Expansion Programme.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	0.00	0.00	0.00	0.00	277,131.54	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eascope and East Ruislip ward boundary. Funds to be spent by September 2014
		CULTURE, SPORT AND LEISURE SUB - TOTAL	358,523.98	81,392.44	0.00	0.00	0.00	358,523.98	26,590.91	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/19/44	Harefield	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	32,595.93	32,595.93	0.00	0.00	0.00	32,595.93	0.00	Towards the provision of primary school places in Harefield. Earmarked for a nursery scheme at Harefield Infants School. Interest accrued. Unexpended funds by January 2011 to be repaid to the developer.
EYL/39/65A	Harefield	Land at North Works, Summerhouse Lane, Harefield 201A/J/98/2472	121,675.43	121,675.43	102,605.08	102,605.08	0.00	19,070.35	0.00	Primary School places in Harefield (103K). Funds spent on the Hillingdon Rising Fives Programme at Harefield Infant and Junior School. 5K spent towards CCTV at Harefield Primary with additional match funding of £10,000 from the £250,000 capital funds (see Cabinet/Lead Member report March 2004). No time constraints. Balance allocated to proposed refurbishment of Harefield Nursery.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2009)
			AS AT 30/ 9/09	AS AT 30/6/09	AS AT 30/9/09	AS AT 30/6/09	To 30/ 9/09	AS AT 30/ 9/09	AS AT 30/ 9/09	
EYL/66/144	Northwood	68 Ducks Hill Road 11900/APP/2005/1087	183,044.65	183,044.65	99,819.57	99,819.57	0.00	83,225.08	0.00	Towards the costs of providing primary and secondary school places in the Borough. No time constraints. £16,400 spent on Ruislip High School. £75,852.85 spent towards Ruislip High School costs. Earmarked for Primary School expansions in north Ruislip/Northwood areas. Further £1,423 spent towards Ruislip High School. £5,000 spent towards Sacred Heart Primary School modernisation.
EYL/87/143B	Harefield	Dairy Farm, Breakspear Rd, Harefield 27314/APP/2005/844	103,122.52	74,935.52	74,935.52	74,935.52	0.00	28,187.00	28,187.00	For the provision of educational places in the Borough. Funds not spent by 25 August 2014 are to be repaid. Earmarked for primary School expansions in north Ruislip/Northwood areas. Funds spent towards Sacred Heart Primary School modernisation. Further £28,187 received as an additional contribution for provision of educational places in the borough. No time limits on spend.
EYL/102/196	Harefield	19, Vernon Drive, Harefield. 57498/APP/2008/3031	739.00	739.00	0.00	0.00	0.00	739.00	739.00	Funds received towards the provision of nursery school places in the Borough. No time limits.
EYL/103/197A	Ruislip Manor	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2632	68,689.00	68,689.00	0.00	0.00	0.00	68,689.00	68,689.00	Funds received towards the provision of education facilities within the locality. Funds to be spent within 5 years of receipt (Feb 2014).
EYL/105/199B	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	37,459.20	37,459.20	0.00	0.00	0.00	37,459.20	37,459.00	Funds received towards the cost of providing education places within the Borough. No time limits on spend.
EYL/106/200A	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	3,519.00	3,519.00	0.00	0.00	0.00	3,519.00	3,519.00	Funds received towards improvements to nearby educational facilities arising from the needs of the development. No time limit on spend.
EYL/108/202	Ickenham	179, Swakeleys Road, Ickenham. 52293/APP/2006/2360	8,037.00	8,037.00	0.00	0.00	0.00	8,037.00	8,037.00	Funds received towards the provision of additional or improved education facilities within a 3 mile radius of the site. No time limit on spend.
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	1,830,551.09	0.00	0.00	0.00	0.00	1,830,551.09	1,830,551.09	First and second installments towards the cost of providing educational places in or improvements to nursery, primary or secondary schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,996.39). Funds to be spent within 7 years of receipt of the first contribution (September 2016).
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	2,389,432.82	530,694.73	277,360.17	277,360.17	0.00	2,112,072.65	1,977,181.09	
PORTFOLIO: FINANCE AND CORPORATE SERVICES										
		FINANCE & CORPORATE SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: IMPROVEMENT, PARTNERSHIPS AND COMMUNITY SAFETY										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2009)
			AS AT 30/ 9/09	AS AT 30/6/09	AS AT 30/9/09	AS AT 30/6/09	To 30/ 9/09	AS AT 30/ 9/09	AS AT 30/ 9/09	
PORTFOLIO: ENVIRONMENT										
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	21,195.00	0.00	0.00	0.00	21,195.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Area officer is drawing up a programme of works to be implemented at this site.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref:48283/APP/2006/2353	38,258.39	38,258.39	0.00	0.00	0.00	38,258.39	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Wairrender Park.
E/48/181A	West Ruislip	Bury Wharf, Bury Street Ruislip. Planning ref. 19033/APP/2007/3269	2,030.70	2,030.70	1,315.31	1,315.31	0.00	715.39	0.00	Funds received for an interpretation sign to be located in the nearby plot of land known as Murphy's field, more particularly described as Public Open Space to the south of the development site immediately adjoining Ducks Hill Road. Interest accrued must be applied to the above purpose. Funds not spent prior to 8 February 2013 are to be refunded. Project complete, awaiting invoices. Spend against revenue account, costs to be journalled to show for March quarter. Journal completed.
E/50/180B	Northwood Hills	16, Waitford Rd and 36, Brookend Drive, Northwood planning ref. 62535/APP/2007/2726	20,253.00	20,253.00	0.00	0.00	0.00	20,253.00	0.00	Funds received towards the costs of providing local open space facilities at Firthwood Park within the vicinity of the development or other green spaces within the borough of Hillingdon. No time limits. Officers looking at programme of improvements for Frithwood Park.
E/56/200C	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,652.00	5,652.00	0.00	0.00	0.00	5,652.00	5,652.00	Funds received towards improvements to nearby open space facilities. No time limits for spend.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	0.00	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of sports facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/58/205E	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	28,275.50	0.00	0.00	0.00	0.00	28,275.50	0.00	Contribution received to improve the High Grove Nature Reserve and upgrade the path network. Works are specified in the agreement. Funds to be spent by 2011.
		ENVIRONMENT SUB - TOTAL	234,468.54	87,389.09	1,315.31	1,315.31	0.00	233,153.23	124,455.95	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2009 / 2010 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid November 2009)
			AS AT 30/ 9/09	AS AT 30/6/09	AS AT 30/9/09	AS AT 30/6/09	To 30/ 9/09	AS AT 30/ 9/09	AS AT 30/ 9/09	
H/11/195B *57	Ruislip	Highgrove House, Eascole Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014).
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	184,653.23	0.00	0.00	0.00	0.00	184,653.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014.
		HOUSING SUB-TOTAL	220,924.33	36,271.10	0.00	0.00	0.00	220,924.33	0.00	
		SECTION 106 SUB - TOTAL	3,289,234.02	814,129.56	282,705.05	282,705.05	0.00	3,006,528.97	2,128,227.95	
		GRAND TOTAL ALL SCHEMES	3,376,392.09	844,087.63	297,163.05	285,163.05	12,000.00	3,079,229.04	2,128,227.95	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £291,349.42):										
*24: PT/25	£37,425.09 reasonable period' for expenditure without owner's agreement has lapsed									
*32: PT/27/8/46	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*49: PT/27/8/63	£5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).									
*55: H/9/184C	£21,675.10 funds have been received to provide health care facilities in the borough therefore are for the Hillingdon PCT to spend.									
*57: H/11/195B	£3,156.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.									
*58: H/12/197B	£11,440.00 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.									
*62: PT/27/8/197	£23,000.00 held as security for the due and proper execution of the works.									
*65: H/15/205F	£184,653.23 funds have been received to provide health care services in the borough therefore are for the Hillingdon PCT to spend.									
	£291,349.42									

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A of the Local Government Act 1972.

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Plans for North Planning Committee

12th January 2010



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Corporate Director of Planning & Community Services

Address 257 FIELD END ROAD RUISLIP

Development: Change of use from retail (Class A1) to hot food take away (Class A5) and installation of ventilation grille to side.

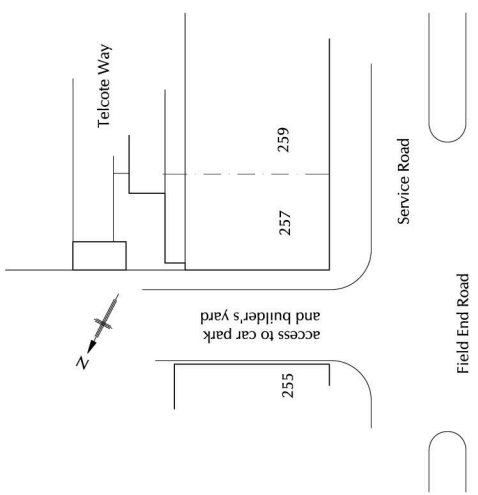
LBH Ref Nos: 22074/APP/2009/1847

Date Plans Received: 20/08/2009

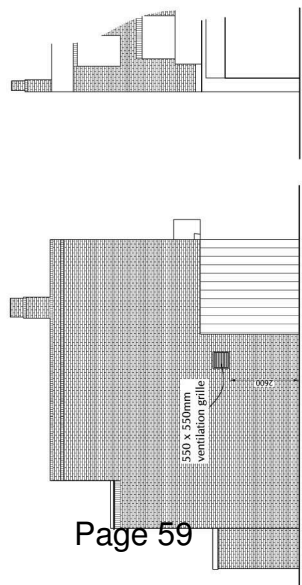
Date(s) of Amendment(s):

Date Application Valid: 02/09/2009

NOTES:
ALL DIMENSIONS TO BE CHECKED ON SITE



Site Plan 1:200



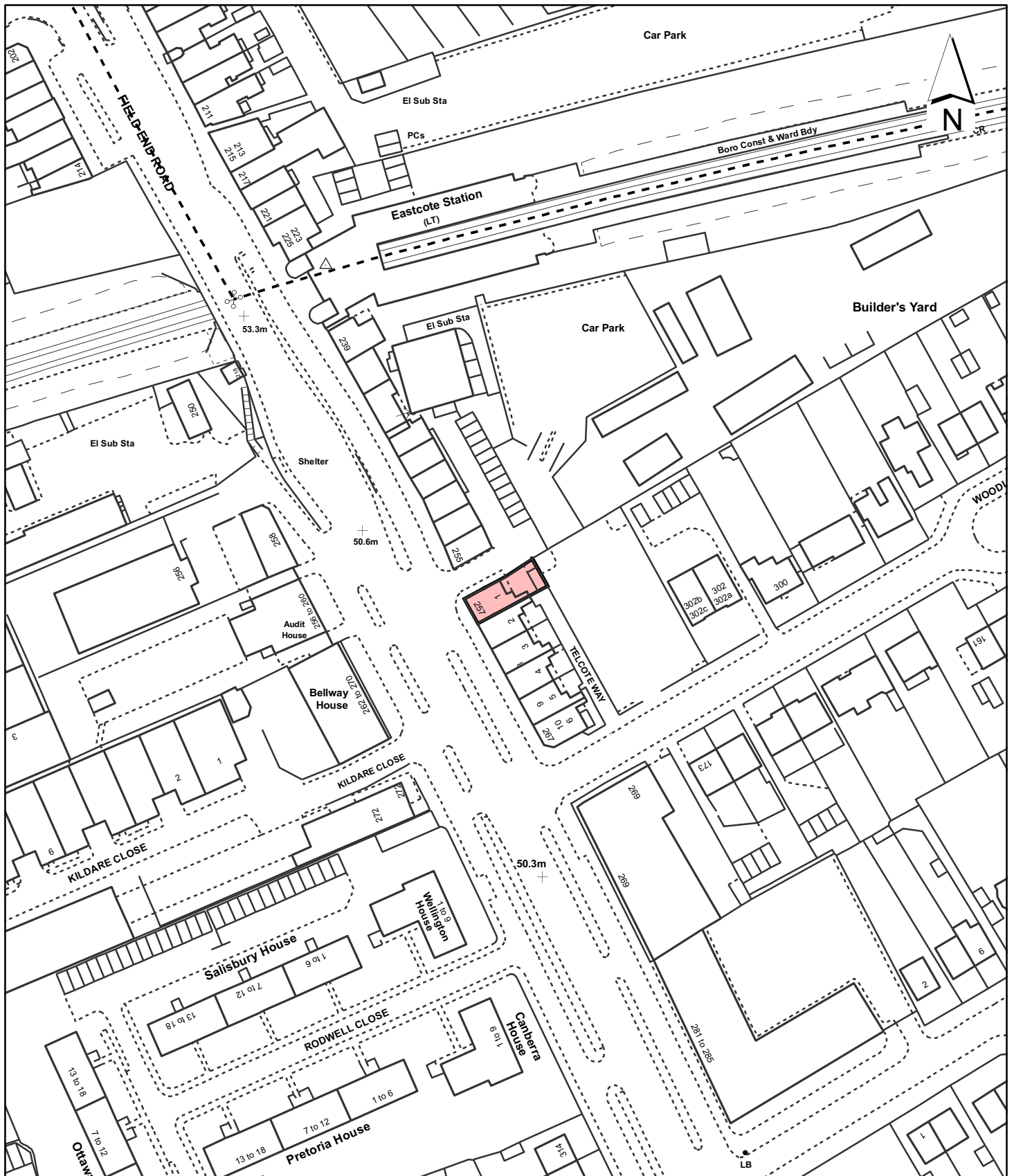
Elevations



10m at 1:50
Drawing size A1

C	ESP model specified	OW	17099
S	ESP model	OW	10099
A	Duct diameter indicated	OW	10099
REVISION		ISSUED DATE	
CLIENT		Mr S Islam	
ADDRESS		237 Field End Road HA4 9NJ	
DESCRIPTION		Alterations to form take away restaurant	
SCALE	1:50	DRAWN	CWV
DATE	1:00	1	Aug 09
PROJECT	L722	DRAWING NUMBER	1
REVISION			C

LAWRENCE-VACHER LLP
 CHARTERED SURVEYORS
 METROPOLE HOUSE, 100, BROADWAY, HARKOW, HA1 1RG
 TEL: 020 8863 5331 FAX: 020 8863 6016
 info@lvcgroup.co.uk



Notes

 Site boundary

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Site Address

**257 Field End Road
Ruislip**

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

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

Planning Application Ref:
22074/APP/2009/1847

Scale
1:1,250

Planning Committee
North Page 60

Date
December 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 58 HIGH STREET NORTHWOOD

Development: Change of use from Retail (Class A1) to Restaurant/Cafe (Class A3)

LBH Ref Nos: 31364/APP/2009/2234

Date Plans Received: 14/10/2009

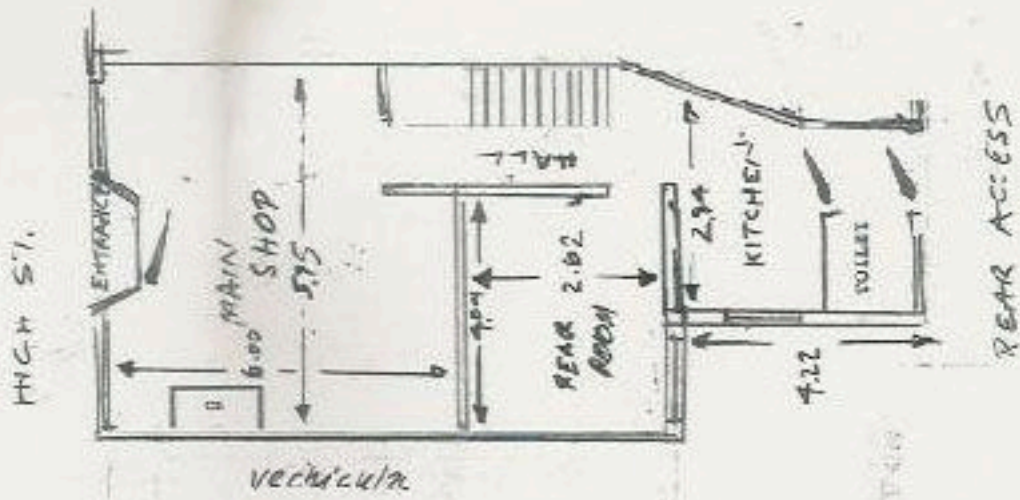
Date(s) of Amendment(s):

Date Application Valid: 23/10/2009

EXISTING
GROUND FLOOR PLAN
58 HIGH STREET
NORTHWOOD

(for identification
purposes only)

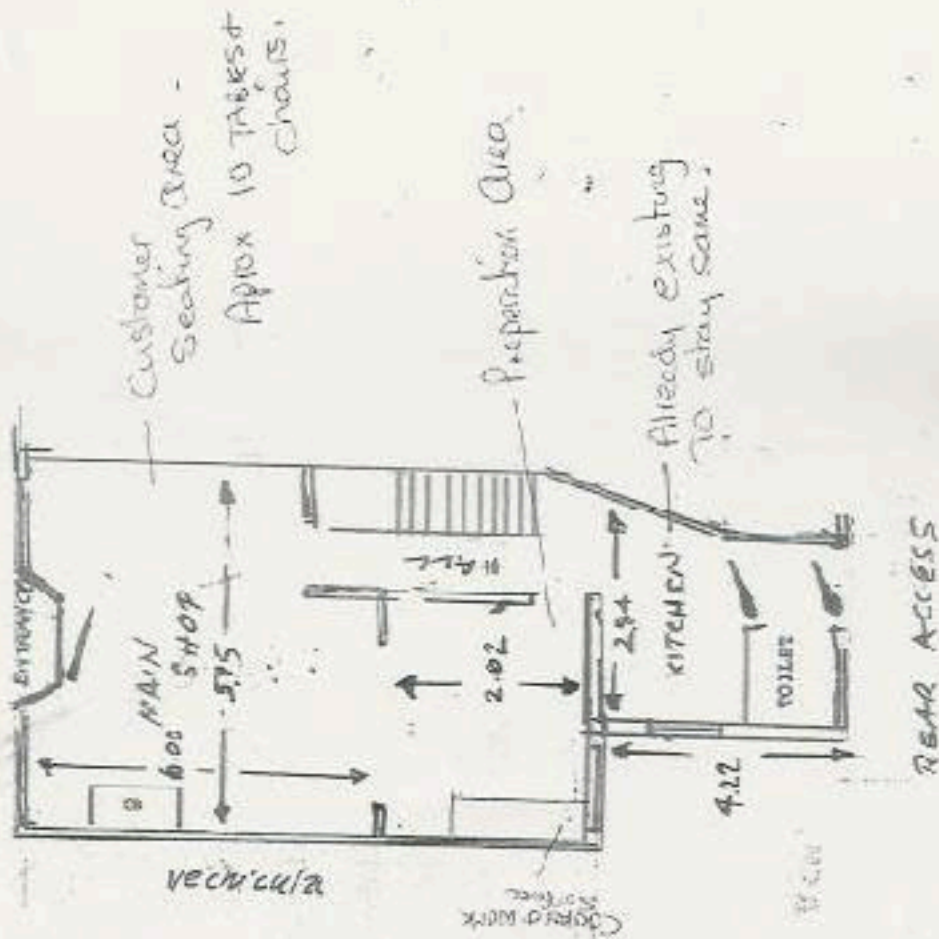
Approx. Scale 1:100

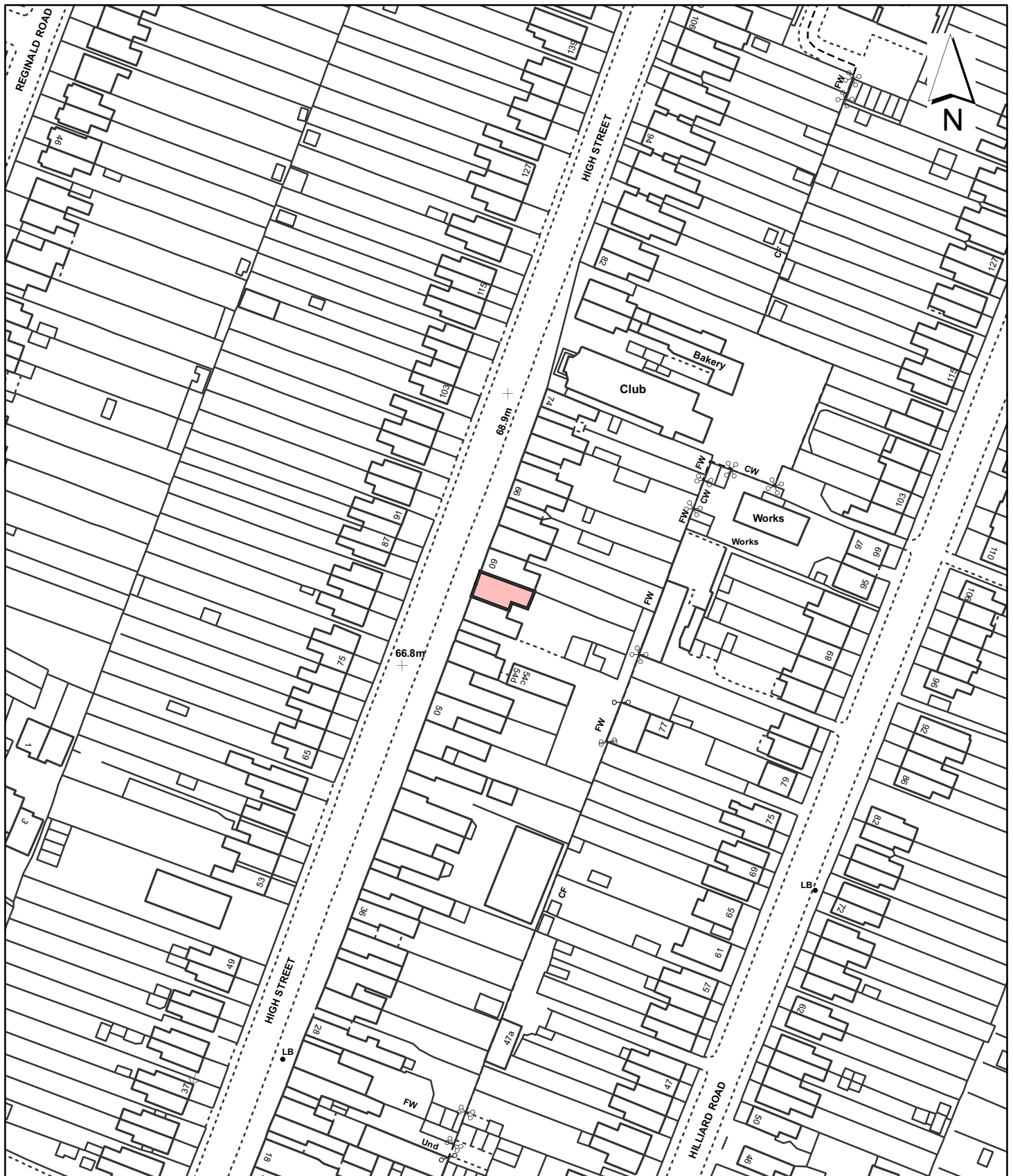


PROPOSED
 GROUND FLOOR PLAN
 53 HIGH STREET
 NORTHWOOD


(For identification purposes only)

Approx Scale 1:100





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Site Address

**58 High Street
Northwood**

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

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

Planning Application Ref:
31364/APP/2009/2234

Scale
1:1,250

Planning Committee
North Page 64

Date
December 2009



HILLINGDON
LONDON

Report of the Corporate Director of Planning & Community Services

Address 56-58 HIGH STREET RUISLIP

Development: Single storey infill extension, relocation of existing refrigeration units,
 installation of new airconditioning units and new fire exit door to rear

LBH Ref Nos: 17961/APP/2009/2256

Date Plans Received: 20/10/2009 **Date(s) of Amendment(s):** 20/10/2009

Date Application Valid: 10/11/2009 21/12/2009



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Site Address

**56 - 58 High Street
Ruislip**

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

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

Planning Application Ref:
17961/APP/2009/2256

Scale
1:1,250

Planning Committee
North Page 67

Date
December 2009



HILLINGDON
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